

Jurisdiction	Calabasas	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes		
1					2	3	4	5							6	7	8	9	10		11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below								5	0	16	0	0	0	0	109	129	0	0					
	2052-019-074	5534 Parkmor Rd	N/A	ZCL-2022-009	ADU	R	1/10/2022							1	1			No	No	N/A	Approved		
	2069-088-025	4225 Prado de los Paj	N/A	ZCL-2022-053	ADU	R	3/30/2022							1	1			No	No	N/A	Approved		
	2069-042-031	24549 Via Esquina	N/A	ZCL-2022-128	ADU	R	4/21/2022							1	1			No	No	N/A	Approved		
	2079-003-011	22931 Humming BirdV	N/A	SPR-2022-004	SFD	R	4/27/2022							1	1			No	No	N/A	Pending		
	2052-019-003	5460 Parkmor Rd	N/A	ZCL-2022-169	SFD	R	6/1/2022							1	1			No	No	N/A	Pending		
	2069-091-024	25481 Prado de Amor	N/A	ZCL-2022-204	ADU	R	6/29/2022							1	1			No	No	N/A	Approved		
	2052-023-025	26096 Adamor Rd	N/A	ZCL-2022-213	ADU	R	7/7/2022							1	1			No	No	N/A	Approved		
	2072-007-018	3525 Poppy Dr	N/A	ZCL-2022-223	ADU	R	7/14/2022							1	1			No	No	N/A	Approved		
	2052-019-047	5421 Parkmor Rd	N/A	SPR-2022-007	2 to 4	R	7/26/2022							2	2			No	No	N/A	Pending		
	4455-054-017	24030 Alder Pl	N/A	SPR-2022-009	SFD	R	7/27/2022							1	1			No	No	N/A	Pending		
	2052-024-010	26065 Adamor Rd	N/A	ZCL-2022-256	ADU	R	8/22/2022							1	1			No	No	N/A	Pending		
	2052-014-022	5235 Edgeware	N/A	ZCL-2022-258	ADU	R	8/23/2022							1	1			No	No	N/A	Approved		
	2068-026-007	23675 Park Sevilla	N/A	ZCL-2022-266	ADU	R	8/29/2022							1	1			No	No	N/A	Approved		
	2068-003-034	24100 Park Sorrento	The Park Apartments	SPR-2022-011	5+	R	8/31/2022	5		16				86	107			No	Yes	N/A	Pending		
	2052-017-010	5542 Ruthwood Dr	N/A	ZCL-2022-276	ADU	R	9/8/2022							1	1			No	No	N/A	Pending		
	2069-008-051	24655 Park Miramar	N/A	ZCL-2022-287	ADU	R	9/23/2022							1	1			No	No	N/A	Approved		
	2069-008-053	24615 Park Miramar	N/A	ZCL-2022-313	ADU	R	10/13/2022							1	1			No	No	N/A	Approved		
	2069-033-066	25366 La Masina Ct	N/A	ZCL-2022-314	ADU	R	10/14/2022							1	1			No	No	N/A	Pending		
	2079-004-017	3924 Black Bird Way	N/A	ZCL-2022-319	ADU	R	10/20/2022							1	1			No	No	N/A	Pending		
	2079-016-018	4022 Bon Homme Rd	N/A	SPR-2022-012	SFD	O	11/15/2022							1				No	No	N/A	Pending		
	2052-016-041	26227 Veva Way	N/A	ZCL-2022-362	ADU	R	12/1/2022							1	1			No	No	N/A	Pending		
	2069-037-036	23918 Park Granada	N/A	ZCL-2022-370	ADU	R	12/2/2022							1	1			No	No	N/A	Approved		
	2069-094-002	3865 Prado del Trigo	N/A	ZCL-2022-376	ADU	R	12/13/2022							1	1			No	No	N/A	Approved		

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement				Affordability by Household Incomes - Building Permits				Affordability by Household Incomes - Certificates of Occupancy		Streamlining	Housing without Financial Assistance or Deed Restrictions
1				2	3	4		5	6	7		8	9	12	13	14	18
Prior APN ⁺	Current APN	Street Address	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income? ⁺	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
Summary Row: Start Data Entry Below						0	2		2	4	2		6	0	0	0	
	2052-034-016	26060 Farmfield Rd B	ZCL-2021-111	ADU	R	1		8/23/2021	1	1		4/18/2022	1	0	0	N	Property owner confirmed that the unit will be rented below market rate
	2080-004-001	3747 Eddingham Ave B	ZCL-2021-019	ADU	R	1		2/18/2021	1	1		8/1/2022	1	0	0	N	Property owner confirmed that the unit will be rented below market rate
	2069-091-020	25441 Prado de Amor B	ZCL-2021-240	ADU	R	1		10/5/2021	1	1		8/15/2022	1	0	0	N	Property owner confirmed that the unit will be rented below market rate
	2069-068-006	23324 Park Colombo B	ZCL-2021-274	ADU	R	1		11/17/2021	1	1		8/17/2022	1	0	0	N	Property owner confirmed that the unit will be rented below market rate
	4455-006-035	24101 Dry Canyon Cold Creek Rd	SPR-2021-015	SFD	O		1	4/21/2022	1		1	10/6/2022	1	0	0	N	
	2069-091-024	25481 Prado de Amor B	ZCL-2022-204	ADU	R		1	7/7/2022	1	1	1	11/7/2022	1	0	0	N	

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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2									3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021 - 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	132	-	-	-	-	-	-	-	-	-	-	-	132
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	71	-	-	-	-	-	-	-	-	-	-	-	71
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	70	-	-	-	-	-	-	-	-	-	-	-	55
	Non-Deed Restricted		4	7	4	-	-	-	-	-	-	-	15	-
Above Moderate		81	-	2	-	-	-	-	-	-	-	-	4	77
Total RHNA		354												
Total Units			4	9	6	-	-	-	-	-	-	-	19	335
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		66	-	-	-	-	-	-	-	-	-	-	66	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Calabasas	
Reporting Year		2022	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Single-family Rehabilitation Program	Assist 5 households annually, for 40 units over the planning period.	2021-2029	Due to continuing COVID shutdowns no rehabilitation projects were accomplished in 2022. We anticipate resuming the program in 2023.
Home Repair/ ADU Assistance Program	Coordinate with code enforcement to identify homes in need of substantial rehabilitation. Advertise funding availability for the creation of ADUs.	Advertise program annually in conjunction with monitoring under the Rental Registration Program.	Ongoing. No qualifying homes or ADUs have yet been identified.
Rental Assistance Program	Provide ongoing assistance to 50 households, contingent on funding.	2021-2029	Ongoing. The City continued to provide monthly subsidies to 50 residents through 2022. The subsidies increased from \$254/month to \$262/month in August 2022.
Rental Registration Program	Continue to maintain the rental database.	Update the database on an annual basis.	Ongoing. Annual rent information provided by apartment owners is entered into the City's rental database in July of every year, and was accomplished for 2022 as usual. Also, the data was reported to the City Council.
Mobile Home Park Preservation	Provide tenants information on MPROP funding as appropriate.	2021-2029	Ongoing. Staff continues to work with the mobile home park management to keep tenants informed about the CDBG Residential Rehabilitation program. Regarding the State's MPROP funding availability - the tenants association has communicated to the City that they are not presently interested in acquiring the park.
Preservation and Monitoring of Assisted Housing	Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance.	Est. monitoring procedures by 2022 and coordinate with annual monitoring under the Rental Registration Program	Annual monitoring of rent-restricted affordable housing units is accomplished via administration of the City's Rental Registration Program. The information gathered for the 2022 Rental Registration Program report confirmed that the affordable units at each location continue to be inhabited by qualifying tenants and with appropriate rent amounts.
Condominium Conversion Ordinance	Implement the City's current ordinance to provide tenant protections and relocation assistance in the advent of a condominium conversion.	2021-2029	No condominium conversion initiatives were proposed for any rental housing properties in the City during this annual reporting period.

Residential Sites Inventory	Provide information on available sites and incentives to developers. Update the CMU, RM-16 and RM-20 Land Use and Zoning designations to allow densities of 20 – 24 units/acre.	Update Land Use and Zoning categories in conjunction with Housing Element adoption (October 2021)	The City released a Notice of Funding Availability (for \$4.5 million) to accomplish affordable housing development on a property in the City, and the identified future housing sites were specifically mentioned. Staff also fields inquiries on a regular basis from housing developers, and we advise them of the identified future housing sites. The CMU, RM-16, and RM-20 zoning districts were updated to reflect the increased density limits immediately following adoption of the 2021 - 2029 Housing Element -- in October 2021.
Facilitate Development on Large Sites	Target production of 52 lower-income units on large sites.	Initiate meetings beginning in 2022. Achieve affordable units by 2029.	Staff has been in contact with the owners of the largest identified housing sites (Site #s 8, 11, and 12), concerning future housing development on their respective properties. In fact, dialoge with two of the property owners has been particularly frequent and highly focused on potential housing proposal submittals within the next one to three years. Dialoge with the owners of Site #2 was active in the 2018 - 2021 timeframe, but did not resume in 2022.
Affordable Housing Overlay (AHO)	Provide Incentives for affordable housing on designated sites: - Increased densities - Increased height - Increased FAR - Reduced open space	Adopt AHO in conjunction with adoption of the Element in 2021. Create Affordable Housing page on City website in 2022 with links to the AHO and other ordinances.	The City Council adopted an Affordable Housing Overlay (AHO) zoning in conjunction with adoption of the updated Housing Element in October 2021; and readopted the AHO (slightly amended) in April 2022. An Affordable Housing webpage on has been created and is accessible via the City's website. The webpage includes links to the Housing Element, the AHO and density bonus provisions of the City's Land Use and Development Code, as well as the City's other affordable housing programs.
Promote Accessory Dwelling Units (ADUs)	Initiate an education and marketing program for homeowners on the benefits of ADUs and the availability of City funds for ADU development. Develop ADU Design Workbook and pre-approvable construction plans. Achieve production of an average of 12 ADUs annually.	ADU marketing program (2022). ADU Design Workbook and Construction Plans (2023).	Created and posted on the City's website an ADU webpage which provides information about ADUs. Initiated research regarding an ADU design workbook and an associated set of pre-designed and Code compliant (e.g., approvable) plans for new ADUs, with intent to prepare and issue a final set of pre-approved ADU plans in 2023.
Track and Monitor Accessory Dwelling Units	Establish an ADU tracking system to track use and affordability; conduct a mid-cycle review and report to HCD. If actual production and affordability is far from projected trends, rezone an additional site (as may be necessary) to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, conduct expanded marketing and outreach.	Tracking system (2022). Conduct midcycle review in 2025, and as necessary, expand marketing within 6 months, or rezone within one year.	Starting in 2022 ADU permit information was added to the City's electronic permit tracking system.
Annexation of Craftsman Corner	Complete annexation of Craftsman Corner by October 2024. Should the annexation not be completed by this date, rezone additional sites as necessary to address the City's RHNA.	Oct-24	During this reporting period Planning staff reengaged LAFCO staff, and worked with counterparts in the City of Hidden Hills and the County of Los Angeles to complete a draft tax exchange agreement. The draft agreement, once finalized, will go to each entity's legislative body for approval, and following that the reorganization (annexation) will move on to LAFCO for consideration. We currently anticipate concluding annexation by the end of 2023.

Inclusionary Housing Program	Provide developers with information on available options and incentives to fulfill inclusionary requirements.	2021-2029	The Inclusionary Housing ordinance is available to the public on the City's website via the link to our updated Municipal Code.
Commercial/ Industrial Impact Fee Program	Generate funds to assist in providing affordable housing opportunities to Calabasas' workforce.	2021-2029	Ongoing. Staff continues to provide developers with information regarding the affordable housing mitigation fee requirements. The 2021-2029 Housing Element includes programs for expenditure of funds collected via this program and the associated ordinance.
Affordable Housing Development Assistance	Allocate \$1 million in Affordable Housing Funds towards construction of affordable senior housing, and issue a Request for Proposal (RFP) for development on one of the AHO sites. Pursue funding under the DR-MHP Program.	Issue RFP in 2022. Submit project application to DR-MHP program by December 2022.	The RFP (actually released as a Notice of Funding Availability or NOFA), was issued in October 2022 and subsequently re-issued in December. The City garnered a \$3.257 million grant from the DR-MHP program, to which the City added \$1.2 million for a total available amount of approximately \$4,457,000. The NOFA specifically identified the Housing Element future housing development sites as potential (preferred) project locations.
Green Building	In conjunction with adoption of the new State Building Energy Efficiency Standards (Energy Code) in 2022, prepare an updated Green Building Checklist and provide to building applicants upon inquiring about project development.	Adopt updated Green Building Code in 2022 and provide checklist to building applicants.	The City continues to implement the Green Building Ordinance. The checklist has not yet been updated, although we intend to accomplish the update in 2023.
Density Bonus Program	Promote density bonus and other regulatory incentives in conjunction with discussions with development applicants.	Create Affordable Housing page on City website in 2022 with links to the Density Bonus Ordinance, as well as the AHO, IHO and ADU ordinances.	An "Affordable Housing" page on City website has been in place for some time now, and it is continually updated. Links to the Density Bonus Ordinance, as well as the AHO, IHO and ADU ordinances, are provided.
Zoning Text Amendments for Special Needs Housing	Modify zoning standards for transitional and supportive housing, and emergency shelters consistent with current State law.	Amend the Development Code by 2022.	These Code updates were delayed and are set for completion in 2023.
Adaptive Reuse of Office Space	Research modified standards utilized in other jurisdictions to facilitate office conversions. Adopt modified standards as appropriate.	Adopt modified standards as appropriate by 2023.	Nothing to report for the 2022 reporting period.
Objective Design Standards and Streamlined Development Review	Adopt Objective Design and Development Standards for multifamily and mixed use development projects. Eliminate the Community Forum requirement on Housing Element sites.	Amend the Municipal Code to eliminate Community Forums on Housing Element sites (2022) and incorporate objective standards (2023).	In April 2022 the City Council approved a Code update to eliminate Community Development Forums for designated housing sites in the 2021 - 2029 Housing Element. Initiated background research for preparation of objective design standards; the updated design standards are programmed for completion and adoption in 2023.
Fair Housing Program	Contract with the Housing Rights Center (HRC) to promote open and fair housing practices, and to facilitate communication between tenants and landlords. Assist in program outreach through referrals and distribution of educational info.	By 2022, provide multilingual Fair Housing brochures at City Hall, the Library and Community Center, and incorporate fair housing information on the City's website.	Fair housing inquiries continue to be referred to the Los Angeles County Housing Rights Center. The City provides links to the Housing Rights Center and LA County Department of Consumer & Business Affairs on its website.

