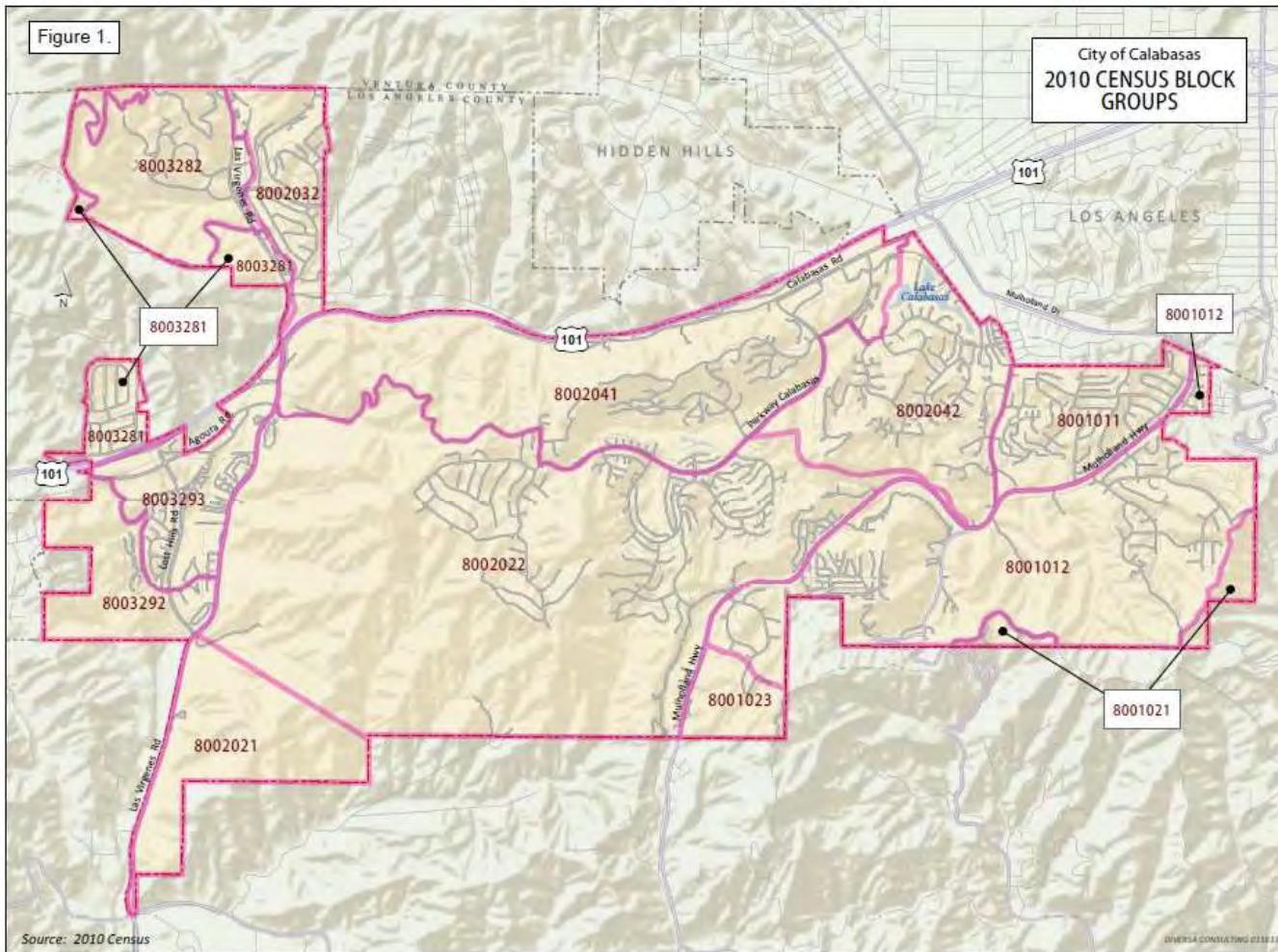


Figure B-1: Calabasas Census Tracts



B. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

1. Los Angeles County

The City of Calabasas is one of 47 cities participating in the Urban County of the County of Los Angeles (CDC) Community Development Block Grant Program (CDBG). The CDC and Housing Authority of the County of Los Angeles (HACoLA) formed a joint effort to prepare, conduct and submit to HUD their certification for Affirmatively Furthering Fair Housing, as presented in their Analysis of Impediments to Fair Housing Choice (AI), adopted March 7, 2018.

For the Los Angeles County AI, a variety of community participation tools were utilized to find out about the fair housing issues facing the county as a whole. These included regional discussion groups; three sets of four focus groups each, aimed at addressing disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings and the 2017 Resident Fair Housing Survey. In addition, there was also a stakeholder survey and a planning and zoning survey.

The Los Angeles County Analysis of Impediments to Fair Housing Choice (AI) describes the departments and organizations that handle fair housing enforcement and outreach in Calabasas. These include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC services includes intake of discrimination allegations, mediation, systemic rental tests, fair housing counseling and reasonable accommodation/modification requests. The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website.

HRC and its subcontractors met and exceeded various categories of fair housing services assistance in relation to the County's goals and strategies for FY 2015 – 2016 and FY 2014 – 2015. As compared to the annual goal of 3,700 general and fair housing services, the County fair housing contractors provided service to 3,239 direct clients, or 88 percent of their annual goal in FY15-16 and 3,490 clients, or 94 percent of the goal in FY14-15. Their services also provided 191,229 client contacts through their outreach and education efforts last year, while their services provided assistance through 49,486 client contacts in FY14-15.

A total of 269 fair housing inquiries were received in FY15-16, with 159 clients counseled, 77 cases opened, 25 cases referred to other agencies, and 8 cases pending. In FY14-15, a total of 232 inquiries were received and dispositions taken, with 125 clients counseled, 85 cases opened, 14 cases referred, and 8 cases pending.

HUD data from 2008 through 2016 for the Los Angeles County Service Area is outlined in the County AI. During that time period, a total of 2,610 complaints were received by HUD. The highest number of annual complaints was in 2008 with 456 complaints. Almost half (46%) of the complaints were made on the basis of a disability.

Of the 2,610 complaints logged, all of them were closed, dismissed or settled in a variety of ways. Over half (57%) were determined to have no cause. Of the complaints found with cause, the most common issue was failure to make reasonable accommodation.

2. Calabasas

As outlined in the Background Report to the Housing Element, Calabasas has procedures in place to address potential impediments to fair housing choice to persons with disabilities and other special needs populations. The City continues to participate with the Housing Rights Center (HRC) in the provision of fair housing services and provides informational links on the City website.

Table B-1 below details the services provided by the HRC to Calabasas residents between Fiscal Years 2016 and 2020. A total of 46 households received services during the five-year period. Tenant/landlord services were provided to 39 Calabasas households (85%), while assistance with discrimination inquiries were provided to seven households (15%). The overall demographics illustrates that the predominance of inquiries were made by extremely low income households (67%) and persons who identify as White (57%). Approximately 16 percent of inquiries were made by persons with a disability, 11 percent were made by senior citizens and four percent were made by female-headed households.

For the landlord/tenant services, notices and rent increases were the largest issues (28% and 13% respectively). Approximately three-fourths (74%) of the inquiries were resolved, while other outcomes included referrals to Legal Aid (8%), referrals to Project Place (5%), and others such as Attorneys and Small Claims Court.

As shown in the table, of the seven discrimination inquiries, two resulted in cases being opened. Both cases were based on a physical disability and both had successful conciliation.

**Table B-1: Fair Housing and Tenant/Landlord Services
in Calabasas: FY 2016-2020**

Overall Demographics	# of Households Assisted by HRC	% of Total
Race		
White	26	57%
Other	19	41%
American Indian/Alaskan and Black	1	2%
Total	46	100%
Ethnicity		
Not Hispanic/Latino	44	96%
Hispanic/Latino	2	4%
Total	46	100%
Income Level		
Extremely Low	31	67%
Very Low	1	2%
Low	7	15%
Moderate	7	15%
Total	46	100%
Special Groups		
Disabled	9	56%
Senior	5	31%
Female Headed HH	2	13%
Total	16	100%
Tenant/Landlord Services		
Housing Issue		
Notices	11	28%
Rent Increase	5	13%
General Info	4	10%
Substandard Conditions/Repairs	3	8%
Harassment	3	8%
Seeking Housing	3	8%
Utilities	3	8%
Lease Terms	2	5%
Other Issue	2	5%
Security Deposit	2	5%
Lockout	1	3%
Total	39	100%
Disposition		
Resolved	29	74%
Legal Aid	3	8%
Project Place	2	5%
Attorney	2	5%
Small Claims Court	1	3%
Mediation	1	3%
Health Dept	1	3%
Total	39	100%
Discrimination Inquiries and Cases		
Inquiries counseled	5	71%
Cases opened	2	29%
Physical Disability	(2)	(100%)
Successful Conciliation	(2)	(100%)

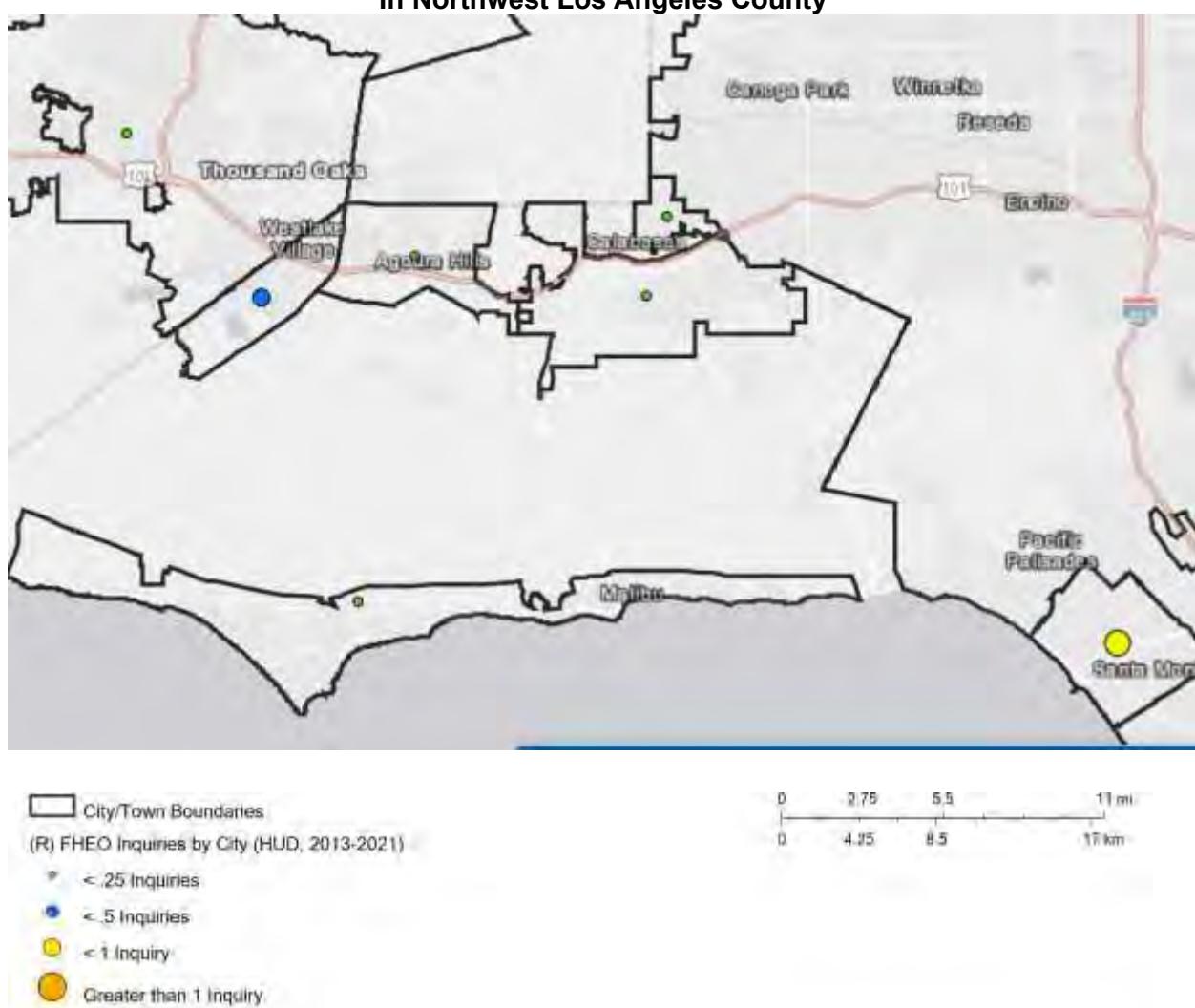
Source: Housing Rights Center, May 2021.

In addition to the HRC, a Public Records Act request was submitted to both the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (HUD) to see if any fair housing cases from Calabasas had been submitted to their agencies between 2014 and 2020.

Two records were found by DFEH, one based on color and the second based on disability, race and color. Both cases were closed due to no cause determinations by DFEH. HUD's records showed three cases for Calabasas, one in 2015 (based on disability), one in 2019 (based on race, color and sex) and one in 2020 (based on race). All three cases were closed due to no cause determinations.

Figure B-2 shows the HUD data for Fair Housing Enforcement and Outreach Cases between 2013 and 2021. The figure illustrates the number of inquiries per one thousand people. Calabasas falls into the category of less than .25 inquiries per one thousand people. This is similar to the neighboring jurisdictions of Malibu, Agoura Hills, Hidden Hills and Thousand Oaks (in Ventura County). The City of Westlake Village has a higher rate of .5 inquiries per 1,000 people.

**Figure B-2: Fair Housing and Outreach Inquiries
In Northwest Los Angeles County**



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, OpenStreetMap contributors, and the GIS user community

DA-HCD

C. INTEGRATION AND SEGREGATION

1. Race and Ethnicity

Table B-2 shows the racial and ethnic makeup of Calabasas from the 2014-2018 American Community Census, Figure B-3 shows the racial demographics by block group in Calabasas as well as northwest Los Angeles County and southeastern Ventura County. Figure B-4 shows the Diversity Index from HCD's AFFH Data Viewer.

The County AI describes the racial and ethnic make-up in their services area as follows:

- The largest areas of Hispanic populations are located in East Los Angeles, Bell Gardens, Maywood, and Florence-Firestone, in Los Angeles south of the downtown area, San Fernando, and Palmdale.
- Cities such Cerritos, Diamond Bar, and San Gabriel contain high concentrations of Asian (non-Hispanic) residents, as do Alhambra, Rosemead, and the Koreatown neighborhood west of Downtown Los Angeles.
- The communities with the largest Black (non-Hispanic) populations are Athens-Westmont View Park/Windsor Hills, Carson, and unincorporated areas to the south and southeast of Downtown Los Angeles.
- Claremont, West Hollywood, and Calabasas contain the highest clusters of White (non-Hispanic) residents.
- The highest concentrations of Mexican-born residents in the service area appear in unincorporated East Los Angeles; the city cluster of Bell, Bell Gardens, and Maywood; unincorporated Florence-Firestone; San Fernando; and in La Puente and the surrounding unincorporated areas.
- The next most-common nation of origin for residents in the Urban County is China, with the largest concentrations occurring in San Gabriel, unincorporated Northeast San Gabriel, and Arcadia. There are also smaller pockets near Diamond Bar in unincorporated Rowland Heights.

As mentioned in the Housing Element Background Report and shown in the table and figures below, Calabasas is much less diverse than the County. Table B-2 illustrates that approximately three-fourths of the city population is White, ten percent of the residents are Asian/Pacific Islander, eight percent are Hispanic and less than one percent are African American. A higher percentage of Asian Americans live in the northwest portion of the city (19%) while the eastern portion of Calabasas has the highest percentage of White residents (80%). The racial makeup of Calabasas is similar to the neighboring communities to the west and north, while the San Fernando area of the City of Los Angeles to the east is much more diverse as is the western portion of Thousand Oaks.

Table B-2: Calabasas Race/Ethnicity by Census Tract

Census Tract	Race/Ethnicity			
	% White	% Hispanic	% Asian/Pacific Islander	% Black
8001.01	80%	5%	6%	<1%
8002.02*	80%	9%	8%	<1%
8002.03*	77%	10%	9%	<1%
8002.04	74%	10%	9%	<1%
8003.28*	67%	8%	19%	2%
8003.29*	79%	8%	9%	<1%
Citywide	76%	8%	10%	<1%

Source: HUD AFFH Mapping and Data Tool, American Community Survey, 2014-2018

*These tracts cover large areas outside of Calabasas city boundaries.

Figure B-3: Racial Demographics (% of Non-White Population) in Calabasas and Northwest LA County/Southeast Ventura County

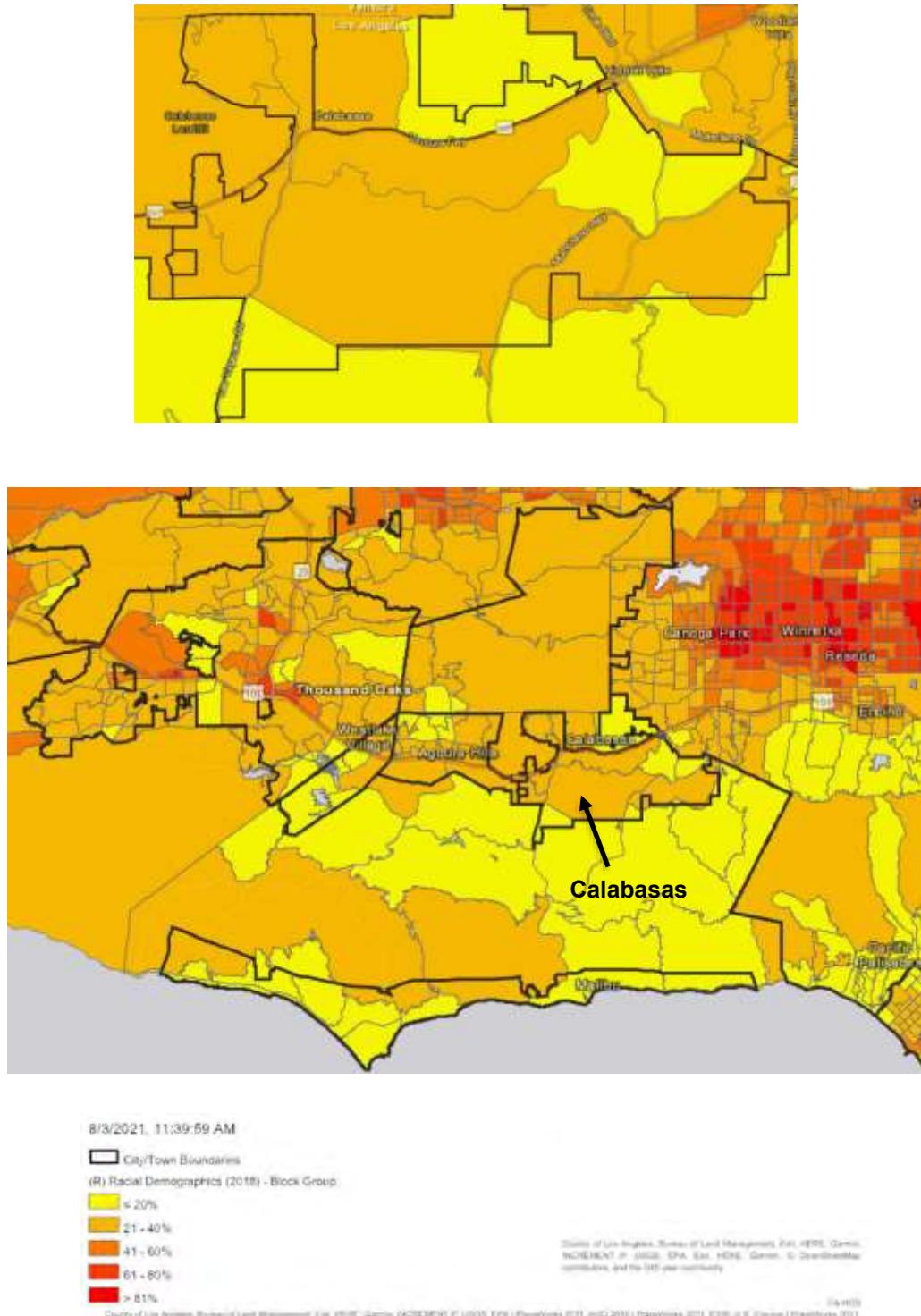
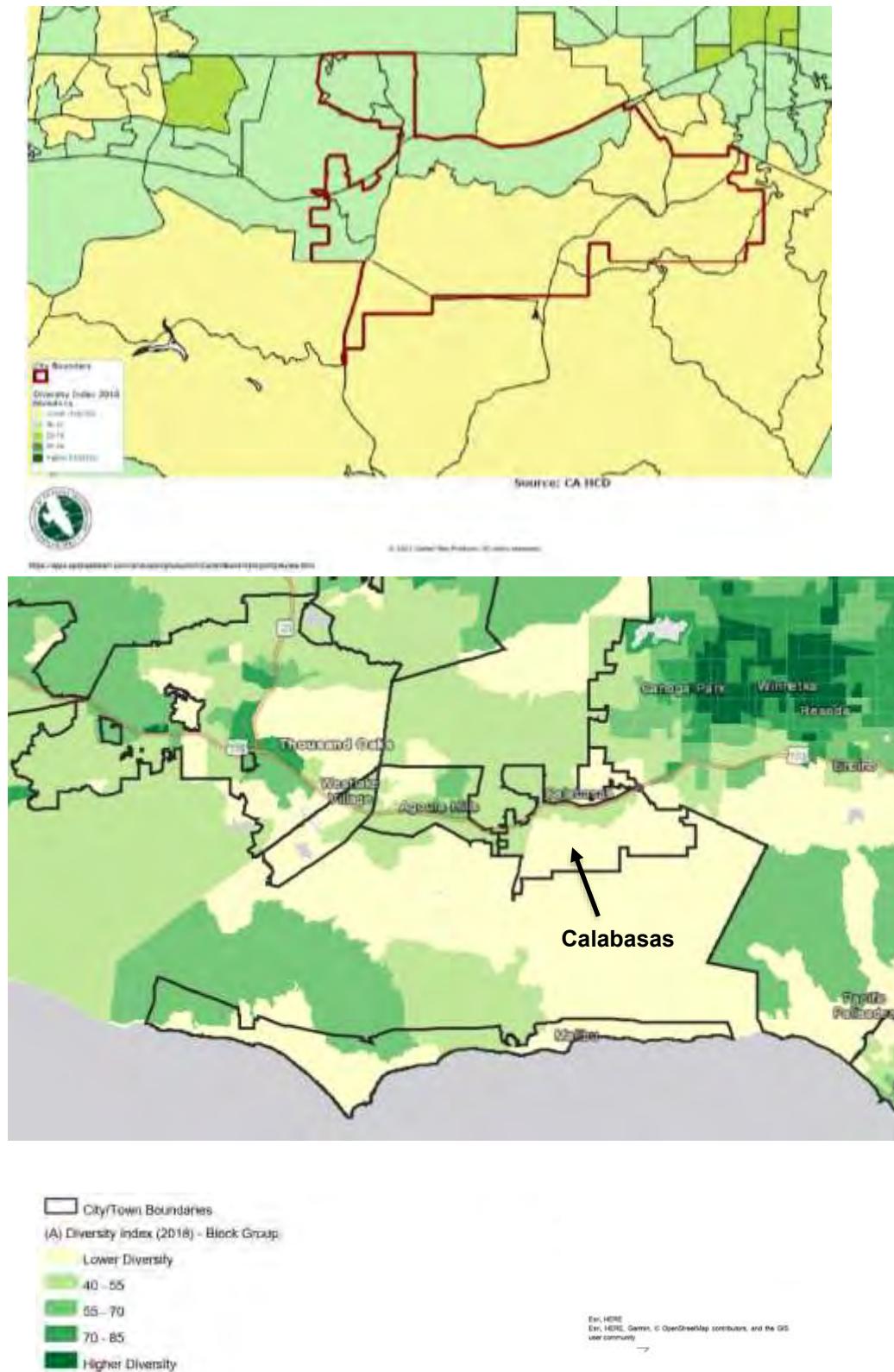
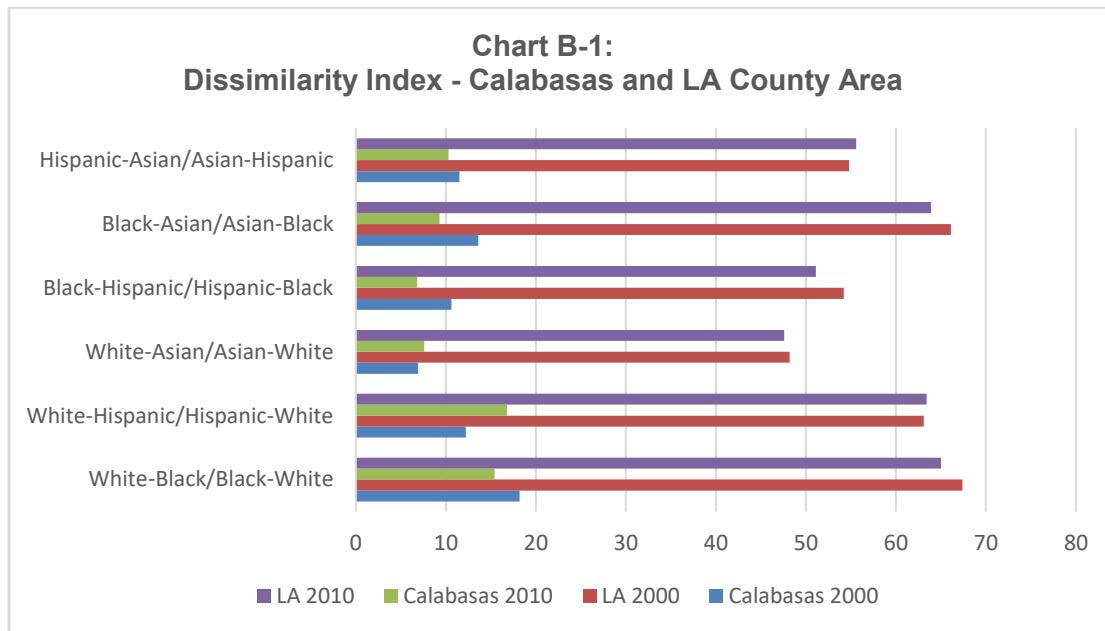


Figure B-4: Diversity Index in Calabasas and Northwest LA County/Southeast Ventura County



A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation. As defined by HUD, the dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across Census Tracts. The values of the dissimilarity index range from 0 to 100, with a value of zero representing complete integration between the racial/ethnic groups and a value of 100 representing complete segregation. HUD indicates that a dissimilarity index of less than 40 is considered low segregation, 40-54 is considered moderate segregation and greater than 55 is considered high segregation.

The following chart shows the dissimilarity index between different groups for Calabasas and the County during 2000 and 2010. Using the thresholds described above, the dissimilarity index in Calabasas for all groups was considered low in 2000 and 2010. The index levels in Calabasas are similar to the neighboring cities of Malibu and Agoura Hills and are less than the County as a whole. The County locations with the highest index values are Long Beach and Los Angeles, while Baldwin Park, Bellflower, Downey and Paramount have the lowest index values.



Source: Spatial Structures in the Social Sciences at Brown University

2. Persons with Disabilities

The Los Angeles County AI discusses disability and access for the LA region. There do not appear to be areas of particularly high concentrations of residents with disabilities in R/ECAPs, although a few areas do stand out as containing moderate concentrations within the region. For instance, the city of Glendale, El Monte, northwestern Los Angeles, and Rolling Hills/Rolling Hills Estates appear to have such a concentration of residents with disabilities aged 65 and older. Central Los Angeles County, northern Los Angeles County near Palmdale, and Santa Ana appear to have moderate concentrations of residents with disabilities aged 18-64.

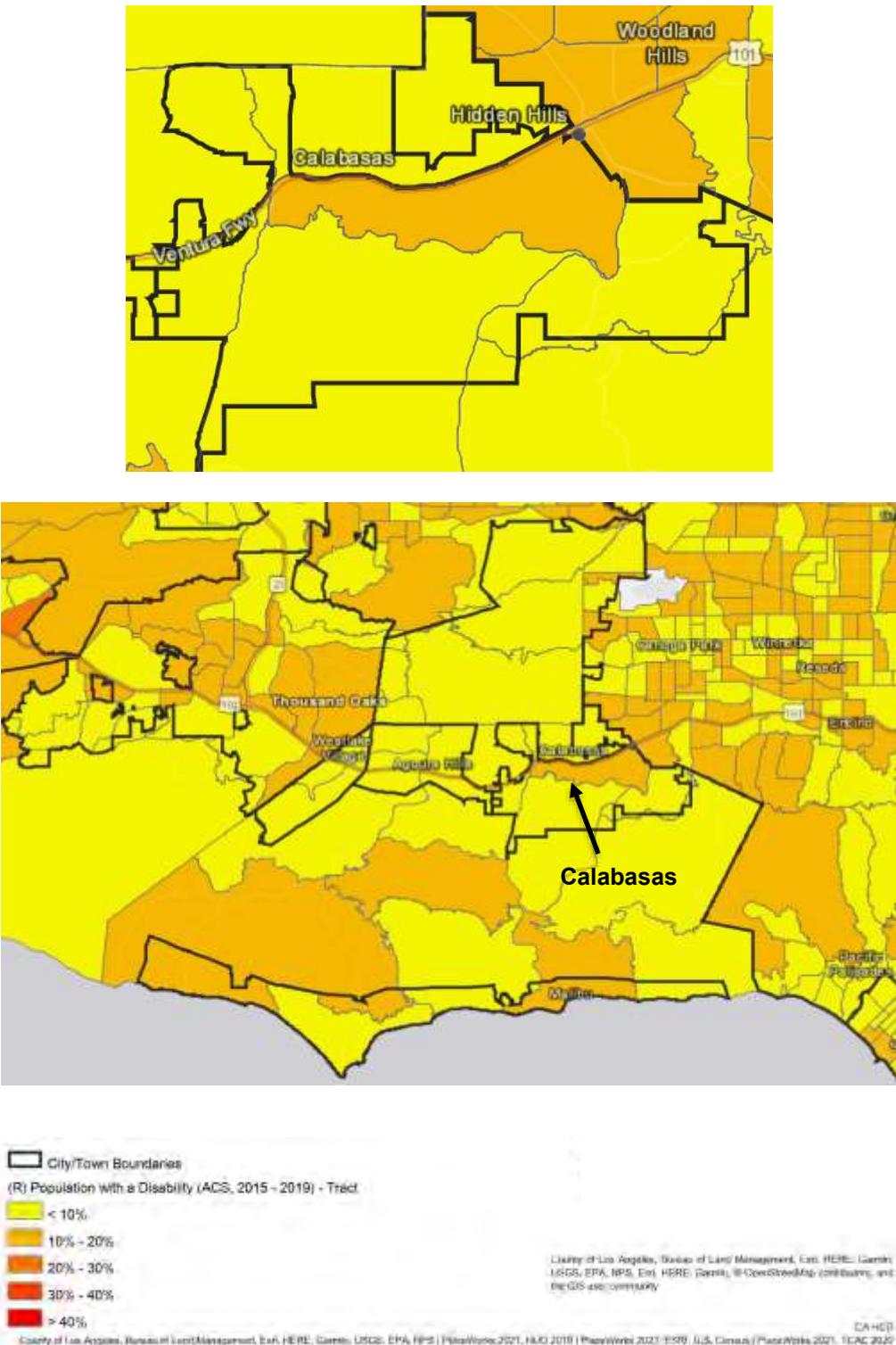
Figure B-5 shows the population with a disability in Calabasas as well as the larger regional area. Approximately seven percent of the Calabasas' population has a disability. The Census Tracts range from 4.9 percent to 12.8 percent, with the highest percentage in tract 8002.04. This tract has a mix of housing as well as both renters and homeowners, including the Canyon Creek Senior Apartments, which could contribute to higher levels of disability.

Efforts to support the disabled in Calabasas include the Housing Rehabilitation grant program that can assist lower income homeowners in making needed accessibility improvements. The Meals-on-Wheels program delivers meals to individuals who are temporarily or permanently disabled, and the City's Dial-a-Ride service provides transportation around the Calabasas area to seniors and to the disabled. Silverado Senior Living provides housing for 110 seniors with Alzheimer's and other dementias, and includes an adult day care facility with capacity for 30 persons. Belmont Village Senior Living is a new 165-bed facility, located in the Calabasas sphere of influence that offers assisted living and memory care options for its residents (this area is in the process of being annexed to the City).

Calabasas supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing and ensure reasonable accommodation. Housing Element programs to facilitate affordable housing - including Inclusionary Zoning, Affordable Housing Fund, Affordable Housing Development Assistance, and the new Affordable Housing Overlay – can also assist residents with developmental disabilities. The expansion of the City's Home Repair Program to include loans for the development of accessory dwelling units may provide another housing option.

The senior population continues to grow in Calabasas. Approximately 17 percent of Calabasas' population were age 65 and above in 2020, with another 15 percent ("pre-seniors") turning this age over the coming decade. One-quarter of the City's households are headed by a senior, with the vast majority (86%) being owner households. Over 20 percent of elderly residents in Calabasas have some type of disability, which may limit their ability to live independently. The Calabasas Senior Center, which opened in 2016, is a gathering place for seniors that offers activities, classes, excursions and special luncheons and dinners. Calabasas has several specialized residential facilities for seniors at different income levels. However, rising apartment and mobile home park rents, as well as ongoing homeowner maintenance costs are a particular concern for seniors, as many are on fixed incomes.

Figure B-5: Population with a Disability in Calabasas and Northwest LA County/Southeast Ventura County



3. Familial Status

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female-headed households can provide insight into potential segregation issues in a community. The HCD AFFH Data Viewer maps these categories and are shown in the figures below. The figures also include the northwest Los Angeles County and the southeast Ventura County areas for comparison.

- The central portion of Calabasas (Tracts 8002.02 and 8002.04) have 60 to 80 percent of their residents living with their spouse or partner. The east and west portions of the City have lower percentages (between 40 to 60%). These percentages are similar in the nearby jurisdictions, while portions of Thousand Oaks and the San Fernando Valley have pockets of lower percentages.
- Northern and eastern portions of Calabasas have a very high percentage of children from married couple households (>80%). The remaining areas of the city are also high with between 60 to 80 percent of children from married couple households. These percentages are seen throughout the neighboring jurisdictions. Portions of the San Fernando Valley, Santa Monica, Oxnard have fewer children from married couple households.
- Less than 20 percent of adults in Calabasas live alone. This is similar throughout much of the region. Pockets of 20 to 40 percent of adults living on their own can be found in Malibu, Thousand Oaks, the San Fernando Valley, Santa Monica and the West Los Angeles area.
- The largest percentage of children from female headed households (20 to 40%) in Calabasas are located south of Parkway Calabasas and west of Mulholland Highway. The rest of the City has less than 20 percent of children from female headed households. These percentages are seen throughout the region.

Figure B-6: Familial Status – Percent of Population 18 and Over Living with Spouse/Partner in Calabasas and Northwest LA County/Southeast Ventura County

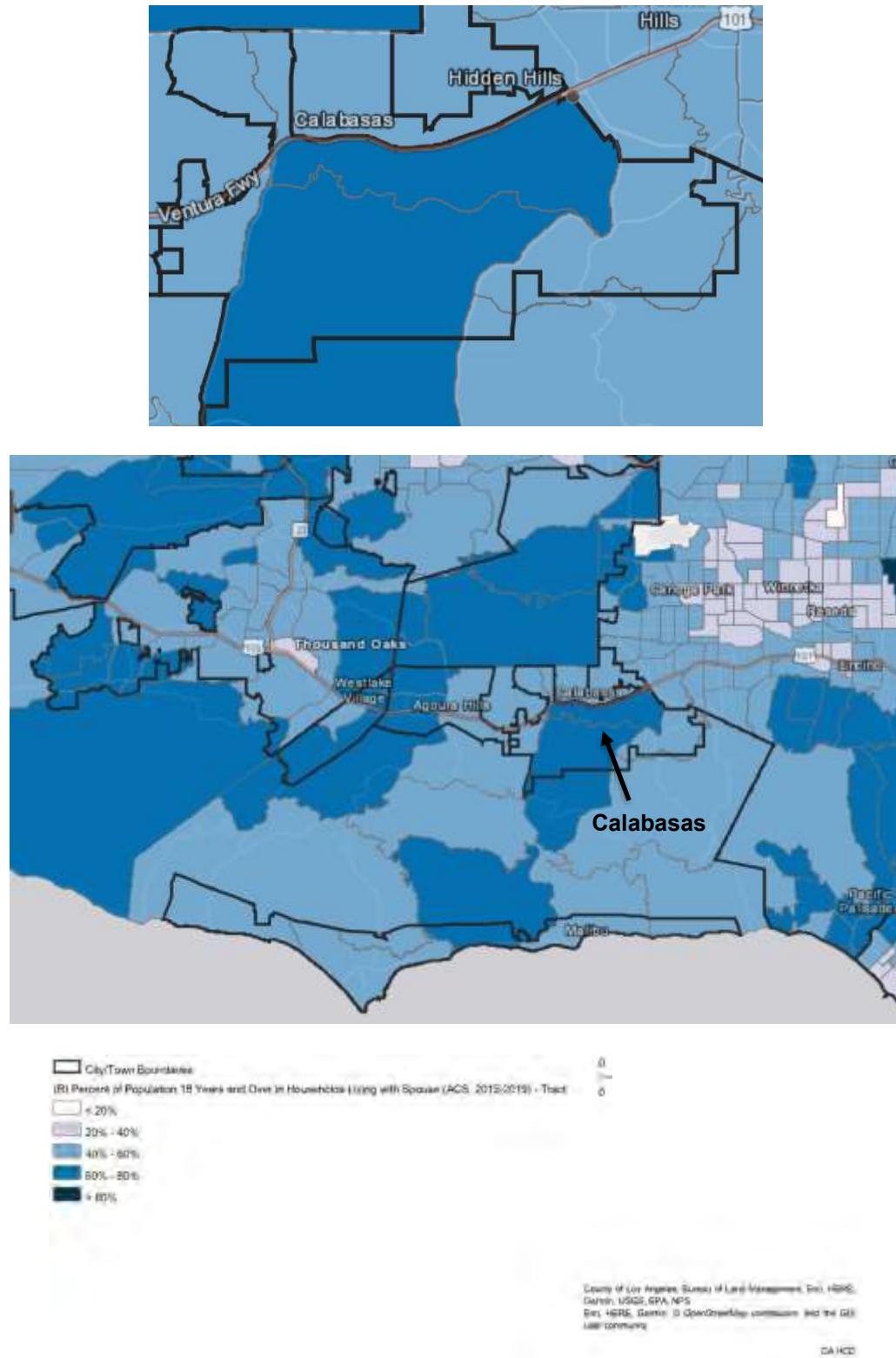


Figure B-7: Familial Status – Percent of Children in Married Couple Households in Calabasas and Northwest LA County/Southeast Ventura County

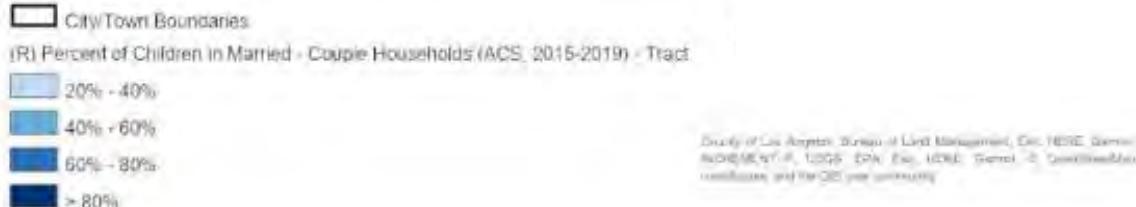
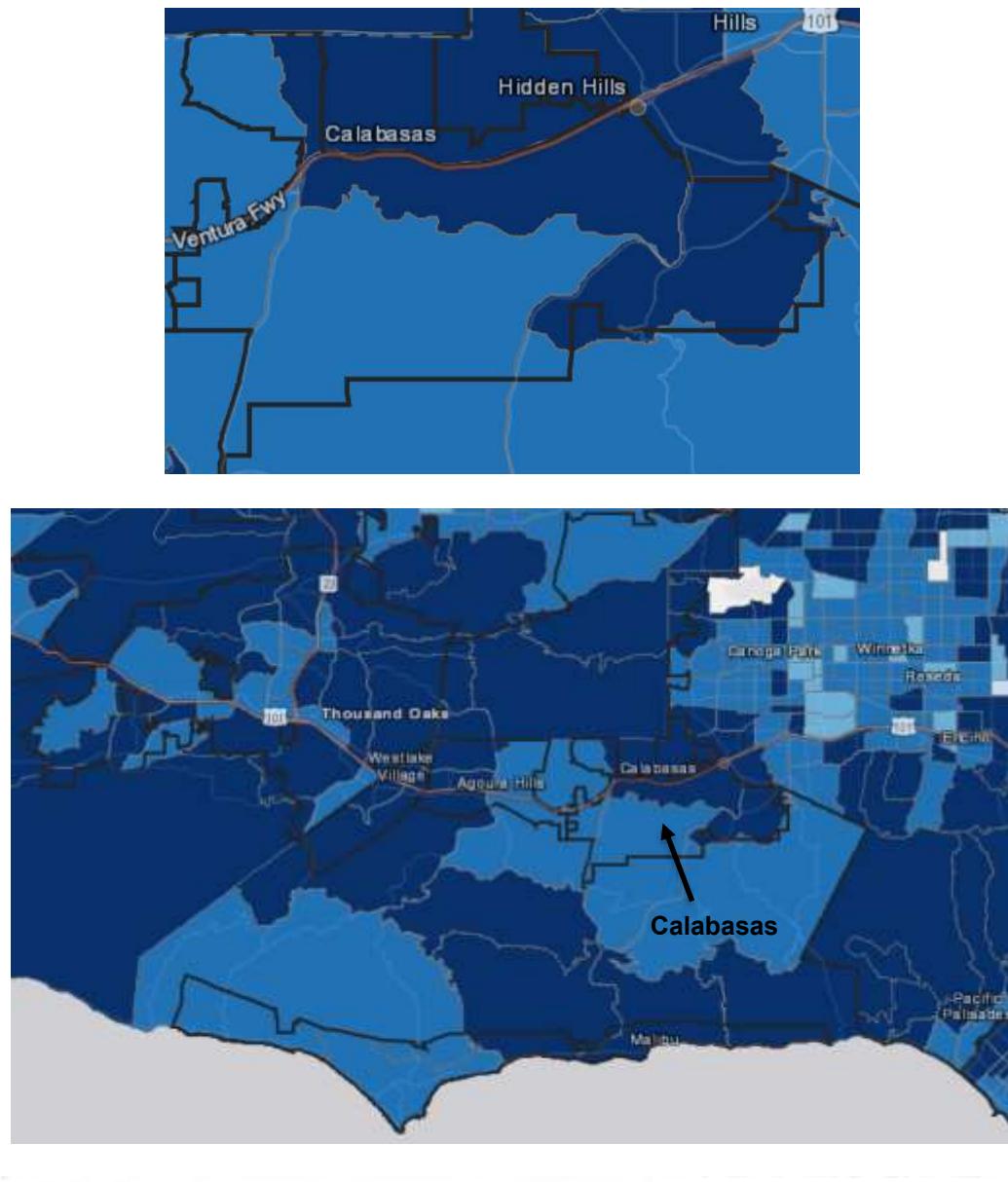


Figure B-8: Familial Status – Percent of Population 18 and Over Living Alone in Calabasas and Northwest LA County/Southeast Ventura County

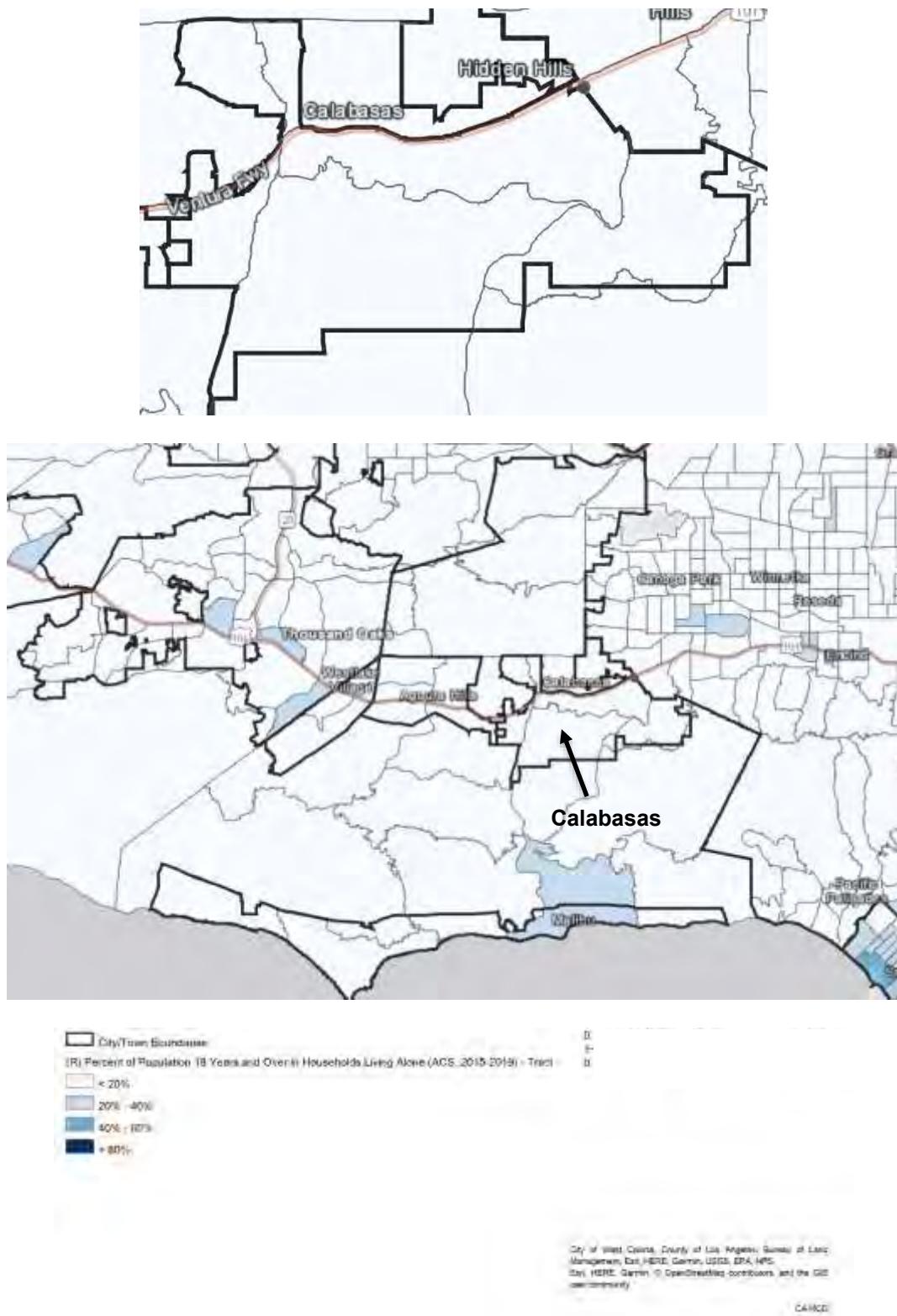
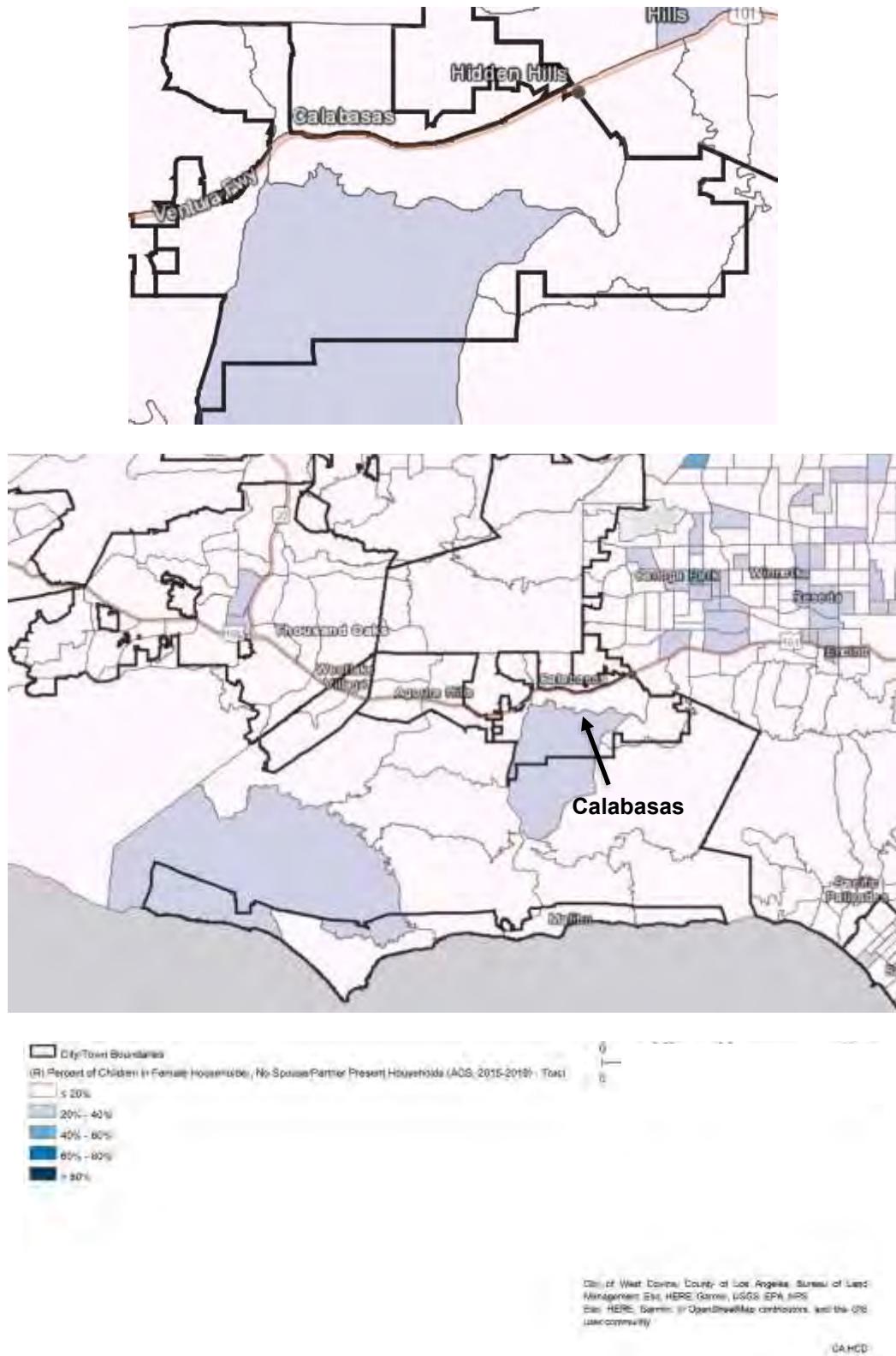


Figure B-9: Familial Status – Percent of Children in Female-Headed Households in Calabasas and Northwest LA County/Southeast Ventura County



4. Income Level

Another factor that can contribute to either integration or segregation is income level. The HCD AFFH Data Viewer maps illustrating both the percentage of Calabasas' population in poverty as well as the percentage of low and moderate income populations. Figures B-10 and B-11 illustrate this data for Calabasas and the greater regional area. As shown, the poverty level for all of Calabasas is less than ten percent. Several areas in the region have higher percentages of residents below the poverty level, particularly in the San Fernando Valley. As shown in Figure B-11 the majority of the City's census tracts have between 25-50% low and moderate income households. At the regional level, many areas have more than half households earning low to moderate incomes.

Figure B-10: Percent of the Population Below the Poverty Level in Calabasas and Northwest LA County/Southeast Ventura County

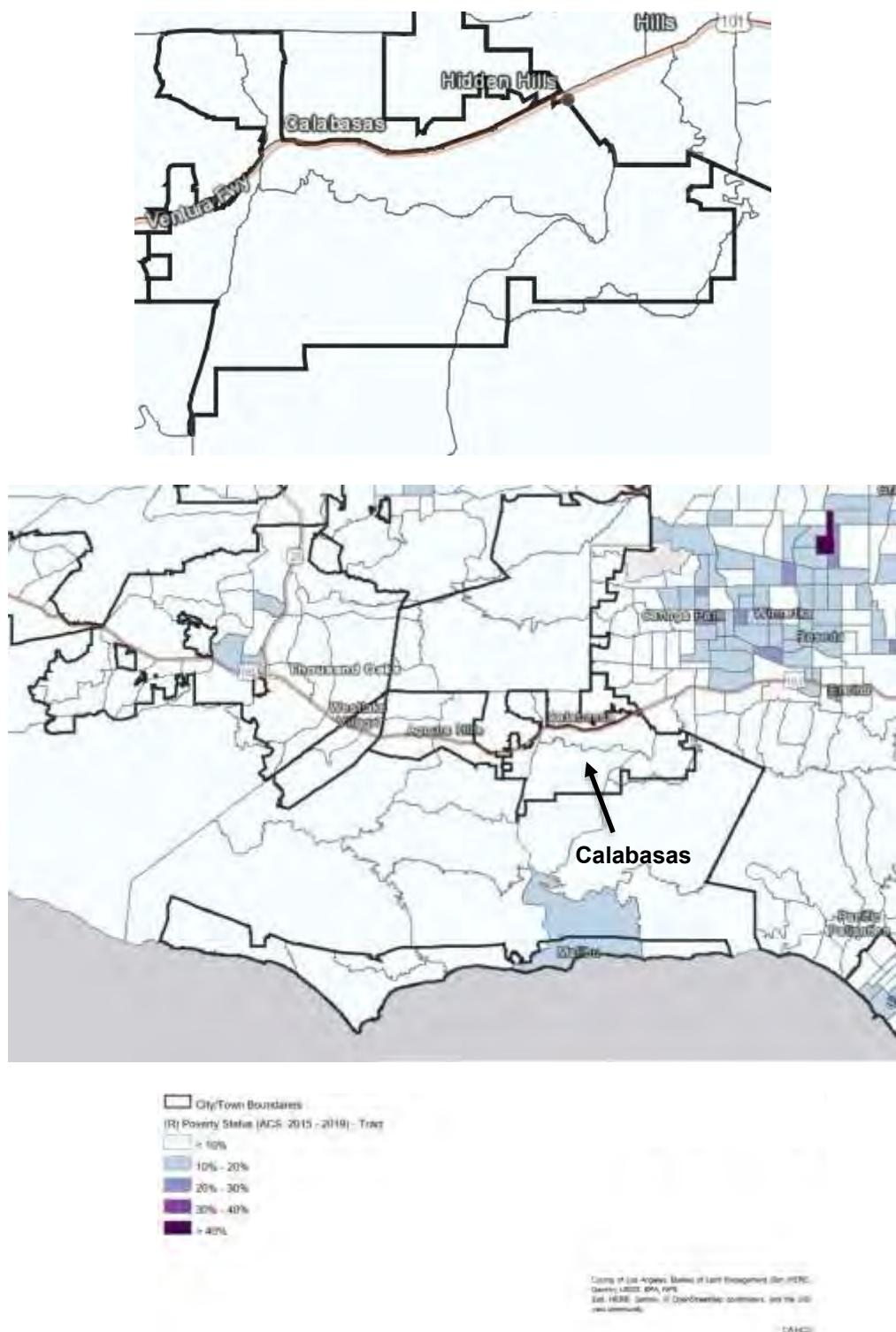
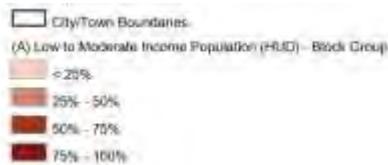
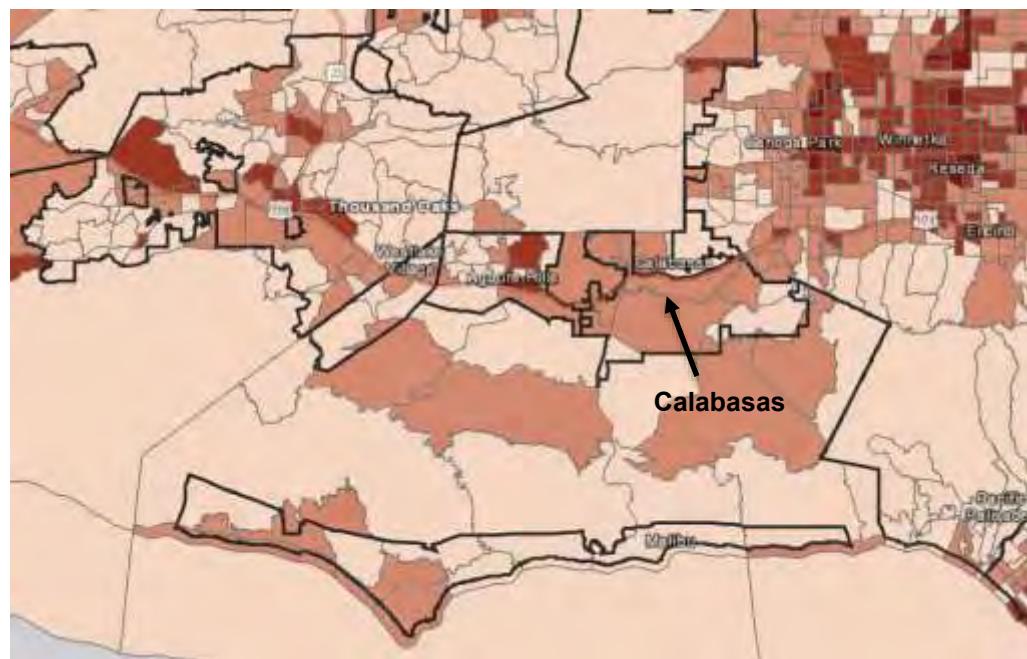
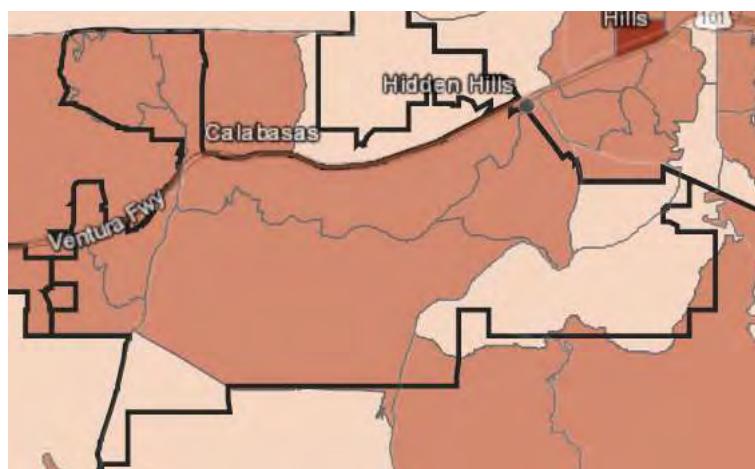


Figure B-11: Percentage of Low and Moderate Income Households in Calabasas and Northwest LA County/Southeast Ventura County



County of Los Angeles, Bureau of Land Management, Item #404,
GADM, USGS, DPA, HPS
Data: HPS, Senti, U.S. Census, OpenStreetMap contributors, and the LA
Open Data community

CA-MAP

D. RACIALLY OR ETHNICALLY CONCENTRATED AREAS

1. Racially/Ethnically Concentrated Areas of Poverty

The HUD database website (<https://data.world/hud/recap>) defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as an area that has a non-white population of 50 percent or more. For the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as “Census Tracts with 40 percent or more of individuals living at or below the poverty line” (HUD RECAP dataset website). According to the HUD database, no Calabasas Census Tracts are R/ECAP areas. Additionally, none of the County AI maps indicate Calabasas as having R/ECAP tracts. The County AI identifies the largest groupings of R/ECAP Census Tracts in downtown Los Angeles, Long Beach and a few tracts near San Fernando and the in the Lancaster/Palmdale area.

As shown in Figures B-10 and B-11 above, the poverty level across Calabasas is low; however, many areas of the City have a quarter to a half of low and moderate income households.

2. Racially/Ethnically Concentrated Areas of Affluence (RCAA)

According to HCD’s AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices”. Therefore, both sides of the continuum must be examined.³ While HCD does not have a standard definition for RCAs, evaluating the percentage of the population that is White combined with median household incomes can provide a good indicator for areas of affluence.

Table B-3 looks at the median household incomes of white residents in Calabasas as well as the County as a whole. As can be seen, the percentage of white residents in Calabasas is higher than the County, as is the median income. However, as shown, the median income among whites is lower than the Calabasas population as a whole. This is different than the disparity between median incomes among whites and all households Countywide, where whites on average earn 30% more than the overall County median income. The group with the highest median income in Calabasas is the Asian population (\$183,167). In contrast, the Hispanic population in Calabasas had a median income of \$72,917. The high median income level in Calabasas is similar to other jurisdictions in the surrounding area, with lower median incomes (lower than the State 2020 median income of \$87,100) in portions of Agoura Hills, Thousand Oaks and the San Fernando Valley.

**Table B-3: White Median Household Income and Population –
Calabasas and Los Angeles County**

	Calabasas	Los Angeles County
Median HH Income		
White Alone	\$116,213	\$83,847
All Households	\$119,926	\$64,251
% of White Population	76%	26%

Source: U.S. Census 2000; ACS 2014-2018

³California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements*, April 2021 Update.

E. DISPARITIES IN ACCESS TO OPPORTUNITY

Since 2017, the California Fair Housing Task Force has provided research, evidence-based policy recommendations and other strategic recommendations to HCD and other state agencies to further fair housing goals. Part of this research involves opportunity mapping. Areas of opportunity are places that provide resources people need to thrive, including education, quality employment, transportation and low poverty.

The most recent opportunity maps (known as TCAC/HCD Opportunity Maps) were adopted in December of 2020. The following indicators were used by the Fair Housing Task Force to determine the opportunity level by census tract as well as an indicator score (0-100) for each category:

- **Economic**
 - *Poverty* – percent of population with income above 200% of federal poverty line
 - *Adult Education* – percent of adults with a bachelor's degree or above
 - *Employment* – percent of adults ages 20-64 who are employed
 - *Job Proximity* – number of jobs filled by workers with less than a BA that fall within a given radius of each census tract population
 - *Median Home Value* – value of owner-occupied units
- **Education**
 - *Math & Reading Proficiency* – % of 4th graders who meet proficiency standards
 - *High School Graduation Rates* – % of high school cohort that graduated on time
 - *Student Poverty Rate* – % of students not receiving free or reduced-price lunch
- **Environmental**
 - *CalEnviroScreen 3.0 indicators* - such as Ozone, PM2.5, drinking water – the higher the index score, the greater the exposure.

Figure B-12 maps the TCAC/HCD Opportunity Levels for the City and surrounding areas. As shown, all of Calabasas' census tracts are designated "highest resource", similar to the surrounding areas. Table B-4 provides a compilation of resource indicators for Calabasas as a whole and by census tract, including TCAC information, HUD AFFH data and Census data.

The California TCAC Opportunity Mapping Homepage did not include Resource Level information for Tract 8002.04 due to insufficient or missing data. However, in addition to the demographic and housing information presented in Table B-4, other data sources provide economic, education and environmental details about this portion of the City:

- The HUD AFFH Data Tool has the following measurements for Tract 8002.04:
 - School Proficiency: 88 (similar to the rest of the City)
 - Job Proximity: 84 (similar to the rest of the City)
 - Labor Market: 64 (lower than most other areas of the City)
- The HCD AFFH Data Viewer has the following measurements for Tract 8002.04: CalEnviroScreen 4.0 Percentile – 51% (indicating a higher exposure to pollutants compared to the rest of the City).

Figure B-12: TCAC/HCD Opportunity Areas

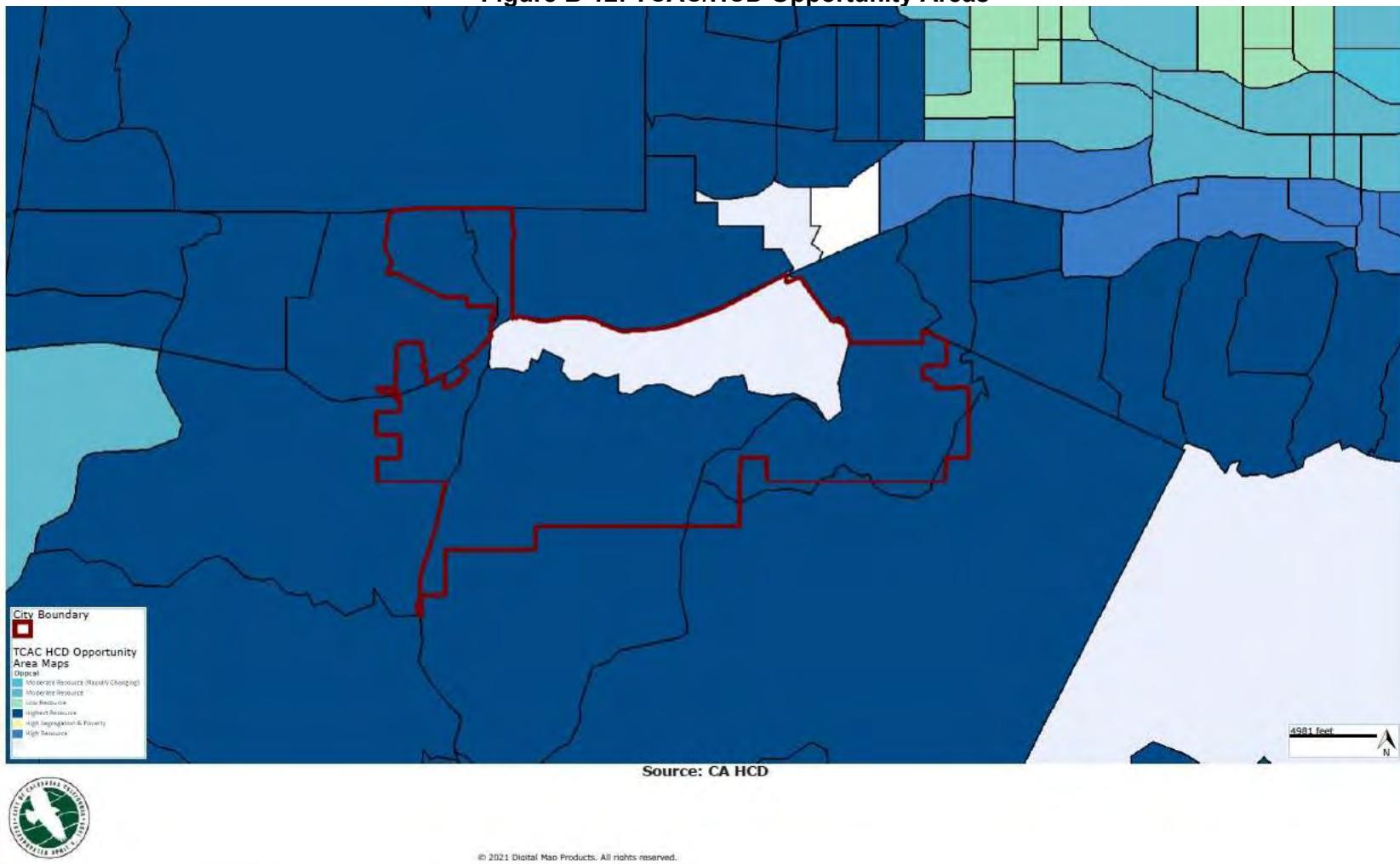


Table B-4: Resource Indicators by Census Tract

	Census Tract						Citywide
	8001.01	8002.02*	8002.03*	8002.04	8003.28*	8003.29*	
Resource Level	Highest	Highest	Highest	Insufficient Data ⁺	Highest	Highest	Highest
Economic Index	82	82	87	-----	82	70	70-87
Education Index	94	88	88	-----	84	93	84-94
Environmental Index**	93	91	29	-----	68	76	29-93
Race/Ethnicity							
White	80%	79.8%	77.4%	74.3%	66.7%	78.8%	76%
Hispanic	4.9%	9%	9.5%	10.4%	8.1%	7.5%	8.3%
Asian/P.I.	6.4%	7.9%	9.4%	9.3%	19.1%	9%	9.5%
Black	<1%	<1%	<1%	<1%	2%	<1%	<1%
Low Poverty Score	98	52	67	69	87	94	52-98
% of Population in Poverty	3%	9%	6%	4%	8%	7%	3%-9%
% of Population that is Disabled	9.1%	4.9%	6.6%	12.8%	5.7%	9.2%	7%
Transit Trips	76	64	69	65	71	61	61-76
Total #/ Type of Housing	1,999 units 88% single-family <1% multi-family 12% mobile home	2,097 units 92% single-family 1% multi-family 7% mobile home	2,054 units 81% single-family 19% multi-family	1,868 units 77% single-family 23% multi-family	1,059 units 60% single-family 40% multi-family	2,685 units 61% single-family 39% multi-family	9,208 units 74% single-family 25% multi-family 1% mobile home
Age of Housing							
<30 yrs old	15%	46%	28%	23%	32%	28%	27%
>30 yrs old	85%	54%	72%	77%	68%	72%	73%
Owner HH	90%	87%	70%	74%	50%	58%	68%
Renter HH	10%	13%	30%	26%	50%	42%	32%
% Rental Units Affordable to ELI and VLI HH	4%	24%	5%	3%	<1%	<1%	<1%-24%

Overcrowding	<1%	<1%	<1%	0%	0%	1%	<1%
Owner	0%	0%	6%	0%	2%	0%	2%
Renter	0%	0%	2%	0%	7%	0%	1%
Severe							
Overpayment	51%	42%	47%	36%	56%	49%	46%
Owner	41%	24%	20%	12%	30%	13%	20%
Renter	10%	35%	13%	64%	24%	49%	38%
Land Uses	Single- and Multi-Family Residential, Mobile Homes, Public Facilities, Commercial, Recreation, Hillside, Rural Community, Open Space-Dev. Restricted	Single-Family, Mobile Homes, Rural Residential, Open Space, Hillside, Recreation, Public Facilities, Open Space-Dev. Restricted	Single- and Multi-Family Residential, Hillside, Commercial, Public Facilities	Single- and Multi-Family Residential, Hillside, Commercial, Recreation, Open Space, Open Space-Dev. Restricted	Single- and Multi-Family Residential, Mixed Use, Hillside, Commercial, Recreation, Open Space-Dev. Restricted	Single- and Multi-Family Residential, Mixed Use, Commercial, Recreation, Public Facilities, Open Space-Dev. Restricted	Various

Source: HUD AFFH Mapping and Data Tool; California TCAC Opportunity Mapping, HCD AFFH Data Tool, Homepage, Open Street Map and CARTO/Otherings & Belonging Institute; City of Calabasas Zoning Map, ACS 2014-2018.,

Note: *Tracts that cover areas outside of the Calabasas city boundaries.

**The Environmental Index is an inverse measurement to the Economic and Education Indexes. A low number means less exposure to environmental hazards (pollutants, etc)

+The California TCAC Opportunity Mapping Homepage did not have data available for Tract 8002.04. Consultation with the Director of Berkeley's Equity Metrics Program that developed the TCAC Opportunity Maps confirmed that one or more of the indicators for the census tract had unreliable or missing data, and as such the census tract is excluded. Gambhir, Samir. "Re: Missing TCAC/HCD Data." Received by Lori Parrington. June 13, 2021. Email Consultation.

The TCAC maps for Calabasas show that the City has been designated the “Highest” resource category. As described earlier in the AFFH, Tract 8002.04 had insufficient data for a TCAC score; however, Table B-4 showed a variety of other data regarding that Tract that illustrated it was similar in many indices to the rest of the City. It is important to look at some factors in more detail to determine if certain populations in Calabasas have less access to opportunities compared to the City as a whole.

1. Education

The County AI describes overall school proficiency in the Urban County Area in relation to race and ethnicity. White and Asian residents generally enjoyed greater access to proficient schools, particularly in Santa Monica and Glendora. Conversely, Hispanic and Black residents living in Palmdale, Inglewood, and Montebello lived among schools with the lowest levels of proficiency found anywhere in the service area. The range of values for the opportunity index in the service area was 56.3 value points (that is, the difference between the maximum value and the minimum value among the entitlements), indicating a moderate degree of variation among the race/ethnic groups. The largest concentration of low scores occur near Downtown Los Angeles.

As shown on the Resource Indicators Table B-4, all the Census Tracts in Calabasas have school proficiency levels designated as high, with the education index varying from 87 to 93 out of 100, illustrating that there is high and equal access to educational opportunities for the City’s residents.

The Southern California Association of Governments (SCAG) Local Profile of Calabasas shows that the K-12 public school enrollment in the City decreased by 859 students, or about 15.7 percent, between 2000 and 2018. In 2018, approximately 4,600 students were enrolled in Calabasas public schools.⁴

Calabasas is served by the Las Virgenes Unified School District (LVUSD). The District also encompasses Agoura Hills, Hidden Hills and Westlake Village. According to the California Department of Education’s School District Dashboard website (www.caschooldashboard.org), the District had 10,886 students enrolled in 2020. The racial/ethnic make-up is: 72 percent White, 12 percent Hispanic, 6 percent Asian/Pacific Islander, 5 percent two or more races and 2 percent African American. Approximately 12 percent of students come from socio-economically disadvantaged backgrounds, 5 percent are English learners and 11 percent are students with disabilities. Schools in the District exceed both the English Language Arts and Math State standards and the graduation rate is 93.9 percent.

2. Economic

The County AI shows the scores for the Urban County Area by race/ethnicity. For job proximity, the scores were similar for Whites, Black, and Asian/Pacific Islander while the score for Hispanics was slightly lower. However, for the labor market engagement, the index values were significantly higher for Whites and Asian/Pacific Islanders compared to African Americans and Hispanics. In Calabasas, the TCAC Economic index scores range from 70 to 87.

As described in the Housing Element Background Report, the Southern California Association of Governments’ (SCAG) Demographics and Growth Forecast estimates there was a total of 20,500 jobs in Calabasas in 2016, and projects a modest 1.5 percent increase in Calabasas’ employment

⁴ Southern California Association of Governments, 2019 Profile of the City of Calabasas, May 2019.

by 2045, for an estimated 20,800 jobs⁵. SCAG's Local Profile for Calabasas further breaks down employment by sector (refer to Table 4). As of 2017, professional and management was the largest employment sector at 22 percent, followed by finance (16.5%), leisure (15.5%) and education (13.3%). While the percentage of jobs in the leisure and education sectors increased between 2007 and 2017, construction and manufacturing sectors saw decreases.

Two factors in measuring the Economic Opportunity Score are job proximity and labor market engagement. In Los Angeles County, higher job proximity scores are found along the major transportation corridors (including the 405, 10, 5, and 710 Freeways). In Calabasas, the areas with the highest labor market index score (84) are Tracts 8002.04 and 8003.29, which both run along the Ventura Freeway. The lowest score (68) is the southwest area of the city.

In terms of labor market engagement, the HUD AFFH data tool shows Calabasas having labor market index scores ranging from 64 to 92. The two lowest scores are in Tract 8002.04 (score of 64) and Tract 8002.03 (score of 66). These tracts are located on either side of the Ventura Freeway. From a demographic standpoint, the area with the lowest percentage of White residents (Tract 8003.28) has the highest labor market score in the City. In terms of the County overall, the HUD data tool shows that higher labor market engagement is found in the northwest (including Calabasas), the San Gabriel Valley and along the coast. Lower engagement scores are found in the San Fernando Valley as well as the central/interior portions of the County including Downtown LA, Huntington Park, Compton and Carson.

3. Transportation

The HUD AFFH Data Tool shows transit trends for LA County. The majority of the County shows high transit trip scores, with the northwest area (bordering Ventura County) and areas such as Santa Clarita and Acton/Palmdale in the far north of the County having lower scores overall. Table B-4 shows the transit trip index for Calabasas, which ranges from 61 to 76 out of 100 by Census Tract. Considering the City's suburban setting, Calabasas has a well-developed transit system available throughout the community, with no major deficiencies. Several transit options are available in the City. The City's Transportation Department operates a no-cost shuttle Monday through Friday and stops at 48 different locations in the City including various schools, the Community Center, City Hall and numerous commercial locations. The City also runs the Calabasas Trolley, a free service that runs an hour-long loop connecting the east and west sides of the City on Fridays, Saturdays, and Sundays. During the summer, there is a beach bus for residents to go to and from Zuma Beach. The City is served by various Los Angeles County Metro routes that provide regional service between Calabasas and the San Fernando Valley and Los Angeles. The Dial-A-Ride program is funded through the LA County Transportation Authority and provides rides to seniors and residents who are disabled or have a serious medical condition.

4. Environmental

The County AI outlines the Environmental Health Index, or potential exposure to harmful toxins as a neighborhood level. In general, those areas with the greatest exposure are located in most of the central, southern and eastern portions of the County. When looking at race and ethnicity, Whites have less exposure than other groups, while Hispanics generally have the highest exposure.

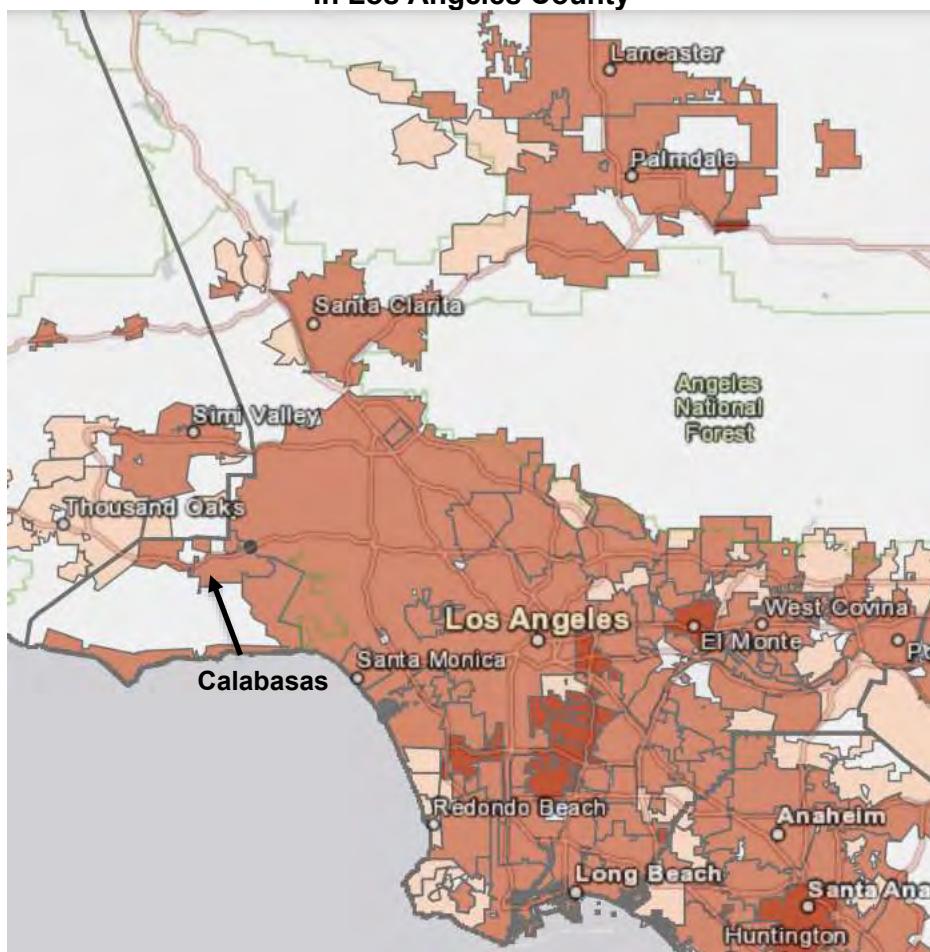
⁵ SCAG. Connect SoCal Demographics and Growth Forecast Technical Report. Adopted on May 7, 2020.

The environmental index is an inverse measurement to the other indices, with a low number reflecting less exposure to environmental hazards. The index is based on CalEnviroScreen 3.0 indicators - such as Ozone, PM2.5, and drinking water contamination. Calabasas' Census Tracts have environmental indices ranging from 29 up to 93, with the higher scoring tracts likely a reflection of noise and air pollution from the 101 Freeway. The Safety Element being updated in conjunction with the 6th cycle Housing Element includes policies aimed at addressing these environmental hazards, including incorporating project design features such as fixed windows, open space, increased tree plantings and higher MERV rated air filtration systems for residential locations near the freeway.

F. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

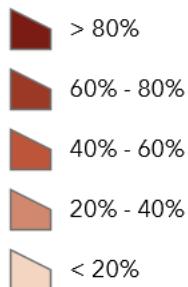
As described in the LA County AI, HUD identifies four discrete housing problems: lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room and monthly housing costs (including utilities) exceeding 30 percent of monthly income. For the Los Angeles County Service Area, the following areas experience the greatest percentage of households with one or more housing problems: in and around Downtown Los Angeles (where the greatest concentration of R/ECAPs in the region are located); in the City of Long Beach; in southeast Los Angeles County, near Pomona; the area around San Fernando north of Los Angeles; and in north LA County near Lancaster and Palmdale. Figure B-13 is from HCD's AFFH Data Viewer tool and shows the percent of households with one or more severe housing problems in LA County. Severe housing problems include lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.51 occupants per room and cost burden greater than 50 percent. As can be seen, a vast majority of the County has 20 to 40 percent of households experiencing at least one severe housing problem, with areas such as Hawthorne, Southgate and Compton experiencing higher percentages of severe housing problems. For Calabasas, 26 percent of households have at least one severe housing problem.

Figure B-13: Percent of All Households With Any of the Four Severe Housing Problems In Los Angeles County



County Boundaries

Percent of all households with any of the 4 severe housing problems



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Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD

1. Housing Vacancy

As described in the Background Report, the vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of two percent for ownership housing is generally considered healthy while a vacancy rate of five percent for rental housing suggests that there is a balance between the supply and demand of housing. According to the 2014-2018 American Community Survey, the homeowner vacancy rate in Calabasas is 0.6 percent, indicating less than ideal vacancies and a pent-up demand for housing. The rental vacancy rate during this same time period was measured at four percent, indicating a less than optimal supply of vacant rental units for normal mobility.

2. Cost Burden/Housing Overpayment

Overpayment remains a critical issue for low and moderate-income households, who are disproportionately affected by this burden compared to other households. The 2014-18 American Community Survey data compiled by SCAG identifies 21 percent (575 households) of renters in Calabasas as spending between 30 and 50 percent of their total income on housing, with an additional 41 percent spending more than half their income on housing. While total renter overpayment is fairly consistent with levels measured in the 2010 Census, severe overpayment increased substantially from 24 to 41 percent, and is well above the 29 percent severe overpayment Countywide. Among owner households, 47 percent (2,176) were overpaying, consistent with overpayment levels measured in the 2010 Census.

Among lower income renter households, overpayment is most pronounced. All renter households earning less than \$20,000 in Calabasas face severe overpayment and all renter households earning less than \$50,000 face either overpayment or severe overpayment. As anticipated, as a household's income increases, the level of overpayment declines.

3. Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Owner overcrowding in Calabasas is very low at 0.2 percent for overcrowding and zero percent for severe overcrowding. This is lower than the County's percentages, which are four percent and two percent, respectively.

Regarding renter overcrowding, the percentages are also low: two percent for overcrowding and one percent for severe overcrowding. These are much lower than the County's percentages (9% for overcrowding and 7% for severe overcrowding).

It should be noted that two Census Tracts in Calabasas do experience higher renter overcrowding than the rest of the City: For Tract 8002.02, six percent of households faced overcrowding and two percent experienced severe overcrowding. Regarding Tract 8003.28, the percentages were two and seven respectively.

4. Displacement Risk

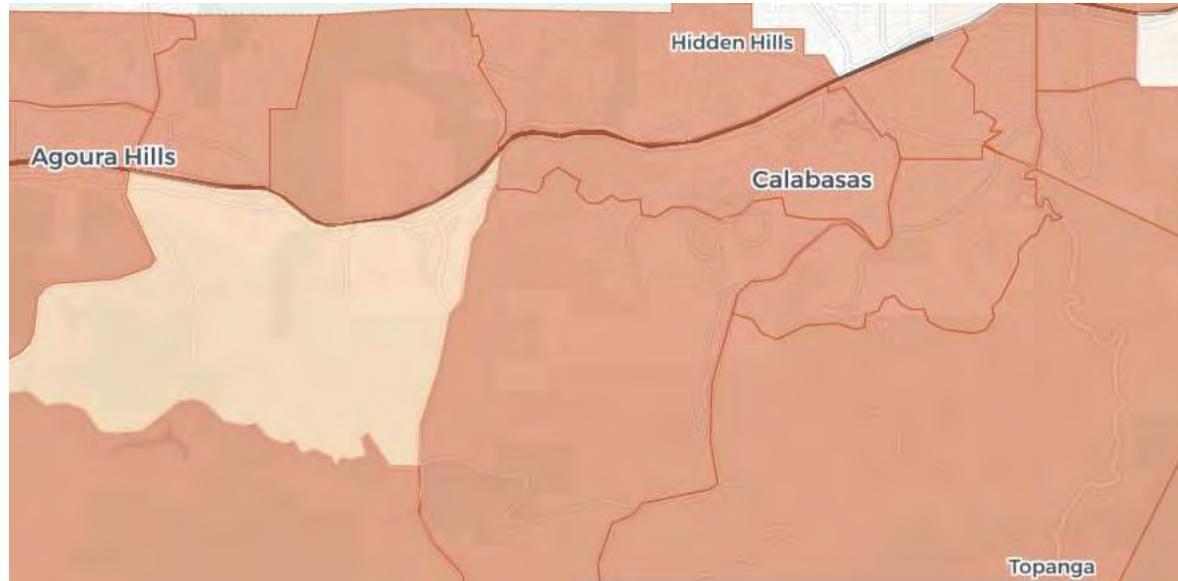
The City does not have any affordable housing at-risk of conversion during this planning period. Canyon Creek apartments was financed using tax credits, which extend through 2066. The Paxton Calabasas project, which includes four very low income units, has affordability controls which extend to 2048. Avanti includes eight units for very low income tenants, which has deed restrictions until 2046. And Calabasas Creekside, projected to open in mid-2022, will include five very low income units with affordability controls that extend through 2077.

Calabasas Village Mobile Estates located on Mulholland Highway contains 210 mobile home spaces. In 2004, to response to escalating rents the City initiated a Rental Assistance Program for lower income tenants in the park, providing for a monthly subsidy for income-qualified tenants. The program has been expanded to include lower income seniors and disabled residents in the City's apartment complexes also impacted by rent increases. As of October 2020, this program was providing assistance to 50 households with 42 of these households residing in the mobile home park. The subsidy in 2020 was \$250 a month.

The Urban Displacement Project shows the Census Tracts throughout the County by level of displacement risk⁶. As shown on Figure B-14, the majority of Calabasas is considered stable/advanced exclusive meaning that housing is affordable to high or mixed high-income households only. Census Tract 8003.29 is considered "At risk of becoming exclusive", with housing affordable to middle, high, mixed moderate and mixed high-income households (2018). Median rents in Calabasas exceed levels affordable to low and moderate income households.

⁶ Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>, March 2021.

Figure B-14: Displacement Risk



MODIFIED TYPES	CRITERIA
LOW-INCOME SUSCEPTIBLE TO DISPLACEMENT	<ul style="list-style-type: none"> Low or mixed low-income tract in 2018
MIXED MODERATE INCOME	<ul style="list-style-type: none"> Low or mixed low-income tract in 2018 Absolute loss of low-income households, 2000-2018
MARGINAL CHANGE	<ul style="list-style-type: none"> Low-income or mixed low-income tract in 2018 Housing affordable to low or mixed low-income households in 2018 Did not gentrify 1990-2000 OR 2000-2018 Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018 Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap
EARLY WONDING CENTRICALATION	<ul style="list-style-type: none"> Low-income or mixed low-income tract in 2018 Housing affordable to moderate or mixed moderate-income households in 2018 Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018 Gentrified in 1990-2000 or 2000-2018
ADVANCED GENTRIFICATION	<ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tracts in 2018 Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 Marginal change, increase, or rapid increase in housing costs Gentrified in 1990-2000 or 2000-2018
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018
MIDDLE CLASS EXCLUSIVE	<ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018 Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 Rapid increase in housing costs Absolute loss of low-income households, 2000-2018 Declining low-income in-migration rate, 2012-2018 Median income higher in 2018 than in 2000
HIGH-ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> High-income tract in 2000 and 2018 Affordable to high or mixed high-income households in 2018 Marginal change, increase, or rapid increase in housing costs

Source: The Urban Displacement Project, UC Berkeley, <https://www.urbandisplacement.org>.

5. Substandard Housing

The vast majority of housing in Calabasas is in excellent condition. Throughout the community, homes are well maintained and evidence continued investment and upgrading. However, as shown in Table B-4, almost three-fourths of the housing stock is more than 30 years old. This percentage is lower than the County as a whole which has 85 percent of the housing stock at least 30 years old. Homes in the City's older neighborhoods were predominately built in the 1960s, 1970s and 1980s, and are now approaching the age at which more significant improvements become necessary, such as new plumbing or roofing. The aging of such a large portion of the Calabasas' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs. While no units have been identified as needing replacement, an estimated 20 percent of the pre-1989 housing stock (approximately 1,300 units) may be in need of some level of rehabilitation. The City's Residential Rehabilitation Program provides loan and grant assistance to lower income households to make needed repairs, with the majority of households taking advantage of this program either mobile home park residents and/or senior citizens. Between 2014 and 2019, the City provided rehabilitation assistance to 33 lower income households. The City also offers a locally-funded Home Repair Program to assist low and moderate income property owners of severely dilapidated properties cited for code violations to make needed repairs to make the units safe and habitable.

The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Calabasas, the ACS identifies 26 occupied dwelling units as lacking kitchen facilities. These units represent 0.3 percent of the City's households. No occupied housing units were identified by the ACS as lacking complete plumbing. These percentages are lower than the County, where the substandard conditions affect approximately two percent of the housing stock (1.5 percent lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities).

6. Homelessness

Homelessness is a major issue in Los Angeles County. The County AI states that homelessness increased by 23 percent between 2016 and 2017 to 57,794 persons (pg. 476).

Due to the relative inaccessibility and distance from urban centers, Calabasas does not attract many homeless individuals or families. The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA), included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. This count was done across the County on a single night in January 2020. Within Calabasas, the 2020 count identified two homeless individuals (both unsheltered on the night of the PIT Count).⁷

LAHSA disperses funds to the eight Service Planning Areas (SPAs) in the County for coordinated responses to homeless issues (Calabasas is located in SPA 2). Los Angeles Family Housing, located in North Hollywood, provides services for SPA 2 including: outreach, housing placement assistance and a variety of supportive services.

In Calabasas, persons identified as homeless are most often located in parks, public spaces, and undeveloped open space, both privately and publicly owned. When a homeless person is

⁷ The Los Angeles Homeless Services Authority, 2020 Greater Los Angeles Homeless County, 2020.

encountered, staff visits the individual and outreach materials and service information are provided. This is done by either the City's Public Safety staff or the homeless outreach coordinator for the Las Virgenes/Malibu Council of Governments (COG). Follow up visits are carried out by the COG coordinator to see if the individuals can access the services needed. Members of the public are also able to use the City's website to notify City staff of the presence of homeless individuals.

In August 2021, the City entered into a Professional Services Agreement with the San Fernando Valley Community Mental Health Center, Inc. (SFVCMHC) to provide interim housing and support services to unhoused persons in Calabasas. The scope of services covers a variety of items, including: offering stabilization services in an interim housing facility; assisting clients in accessing a variety of services to address immediate needs; providing educational opportunities; and coordinating with permanent housing providers. This service agreement will assist the City in continuing to provide homeless outreach and assistance in a timely and efficient manner.

7. Local Knowledge

Neighborhood Development and Housing

Calabasas' housing stock is comprised of single-family residential (74%), multi-family (25%) and mobile homes (1%). Commercial areas are in close proximity to the Ventura Freeway and along major arterials, including Calabasas Road and Las Virgenes Road. Many areas of the City consist of steep slopes and County designated Significant Ecological Areas (SEAs), and therefore development is restricted in these areas.

Land Use patterns in Calabasas, including several large multi-family apartment complexes along Las Virgenes Road, began prior to the City's incorporation in 1991 when the area was still an unincorporated portion of Los Angeles County. The County had infrastructure plans for Las Virgenes Road and Mulholland Highway to become high capacity arterial corridors, which after the City's incorporation, eliminated Mulholland from this designation. The City's General Plan promotes greater dispersal of growth throughout the non-hillside areas in the community, including East Village/Old Town, West Village, and along Las Virgenes/Mureau Road. The Housing Element sites inventory is consistent with the General Plan's approach to dispersing multi-family housing throughout the high resource areas of the community.

Many areas in Calabasas consist of slopes where the topography acts as a limitation to various types of development. The City has established Hillside and Ridgeline development standards to protect the public health and safety with regard to fire hazards and slope stability and to ensure that buildings are located in the most accessible, least visually prominent, and most geologically stable portions of the hillside or ridgeline. These standards apply to proposed developments on sites with a natural slope greater than ten percent or that include a designated ridgeline, which are located along the western, central, and southern portions of the City. Development in Calabasas must comply with the County Wildfire Evacuation Plan. In addition, State requirements for emergency evacuation routes (including new Cal Fire standards in SB 901) impact where development, particularly multi-family development, can take place in in the City.

The Calabasas 2030 General Plan designated the following three areas for mixed use development and transition to relatively high intensity, pedestrian-oriented environments with an integrated mix of commercial and residential uses:

- West Village - The Agoura Road corridor is currently dominated by office and business park uses. The Land Use Plan's vision is to transition the corridor to a mix of office, retail, and residential uses that creates a village ambiance and strong "sense of place." Approximately 80 acres are designated for mixed use in the West Village area.
- East Village – The approximately 80-acre mixed use area along both sides of Calabasas Road provides an opportunity for redevelopment and intensification of existing uses to create a mix of office, retail, and residential uses to complement the uses in Old Town Calabasas and to provide the impetus for creating a pedestrian-oriented "city center" and gathering place.
- Las Virgenes/Mureau Road – City Hall, including the City library, vacated its original Business Park location when the new Calabasas Civic Center and Library opened in 2008. The General Plan envisions the 28 acres of existing office/business park uses in this area transitioning to an integrated mix of office, retail, and multi-family residential uses.

Each of these areas are designated commercial mixed-use (CMU) in the 2030 General Plan, allowing for residential densities up to 20 units/acre, in addition a specified floor area ratio for the non-residential component. The 2030 General Plan also established three distinct multi-family designations at 12, 16 and 20 units/acre, in contrast to the one prior 16 unit/acre designation; the RM 20 designation is now being replaced with an RM 24 designation to allow 20-24 units/acre. The new Affordable Housing Overlay being proposed as part of the Housing Element update will be applied to numerous mixed use and multi-family sites, allowing for densities of 40 units/acre (or 50 units/acre for seniors) in exchange for the inclusion of affordable units.

Infrastructure and Accessibility Improvements

Several infrastructure and accessibility improvements are underway in Calabasas. These include the following:

- Sidewalk expansion and curb ramp installation along Mulholland;
- Sidewalk improvements in the Old Town Calabasas area;
- Citywide sidewalk repair projects and installation of curb ramps to correspond with Overlay projects;
- Future projects include Mulholland Highway improvements from Old Topanga to the westerly city limit and West Calabasas Road projects.

Zoning Provisions and Project Processing

- As described in the Background Report of this Element, the City has undertaken several Zoning Code amendments to update standards related to affordable housing. These changes have helped reduce barriers to the development of affordable housing. Some of these amendments include: Updated ADU ordinance
- Updated Density Bonus ordinance (Zoning Code Section 17.22)
- Prohibition of Short-term Rentals (Municipal Code Section 7.12.175)

- 2010 Code update that included Reasonable Accommodations (Zoning Code Chapter 17.38) – this includes the authority of the Community Development Director to grant setback and other minor modifications to the Zoning Code without a public hearing.

General Plan Land Use Element

The General Plan Land Use Element is being updated in conjunction with the Housing Element to ensure consistency. The Land Use Element includes the following new policies that promote access and opportunity throughout the community:

- II-11 Promote a mix of diverse retail and service commercial, office, and business park areas that:
 - Provide jobs for residents of all skill and education levels
- II-18 Increase the opportunity for affordable housing development within the City by implementing the Affordable Housing Overlay (AHO) designation.
- II-20 Enforce fair housing laws to ensure housing opportunities for all races, gender identities, and socioeconomic classes.
- II-21 Promote inclusion of different socioeconomic groups in governmental processes, programs, and decisions.
- II-22 Continue to distribute public facilities equitably throughout the city, avoiding overconcentration in areas that are well-served, and ensure that facility location and design are compatible with nearby land uses.

PART 3. SITES INVENTORY

1. Proposed Sites

Figure B-15 shows the sites inventory for this RHNA cycle, and the distribution of sites throughout the east and west sides of the City. As described in the Housing Element (Section V.B), Calabasas' sites inventory consists of the following components:

- Residential projects with development entitlements;
- Vacant single-family residential sites;
- Multi-family residential and mixed-use opportunity sites; and
- Accessory dwelling units.

A brief description of each of these components is described below. Table B-5 compares Calabasas' RHNA for 354 new units with the City's aggregate residential sites inventory. As shown, Calabasas has provided more than adequate sites to fulfill its regional housing needs by income category.

Table B-5: Comparison of Sites Inventory with Regional Housing Growth Need (RHNA)

Income Group	Entitled Projects (post 6/30/21 occupancy)	Minimum Density Guidelines	Vacant Single-Family	Multi-family and Mixed-Use Opportunity Sites	Accessory Dwelling Units	Total Unit Potential	RHNA
Very Low	5	≥ 20 du/acre	--	198	58	261	132
Low							71
Moderate		≥ 12 du/acre	--	68	6	74	70
Above Moderate	37	≤ 12 du/acre	44	753	32	866	81
Total	42	--	44	1,019	96	1,201	354

¹ While the sites inventory shows a shortfall of sites to address the City's moderate income RHNA, the additional site capacity for lower income units may be applied towards moderate income.

Figure B-15: Calabasas Inventory Site Map



Projects with Entitlements

Calabasas currently has one residential project with development entitlements that will contribute towards addressing its future RHNA needs during the 6th cycle Housing Element. The Calabasas Creekside Apartments (previously “Raznick Mixed Use”) involved rezoning a 1.92-acre Commercial Office (CO) site to Commercial Mixed Use (CMU) to allow for replacement of an existing 2-story office building with 42 residential units (age restricted for residents 55 years old or greater), surface level parking and indoor/outdoor common space.

Vacant Single-Family Residential Sites

Approximately 112 vacant acres remain for single-family residential use. Although the majority of this acreage is in the Hillside/ Mountainous (HM) district, only a relatively few number of units can be developed in HM areas due to severe physical constraints, lack of roads and sanitary sewers, and safety issues. Other vacant single-family land is limited to areas designated Rural Residential (RR), also subject to significant development constraints related to topography and access. Less than five acres of vacant, unconstrained Residential Single-Family (RS) land remains in Calabasas, supporting densities up to 6 units/acre. In total, approximately 44 new single-family housing units can be developed on sites that have not already received land use entitlements.

Multi-family Residential and Mixed-Use Opportunity Sites

The Calabasas 2030 General Plan designated approximately 190 acres for residential/commercial mixed use. As part of the 6th cycle Housing Element, a land use survey was conducted in these areas. Twelve sites (shown on Figure B-15) totaling approximately 84 acres of Multi-Family Residential (RM) and Commercial Mixed-Use (CMU) designated parcels met the City’s sites criteria and were identified as suitable for development within the 2021-2029 planning period. These include a balance of CMU sites in the East Village, West Village, and Las Virgenes/Mureau Road areas, as well as three RM sites, and one CMU site in Craftsman Corner to be annexed into the City.

Affordable Housing Overlay Sites

In order to increase the production of affordable housing beyond that currently being provided under the City’s inclusionary ordinance, the City intends to adopt an Affordable Housing Overlay (AHO) zone in conjunction with the 6th cycle Housing Element. The overlay would layer on top of the base zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop to a greater intensity in exchange for providing a given percentage of affordable units. The City has identified eight sites for designation with an Affordable Housing Overlay: seven with a mixed-use base zone, and one with a base zone of RM-16. The Overlay would allow for 20 - 40 units/acre on designated sites in exchange for inclusion of the following affordable units: rental projects: 25% lower income units (min. ¼ very low); and ownership projects: 25% moderate income units. In addition, the Housing Overlay will include an option for affordable senior housing, allowing for densities of 20 - 50 units per acre for projects with 100% lower income units.

Accessory Dwelling Units

Given Calabasas’ growing track record in producing ADUs, combined with the incentive of pre-approved construction plans and funding assistance, the sites inventory projects a minimum of

12 new ADUs to be produced annually, or 96 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

2. Analysis of Sites and AFFH Data

The following is a comparison of the proposed site locations with the data in this appendix. Overall, the site inventory helps to Affirmatively Further Fair Housing by expanding housing options for various income levels throughout the city. In addition, residential mixed use sites that incorporate a commercial component will bring additional job opportunities to the community.

Segregation and Integration:

- Twelve sites (shown on Figure B-15) totaling approximately 84 acres of Multi-Family Residential (RM) and Commercial Mixed-Use (CMU) designated parcels are included in the sites inventory. These include a balance of CMU sites in the East Village, West Village, and Las Virgenes/Mureau Road areas, as well as three RM sites, and one CMU site in Craftsman Corner to be annexed into the City. Of these twelve sites, the City has identified eight for designation with an Affordable Housing Overlay. The Overlay would allow for 20 - 40 units/acre on designated sites in exchange for inclusion of the following affordable units: rental projects: 25% lower income units (min. $\frac{1}{4}$ very low); and ownership projects: 25% moderate income units. These sites are for higher density development and include housing for a variety of income levels, fostering mobility of households throughout the City.
- The sites inventory offers a variety of affordable housing opportunities throughout the high resource areas in the community where development is not constrained by topographical or other environmental constraints.
- The project with entitlements (Canyon Creek Apartments) is a seniors-only project which will have handicapped accessible units, which is important as the population in Calabasas continues to age.

Racially or Ethnically Concentrated Areas of Influence:

- Accessory dwelling units provide opportunities to integrate affordable units in areas of the city that have development constraints due to topography, wildfire zones and other environmental constraints.
- As described earlier in this appendix, while the overall median income in Calabasas is higher than the County, the median income among whites is lower than the Calabasas population as a whole. The group with the highest median income in the city is the Asian population (\$183,167). However, the Hispanic population in Calabasas had a median income of \$72,917. The sites inventory will allow for affordable housing options for residents who fall below citywide median income figures.

Access to Opportunity:

- The City's Inclusionary Housing Ordinance and new Affordable Housing Overlay will foster mixed income housing throughout Calabasas' high resource census tracts.

- The mixed-use opportunity sites will provide economic opportunities for Calabasas residents, including in Census Tract 8002.04. This tract had a lower labor market rating on the HUD AFFH Data Tool compared to many other areas of the City.
- The Affordable Housing Overlay provides an opportunity for development without the requirement for a General Plan amendment or zone change, thereby removing governmental constraints.

Disproportionate Housing Needs and Displacement Risk:

- Three of the opportunity sites (#6, 8 and 9) are located in Census Tract 8003.29, which has the largest percentage of low and moderate income residents and was also considered “at risk of becoming exclusive” on the Urban Displacement Project maps. Two of these sites will have the affordable housing overlay, incentivizing units for very-low and low-income households.
- The sites inventory are located in Calabasas Census Tracts that have a quarter to a half of low to moderate income households (see Figure B-11)

PART 4. IDENTIFICATION OF CONTRIBUTING FACTORS

Through the analysis in this appendix, several items have been identified as contributing factors to fair housing in Calabasas.

Fair Housing Outreach to Lower Income and Disabled Residents (Housing Mobility)

Per the landlord and tenant statistics presented in Part 1, extremely low income households and disabled residents appear to face housing issues at a greater rate than others in the City. While the City has less than ten percent of its population living under the poverty level, extremely low income residents made up 67 percent of the fair housing inquiries. And while the disabled population in Calabasas comprises eight percent of residents, persons with disabilities comprise 16 percent of fair housing inquiries in the City. It should be noted that Census Tract 8002.04 has a higher percentage of disabled residents (12%) than the City overall.

Contributing Factors:

- Lower income and disabled residents have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall.
- Outreach is needed in a variety of formats
- Additional resources need to be made available to the public

Affordable housing throughout Calabasas to promote housing mobility (Place Based Strategies, New opportunities)

The Housing Element sites inventory includes 12 sites zoned Multi-Family Residential (RM) and Commercial Mixed-Use (CMU) with densities appropriate to accommodate affordable housing. In order to incentivize the provision of a greater number of affordable units than under the City's Inclusionary Housing Ordinance, 8 of these sites are designated with a new Affordable Housing Overlay. ADUs will continue to allow the integration of lower cost units in portions of the City where multi-family development is precluded due to topographical constraints. And the City's inclusionary housing ordinance will continue to foster mixed income housing throughout Calabasas high resource census tracts.

Contributing Factors:

- Location and type of affordable housing
- Community concern about housing densities

Protect Existing Residents from Displacement (Displacement/Housing Mobility)

Median rents in Calabasas exceed levels affordable to very low, low and moderate income households. Housing overpayment is an issue for Calabasas residents, particularly for low-income households. All renter households earning less than \$20,000 in Calabasas face severe overpayment and all renter households earning less than \$50,000 face either overpayment or severe overpayment.

Contributing Factors:

- High levels of overpayment
- High rents
- Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive (as shown on the Displacement Map).

PART 5. GOALS AND ACTIONS

The biggest fair housing issues facing Calabasas are: 1) fair housing outreach to lower income and disabled Calabasas residents; 2) affordable housing throughout Calabasas to promote housing mobility; and 3) protecting existing residents from displacement. Table B-6 connects fair housing issues with the corresponding contributing factors and the meaningful actions Calabasas will take to address them.

Table B-6: Calabasas Fair Housing Issues and Meaningful Actions

Fair Housing Issue	Contributing Factors	Priority Level	Action
A. Fair Housing Outreach to Lower Income and Disabled Calabasas Residents <i>(Housing Mobility)</i>	<ol style="list-style-type: none"> 1. Lower income and disabled residents have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall. 2. Outreach needed in a variety of formats 3. Additional resources to be made available to the public 	Medium	<ul style="list-style-type: none"> • Continue the Fair Housing Program, including directing inquiries to the Housing Rights Center (HE Program 19). • Continue to enforce fair housing laws and to ensure housing opportunities for all races, gender identities and socioeconomic classes (LU Element Policy 21). • At least twice during this Housing Element Cycle (2023 and 2026) work with the HRC to contact landlords of affordable multifamily complexes and the mobile home park and provide fair housing information and assistance. Focused effort should be made in Census Tract 8002.04. • In 2023 and 2026, conduct a fair housing information session for the City Council including discussion of ways the City can help to further fair housing resources in the City. • By the end of 2022, have fair housing information posted on non-traditional media, such as Instagram and Facebook.

Community Development Dept

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p>B. Affordable housing throughout Calabasas to promote housing mobility <i>(Place Based Strategies, New Opportunities)</i></p>	<ol style="list-style-type: none"> 1. Location and type of affordable housing 2. Community concerns about housing densities 	<p>High</p>	<ul style="list-style-type: none"> • Support dispersion of affordable units throughout the City to include a variety of choice for all income levels (HE Programs 8,9,11) • Utilize the location data provided in this AFFH to focus affordable housing opportunities for special needs populations, including seniors and the disabled. • Continue to support affordable housing development through the City's Ordinances and programs (HE Programs 9, 12, 13, 14, 16,18) • Initiate a marketing program for homeowners on the benefits of ADUs and the availability of funds to support development (2022). Create an ADU Design Workbook and pre-approvable construction plans in 2023 (HE Programs 10a,10b) • Develop an information campaign, using data and graphics from the HE process, to demonstrate to residents what affordable housing means and who it benefits, and utilize during the project review/permit process for projects with affordable units (2023). • Pending passage of SB 9, the Calabasas City Council will consider adoption of an ordinance allowing duplexes to be constructed in single-family zones. <p><i>Community Development Dept</i></p>

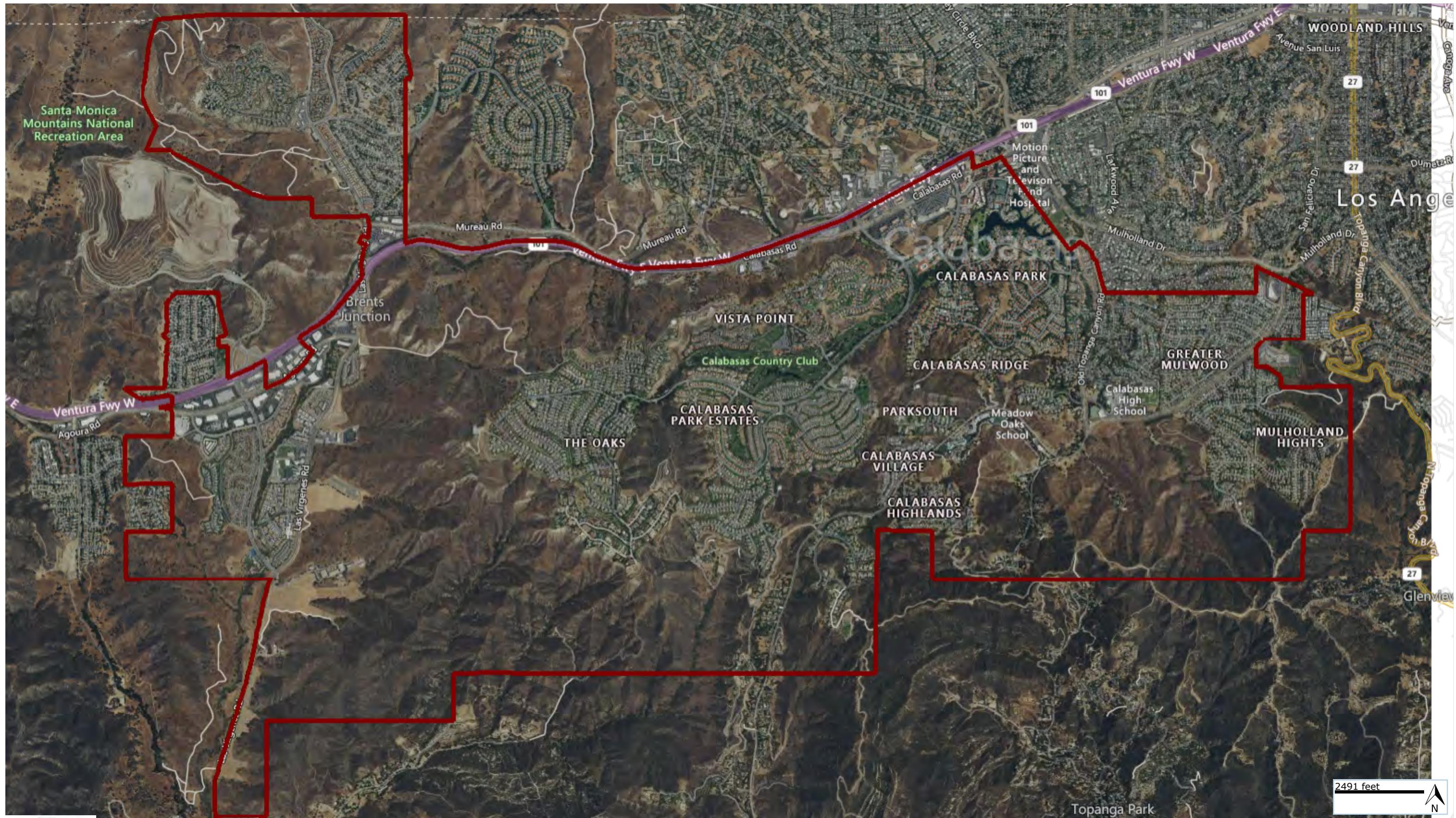
Fair Housing Issue	Contributing Factors	Priority Level	Action
C. Protect Existing Residents from Displacement (<i>Displacement/Housing Mobility</i>)	<ol style="list-style-type: none"> 1. High levels of overpayment 2. High rents 3. Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive (as shown on the Displacement Map). 	High	<ul style="list-style-type: none"> • Utilize the maps in this AFFH regarding displacement risk and low/mod income areas to focus promotion of the existing Rental Assistance Program (HE Program 3) and the Rental Registration Program (HE Program 4). • Adopt incentives for development of senior housing in the AHO (2021), commit Housing Trust Funds and issue an RFP for affordable senior housing on one of the AHO sites (2023), thereby allowing senior residents to remain in Calabasas (HE Program 14). • Provide information on the City's website and non-traditional media regarding services being provided by the San Fernando Valley Community Mental Health Center, particularly regarding interim and permanent housing resources (through September 2022). <p><i>Community Development Dept</i></p>

APPENDIX C3

RESIDENTIAL SITES INVENTORY

Housing Element Sites Inventory

Site ID	Site Name	Parcel ID	Assessor Parcel No.	Address	Existing Use	General Plan	Zone	Lot Size (Acre)	Lot Size (Sq. Ft.)	Existing Dwelling Units	Existing Building (Sq. Ft.)	Year Built	Existing Floor Area Ratio (FAR)	Permitted FAR	Permitted Density per Acre	Density With Affordable Housing Overlay	Dwelling Unit Potential	Above Moderate	Moderate	VL/L	Ownership	Comments	
1	Raznick	1	2068005012	23480 Park Sorrento	Office	MU .95	CMU.95	1.32	57,620	0	15,360	1973	0.3	0.95	20	N/A	42	37		5	Raznick	Entitled project (Raznick Mixed Use). Post 1/2021 occupancy..	
		2	2068005011	23480 Park Sorrento	Office	MU .95	CMU.95	0.61	26,406	0				0.95	20	N/A			42	37	5	Raznick	
									57,620	0	15,360		0.3										
2	Rancho Pet Kennel	3	2052013036	27201 Canwood Street	Kennel	RM-F (12)	RM (12)	6.84	297,754	1	777	1956	0.0		12	N/A	60	54	6		H P Properties	Rancho Pet Kennel	
									297,754	1	777		0.0					60	54	6			
3	Cruzan Parking Lot	4	2068003034	Civic Center Way	Parking Lot	MU .95	CMU .95	1.96	85,428	0	0			0.95	20-24	40	78	58		20	Cruzan	Community Development Forum Conducted	
									85,428	0	0							78	58				
4	Old Town Vacant Site	5	2068002023	25600 Calabasas Rd	Vacant Land	MU 1.0	CMU 1.0	0.96	41,741	0	0			1.00	20-24	50	48			48	Degidio Brothers III LLC	Old Town	
									41,741	0	0							48		48			
5	Las Virgenes Shopping Center	6	2052005034	5657 Las Virgenes Rd	Shopping Center	MU .60	CMU.60	0.66	28,699	0	12,138	1965	0.4	0.60	20-24	40	26	19		7	Sandra P Kramer		
		7	2052005035	5657 Las Virgenes Rd	Center Parking Lot	MU .60	CMU.60	0.24	10,625	0	0			0.60	20-24	40	10	8		2	Sandra P Kramer		
									39,324	0	12,138		0.4					36	27	9			
6	Church	8	2064003141	4235 Las Virgenes Rd	Church	RM-F (16)	RM(16)	2.47	107,497	0	8,052	1963/1991	0.1		16	40	99	50		49	Calabasas Presbyterian Chruch	Church Use. 3 temporary modular buildings (1991) and 400 sf shed (1963)	
									107,497	0	8,052		0.1					99	50	49			
7	Downtown Offices	9	2068002029	23945 Calabasas Rd	Office	MU .95	CMU.95	1.34	58,265	0	53,175	1986	0.9	0.95	20-24	40	54	41	13		23945 Calabasas Road Associates LLC		
									58,265	0	53,175		0.9					54	41	13			
8	Avalon Apartments	10	2063034037	3848 Lupine	Apartments	RM-F (16)	RM(16)	17	727,660	300	294,536	1988	0.4		20-24	N/A	68	61	5	2		Avalon	
		11	2063034038	3909 Ceanothus Pl	Apartments	RM-F (16)	RM(16)	14	599,924	300	210,268	1988	0.4		20-24	N/A	3	3					
9	Agoura Road Offices								727,660	300	294,536							71	64	5	2		
		12	2064020007	26540 Agoura Rd	Office	MU .60	CMU.60	1.30	56,737	0	30,444	1985	0.5	0.60	20-24	40	52	39	13		La Cienega Jefferson LLC		
		13	2064020023	26520 Agoura Rd	Office	MU .60	CMU .60	1.47	64,108	0	14,414	1985	0.2	0.60	20-24	40	59	44	15		CT Calabasas LLC		
10	Mureau Office	14	2052043015	26050 Mureau Rd	Office	MU .60	CMU.60	1.59	69,222	0	47,184	1997	0.7	0.60	20-24	40	64	48	16		Crusader Insurance Company		
									69,222	0	47,184		0.7					64	48	16			
11	Commons Shopping Center	15	2068003020	4799 Commons Way	Shopping Center	MU .95	CMU.95	1.65	71899	0	16,111	1998	0.2	0.95	20-24	40	13	10		3	Caruso		
		16	2068003023	4776 Commons Way	Shopping Center	MU .95	CMU .95	1.07	46,789	0	11,779	1998	0.3	0.95	20-24	40	9	7		2	Caruso		
		17	2068003021	4719 Commons Way	Shopping Center	MU .95	CMU .95	11.57	503,902	0	106712	1998	0.2	0.95	20-24	40	93	70		23	Caruso		
		18	2068003022	4710 Commons Way	Shopping Center	MU .95	CMU .95	9.23	402,044	0	78707	1998	0.2	0.95	20-24	40	74	55		19	Caruso		
		19	2068003028	N/A	Shopping Center	MU .95	CMU .95	0.10	4,306	0	0	1998	0.0	0.95	20-24	40	1	1		0	Caruso		
		20	2068003024	4798 Commons Way	Shopping Center	MU .95	CMU .95	1.37	59,821	0	7,298	1998	0.1	0.95	20-24	40	11	8		3	Caruso		
12	Craftsman Corner								1,088,761	0	220,607		1.0					202	152	50			
		21	2049021053	5034 Parkway Calabasas	Commercial	MU .95	CMU .95	4.86	211,494	0	32,823	1926	0.16	0.95	20-24	N/A	97	87		10	Calabasas CCRC	Property owners have asked about Mixed Use	
		22	2049022040	N/A	Vacant	MU .95	CMU .95	3.83	166,834	0	0	N/A	N/A	0.95	20-24	N/A	77	69		8	Trojan Storage Calabasas		
		23	2049019028	5124 Douglas Fir	Commercial	MU .95	CMU .95	1.12	48,879	0	3,100	1967	0.06	0.95	20-24	N/A	22	20		2	Gayle Clancey		
									427,207	0	35,923		0.2					196	176	20			
															Accessory Dwelling Units	96	32	6	58				
															TOTALS:	1157	822	74	261				
															RHNA	354	81	70	203				
															RHNA w/ 20% BUFFER	425	97	84	244				



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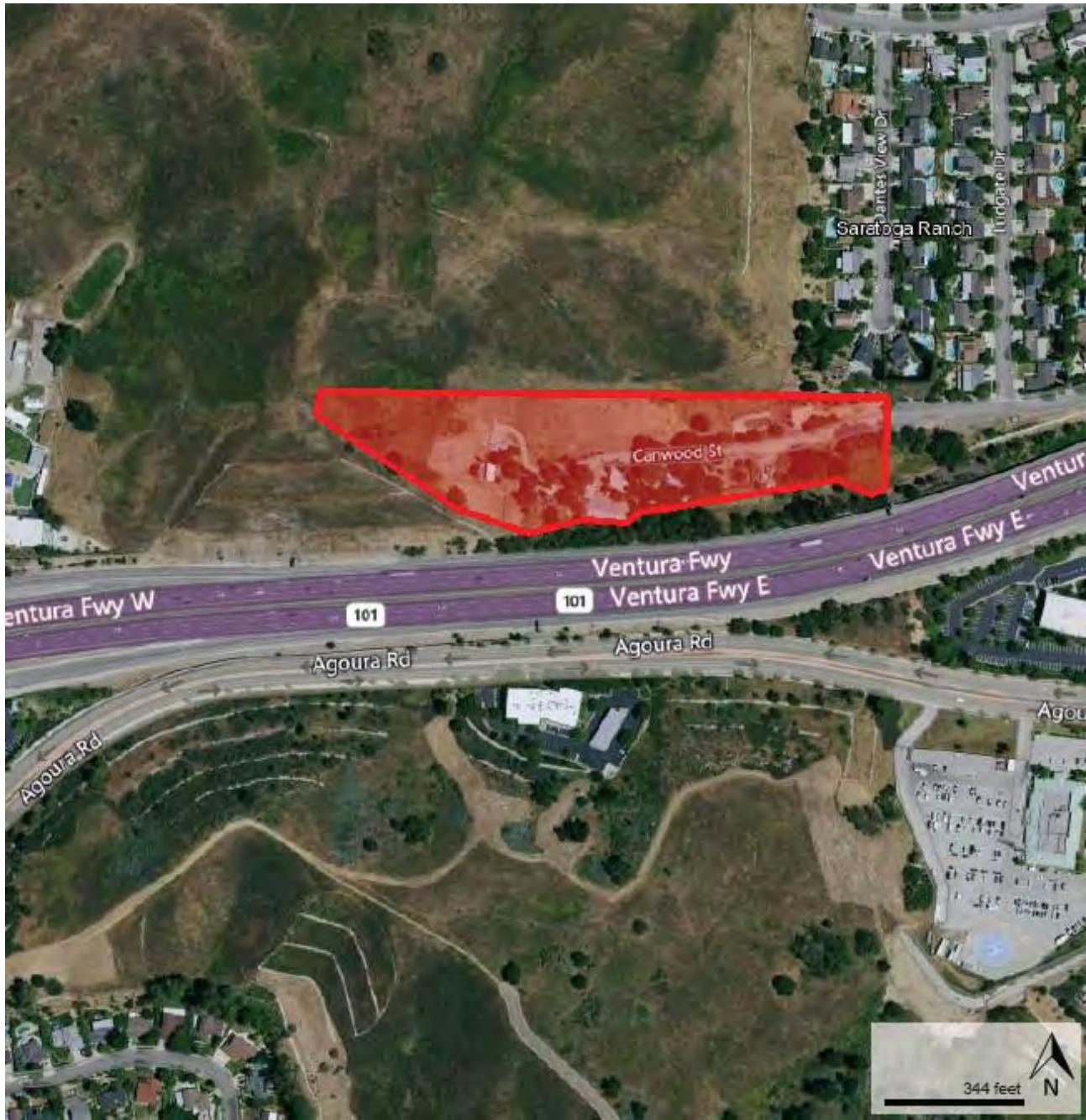
Site 1 – Raznick – 23480 Park Sorrento



Site Acreage: 1.93 acres
Current Zoning: CMU .95
Proposed Zoning: N/A
Net Unit Potential: 42

Description of Site and Factors Supporting Development:
This site involved rezoning from Commercial Office (CO) to Commercial Mixed Use (CMU) to allow for replacement of a two-story office building with a 42-unit multi-family senior residential project. The entitled project includes dedication of 5 units for very low-income qualified tenants. The project also includes a small, 1,590 square-foot commercial/retail building along Park Sorrento.

Site 2 – Rancho Pet Kennel – 27201 Canwood Street



Site Acreage: 6.84 acres
Current Zoning: RM (12)
Proposed Zoning: N/A
Net Unit Potential: 60

Description of Site and Factors Supporting Development:
Site 2 is a 6.8-acre site partially developed with the Rancho Pet Kennel. While the northern portion of the site is hilly, a sizable flat area of approximately 4 acres is readily buildable. The existing kennel facility consists of an 800 square foot main house over 60 years in age, and a series of peripheral structures which house the dogs and serve as storage. County Assessor records indicate the value of site improvements comprise just one percent of the property's total assessed value. The property owners have been in recent discussions with the City about residential development on the site.

Site 3 – Cruzan Parking Lot – Civic Center Way



Site Acreage: 1.96 acres

Current Zoning: CMU .95

Proposed Zoning: N/A

Net Unit Potential: 78

Description of Site and Factors Supporting Development:

Site 3 is a 1.96-acre parcel adjacent to Calabasas City Hall and currently improved as a private surface parking lot. The parking lot provides overflow parking spaces for City Hall employees, Senior Center visitors, and employees in the office buildings across the street. The site is located in the heart of the City's downtown and, with the lone improvement being a parking lot, it would require very minor demolition and development preparation. The property owner is very interested in developing the site with housing.

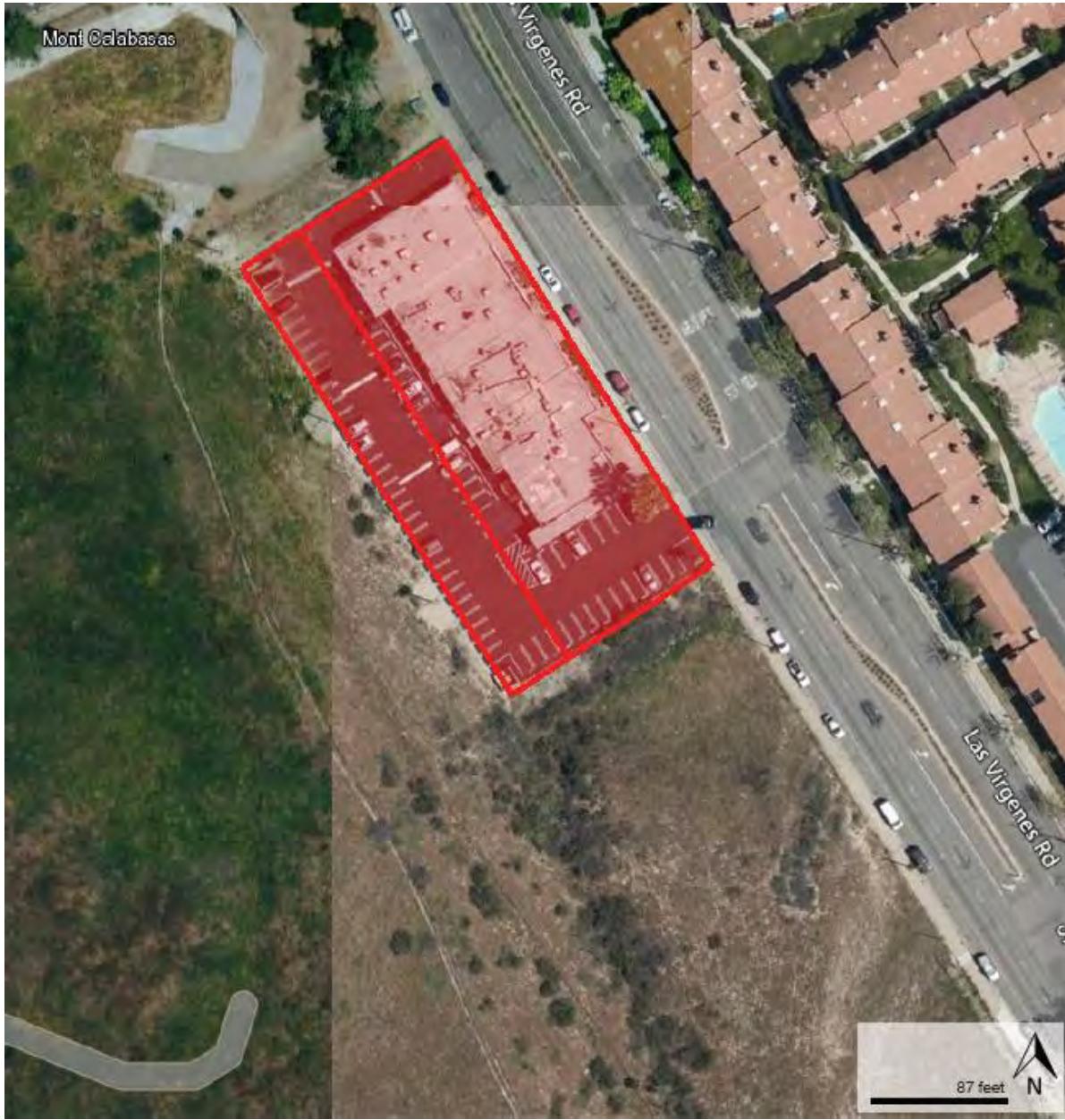
Site 4 – Old Town – Calabasas Road



Site Acreage: .96 acres
Current Zoning: CMU 1.0
Proposed Zoning: N/A
Net Unit Potential: 48

Description of Site and Factors Supporting Development:
Site 4 is a vacant, one-acre parcel located on the north side of Calabasas Road on the eastern edge of Old Town Calabasas. The site is flat and well situated to infill development, located less than 1/4 mile to transit and shopping, including a grocery store. The General Plan designates the site as Mixed Use 1.0, providing residential densities of 20 units per acre, as well as accommodating commercial uses at a combined intensity up to 1.0 FAR. The Mixed Use 1.0 designation requires residential uses to constitute a minimum 50% of the overall project floor area.

Site 5 – Las Virgenes Shopping Center – 5657 Las Virgenes Road



Site Acreage: .9 acres

Current Zoning: CMU .60

Proposed Zoning: N/A

Net Unit Potential: 36

Description of Site and Factors Supporting Development:

Site 5 is an underutilized commercial property comprised of two adjacent parcels under common ownership totaling 39,300 square-feet. The main parcel, abutting Las Virgenes Road, is 28,700 square-feet and is developed with a 12,100 square-foot commercial building (shopping center) and a portion of the associated parking lot. The second parcel is 10,625 square feet and houses the remainder of the parking lot for the shopping center. The existing building is currently occupied by a variety of commercial uses such as restaurants, a laundromat, a liquor store, etc. The building dates from 1965, is in poor physical condition, and fails to meet current building codes. Additionally, the current zoning designation of CMU permits a floor area ratio (FAR) of 0.6, compared to the existing developed FAR of just 0.4.

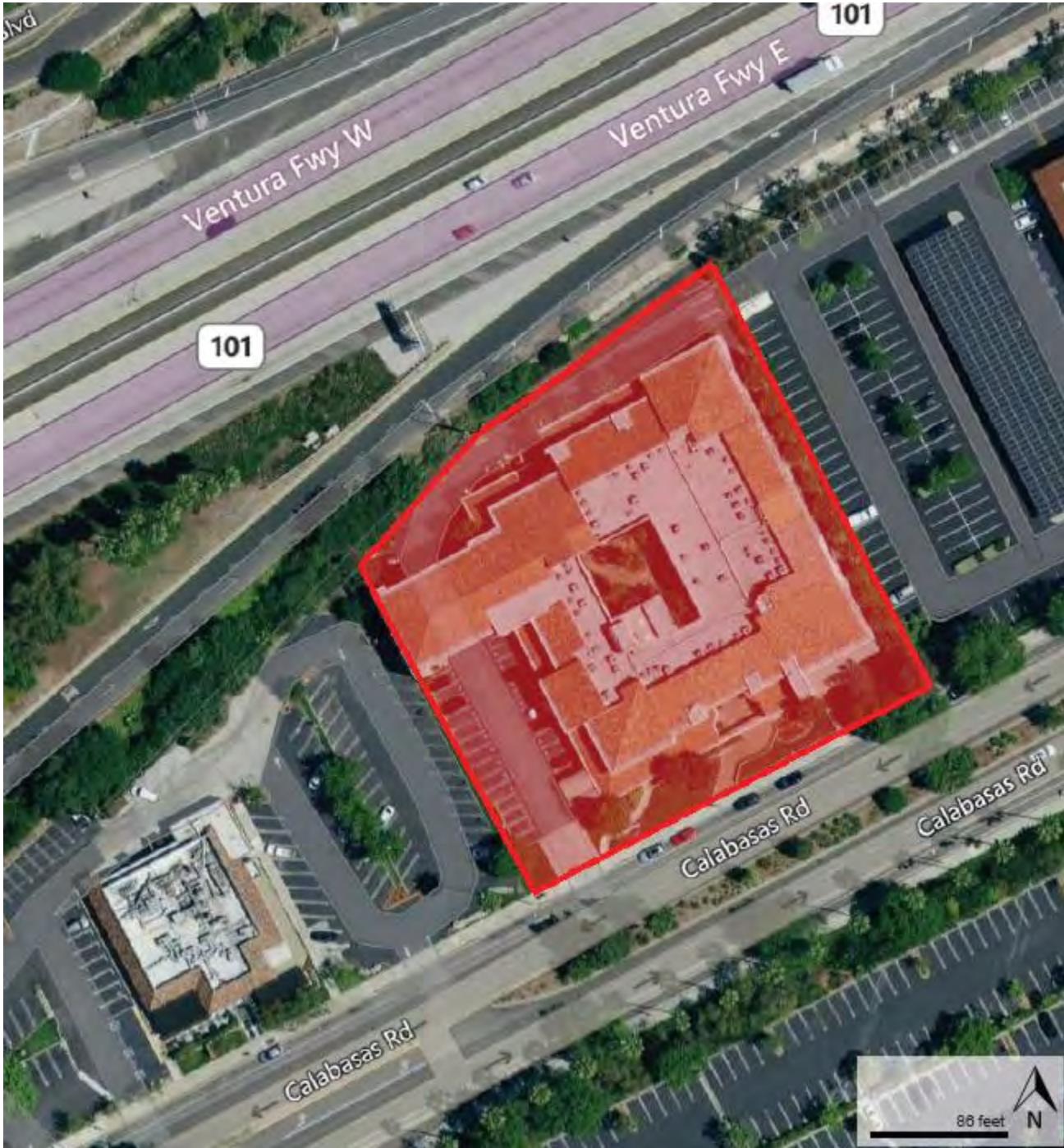
Site 6 – Church – 4235 Las Virgenes Road



Site Acreage: 2.47 acres
Current Zoning: RM (16)
Proposed Zoning: N/A
Net Unit Potential: 99

Description of Site and Factors Supporting Development:
Site 6 consists of a 2.5-acre parcel, with a little under one-acre developed with the Calabasas Presbyterian Church and parking lot. Located behind the church on approximately 1.6 acres are three prefabricated, temporary buildings dating from 1991 and totaling 7,650 square-feet, a 400 square-foot shed constructed in 1963, and a large undeveloped area. The site is zoned RM-16 and allows for a site coverage of 55%. With an existing FAR of 0.1 and site coverage of just 8.8%, this site is significantly underutilized. Additionally, the four structures are functionally obsolete and the City does not anticipate that the buildings have a much longer functional life span.

Site 7 – Downtown Office – 23945 Calabasas Road



Site Acreage: 1.34 acres
Current Zoning: CMU .95
Proposed Zoning: N/A
Net Unit Potential: 54

Description of Site and Factors Supporting Development:
Site 7 is developed with a 53,000 square-foot, two-story office building. The building is 35+ years in age, does not comply with current building codes and is considered substandard compared to other office buildings in the area. This site occupies the center portion of the East Village where the 2030 General Plan calls for redevelopment and intensification of existing uses to create more of a pedestrian-focused downtown. Planning staff has fielded inquiries from developers interested in redeveloping this and adjacent parcels consistent with the General Plan vision for the area.

Site 8 – Avalon Apartments – Lupine and Ceanothus Place



Site Acreage: 30.5 acres

Current Zoning: RM (16)

Proposed Zoning: N/A

Net Unit Potential: 71

Description of Site and Factors Supporting Development:

Site 8 is a 30.5-acre site developed with the 600-unit Avalon apartments. The complex is made up of 23 two-story residential buildings, surface level parking with covered (simple carports) and uncovered spaces. The parking lot represents underutilized areas of the site that can accommodate at least 71 new multi-family residential units in several three-story buildings. A three-story design would allow the development to replace surface level parking with tuck-under parking. The property owner has expressed strong and continued interest in development.

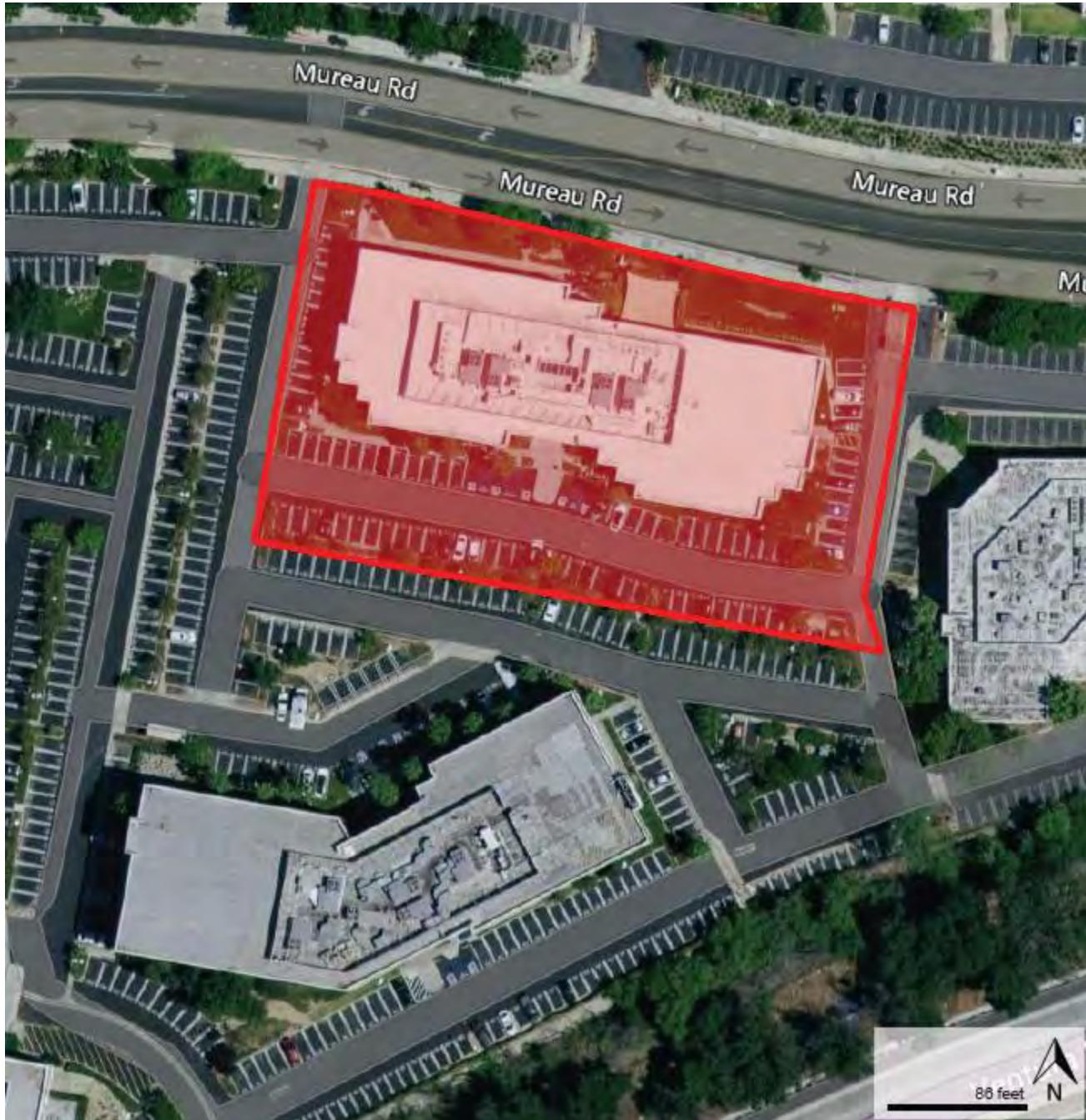
Site 9 – Agoura Rd Office – 26520 and 26540 Agoura Road



Site Acreage: 2.77 acres
Current Zoning: CMU .60
Proposed Zoning: N/A
Net Unit Potential: 111

Description of Site and Factors Supporting Development:
Site 9 consists of office buildings located at 25620 and 25640 Agoura Road. 26520 Agoura Road is developed with a 14,440 square-foot two-story office building and surface parking on a 1.47-acre lot. With an existing FAR of 0.22 the site is significantly underutilized. 26540 Agoura Road is developed with a 30,444 square-foot office building and surface parking on a 1.3-acre lot. The one and two-story office buildings were constructed in 1978 and do not meet current building codes or ADA access requirements. Both properties are located in the West Village area of the 2030 General Plan, in which the vision is to transition the corridor to a mix of office, retail, and residential uses that creates a village ambiance and strong “sense of place.”

Site 10 – Mureau Road Office – 26050 Mureau Road



Site Acreage: 1.59 acres
Current Zoning: CMU .60
Proposed Zoning: N/A
Net Unit Potential: 64

Description of Site and Factors Supporting Development:
Site 10 is a 1.59-acre site developed with a 47,184 square-foot office building and surface level parking. The site is surrounded by larger two- and three-story office buildings totaling more than 340,000 square feet of office space within a 500-foot radius. With vacancy rates for office buildings on the rise in 2021, the City anticipates that redevelopment of medium sized office buildings such as this is very likely.

Site 11 – Commons Shopping Center – Commons Way



Site Acreage: 25 acres
Current Zoning: CMU .95
Proposed Zoning: N/A
Net Unit Potential: 202

Description of Site and Factors Supporting Development:
Site 11 is a 25-acre property developed with the Commons Shopping Center. The 220,000 square-foot shopping center includes a mix of high-end retail, dining, entertainment, surface parking and public spaces, and with an FAR of just 0.20, has ample opportunity for residential infill. The property owner has met with the City to discuss their interest in accomplishing major updates and renovations to include new multi-family residential units. Furthermore, the Commons Shopping Center is the primary destination of the East Village area, and is identified in the 2030 General Plan for “infill” development with high potential for new residential units.

Site 12 – Craftsman Corner – North of the 101 Freeway



Site Acreage: 9.81 acres

Current Zoning: CMU .95

Proposed Zoning: N/A

Net Unit Potential: 196

Description of Site and Factors Supporting Development:

Site 12 consists of three individual properties within the Craftsman's Corner area of the unincorporated territory of Los Angeles County. The City has a completed application with the Los Angeles County Local Agency Formation Commission (LAFCO) to annex the Craftsman's Corner area into the City of Calabasas. Furthermore, in 2020 LAFCO approved an expanded Sphere of Influence (SOI) boundary for the City, so that the City's current SOI now encompasses all of the proposed annexation territory. In anticipation of a successful annexation, the City pre-zoned certain areas for mixed-use development. 5034 Parkway Calabasas is a 4.86-acre property developed with several outdated buildings that include a mix of office and fitness uses. With a low FAR of 0.16 and buildings constructed in 1926, this site has a high likelihood of redevelopment. APN 2049-022-040 is a 3.83-acre vacant parcel. The site is pre-zoned for mixed-use development and can accommodate up to 77 new residential units. 5124 Douglas Fir Road is a 1.12-acre property developed with a modular structure and unimproved surface parking. The modular structures were constructed in 1969 and are in poor shape. As a result, it is anticipated that this property will be redeveloped in the near future.

MULTI-FAMILY AND MIXED-USE AFFORDABLE HOUSING PROJECTS DEVELOPMENT STANDARDS

The site development limits below apply to multi-family housing projects and commercial mixed-use projects providing affordable housing units consistent with either the Inclusionary Housing requirements specified in CMC 17.22.020.A, or the Affordable Housing Overlay (AHO) zone, as articulated in CMC sections 17.18.060 and 17.22.025 for properties within the AHO zone and where the owner/developer elects to apply the AHO. For projects in either category, the standards herein supersede the corresponding standards for the respective underlying zoning district (reference Table 2-5 and Table 2-6).

	Zoning District(s)	Affordability Level	Min. % Affordable Units	Min. - Max. Allowable Density	Minimum Open Space		Max. Allowable F.A.R.	Max. Allowable Height	
					Common	Private			
Inclusionary Housing	RM	Very Low, or	5%	20 - 24 d.u./ac.	400 s.f. per unit%	75 s.f. per BR, up to 225 s.f.	1.10	35'	
	RM	Low, or	10%						
	RM	Moderate	15%						
	CMU	Very Low, or	5%	20 - 24 d.u./ac.	400 s.f. per unit%	75 s.f. per BR, up to 225 s.f.	1.10	35'	
	CMU	Low, or	10%						
	CMU	Moderate	15%						
Affordable Housing Overlay (AHO)	RM - AHO (Rental)	Very Low and Low	6.25% 18.75%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.4	50'	
	RM - AHO (Owner)	Moderate	25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.4	50'	
	RM - AHO (Senior)	Very Low and Low	50% 50%	20 - 50 d.u/ac	75 s.f. (combined average) per unit		1.4	50'	
	CMU - AHO (Rental)	Very Low and Low	6.25% 18.75%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.5	50'	
	CMU - AHO (Owner)	Moderate	25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.5	50'	
	CMU - AHO (Senior)	Very Low and Low	50% 50%	20 - 50 d.u/ac	75 s.f. (combined average) per unit		1.5	50'	

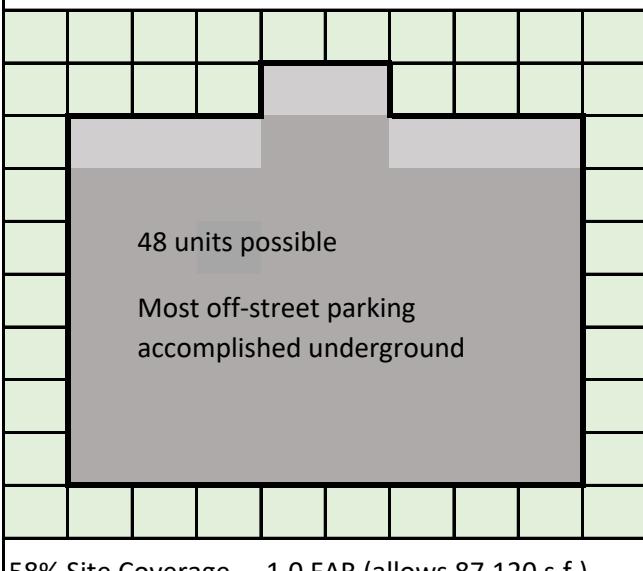
DEVELOPMENT SCENARIOS UNDER AHO DEVELOPMENT STANDARDS



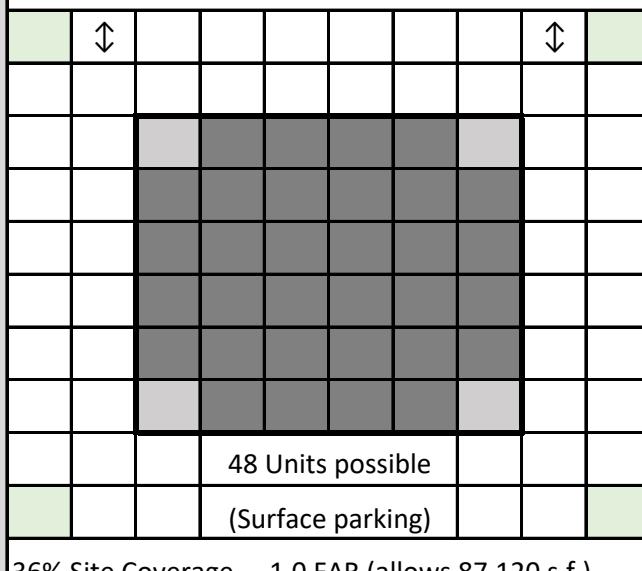
F. A. R. vs. SITE COVERAGE vs. HEIGHT on a Hypothetical 2-Acre Site

Each square represents approx. 871 s.f.; Assume 1,700 s.f./unit (gross)

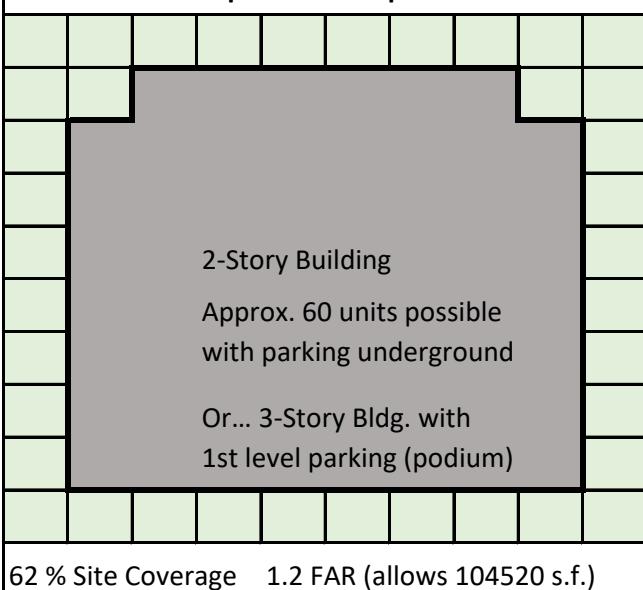
Example: 24 Units per Acre; 2-Story



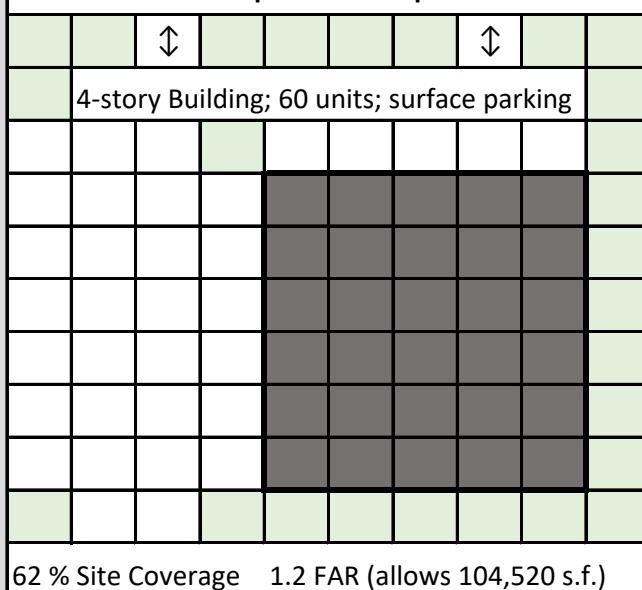
MF Example: 24 Units per Acre; 3-Story



Example: 30 Units per Acre



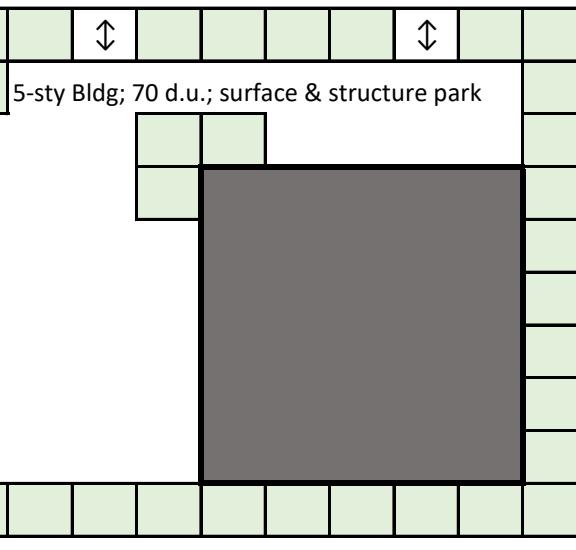
MF Example: 30 Units per Acre



F. A. R. vs. SITE COVERAGE vs. HEIGHT on a Hypothetical 2-Acre Site

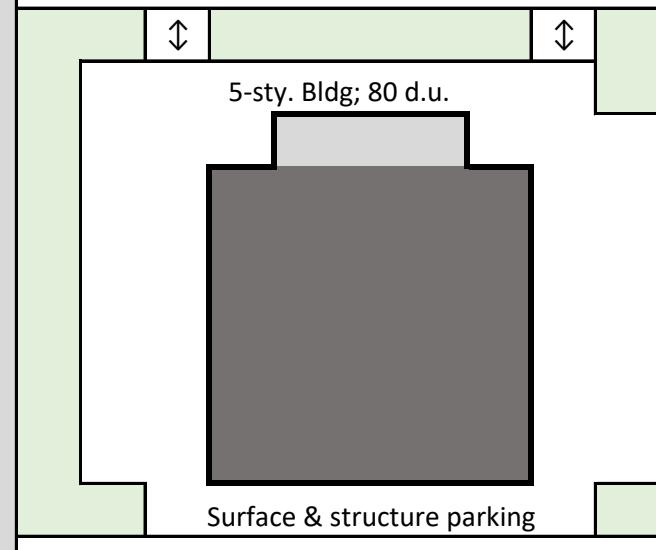
Each square represents approx. 871 s.f.; Assume 1,500 s.f./unit (gross)

MF Example: 35 Units per Acre



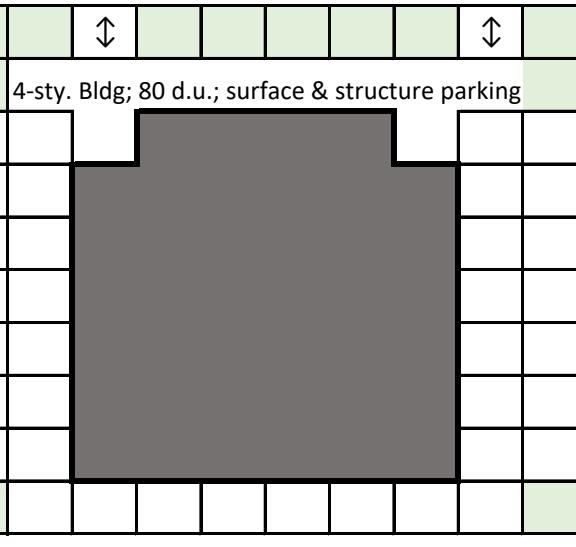
30 % Site Coverage 1.4 FAR (allows 122,000 s.f.)

MF Example: 40 Units per Acre



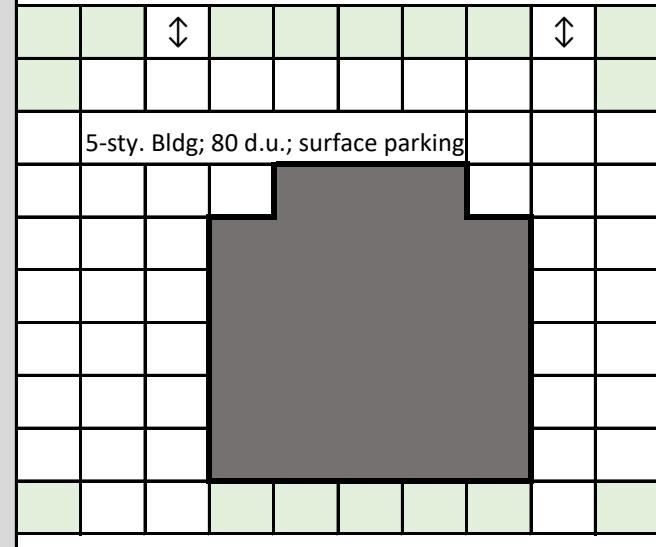
33 % Site Coverage 1.5 FAR (allows 130,680 s.f.)

MF Example: 40 Units per Acre



40 % Site Coverage 1.5 FAR (allows 130,680 s.f.)

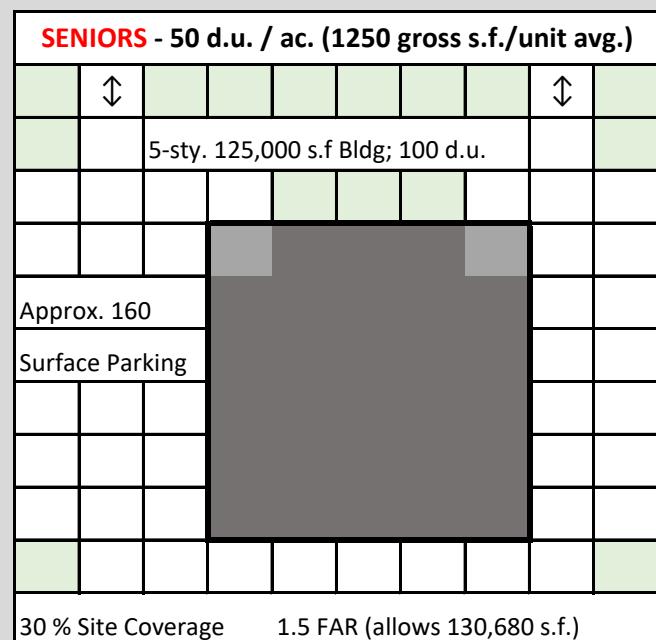
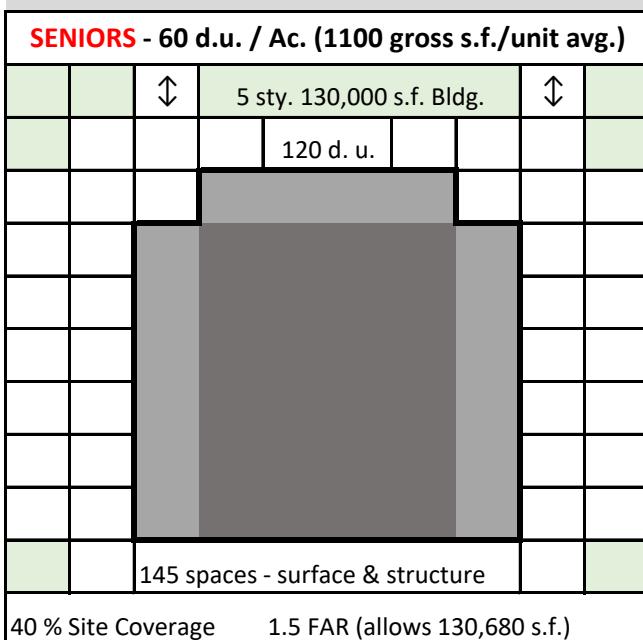
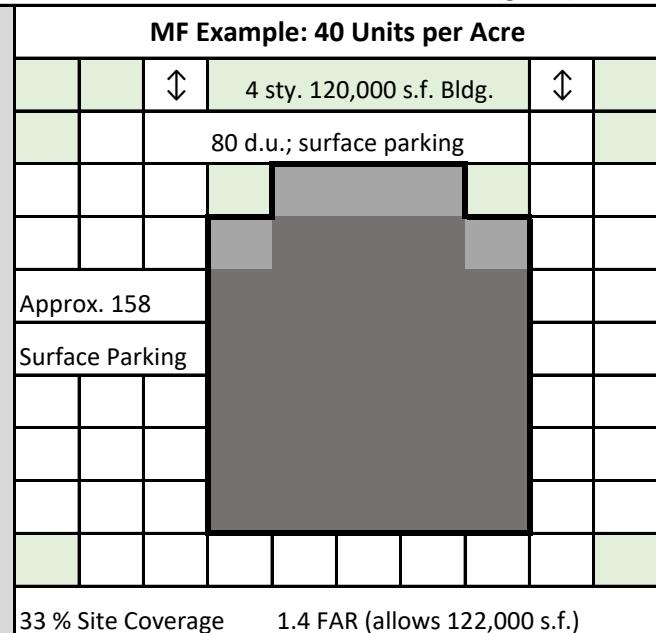
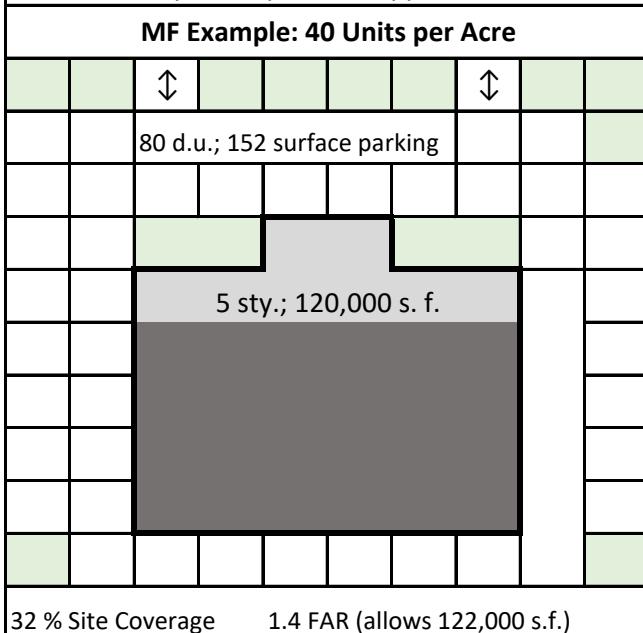
MF Example: 40 Units per Acre



27 % Site Coverage 1.4 FAR (allows 122,000 s.f.)

F. A. R. vs. SITE COVERAGE vs. HEIGHT on a Hypothetical 2-Acre Site

Each square represents approx. 871 s.f.; Assume 1,500 s.f./unit; senior units 1,250 s.f./unit (gross)



Recent Multi-family Projects in San Fernando Valley

Project	City	Year Built	Acreage	# Units	Built Density	Project Notes
The Q Variel	Woodland Hills	2020	3.19	245	77 du/ acre	
Clarendon Apartments	Woodland Hills	2020	4.30	335	78 du/ acre	26 Affordable Units
The DEL at Woodland Hills	Woodland Hills	2019	0.29	22	76 du/ acre	2 Affordable Units
The Jordan Heights	Canoga Park	2019	0.42	33	79 du/ acre	3 Affordable Units
Hanover Warner Center	Canoga Park	2020	2.86	395	138 du/ acre	
Vela on OX	Woodland Hills	2018	4.59	379	83 du/ acre	
Winnetka Senior Apartments	Winnetka	2016	1.51	95	63 du/ acre	100% Affordable Senior Project
Mira	Canoga Park	2020	1.13	174	154 du/ acre	
Essence	Woodland Hills	2021	3.03	274	90 du/ acre	
Vert	Canoga Park	2020	1.80	277	154 du/ acre	
21514 W. Saticoy St.	Canoga Park	2020	0.50	29	58 du/ acre	2 Affordable Units

Average Density = 95 units/acre

APPENDIX C4

AFFORDABLE HOUSING OVERLAY

FEASIBILITY ANALYSIS



June 28, 2021

Michael Klein, AICP, Senior Planner
Tom Bartlett, AICP, City Planner
City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

AFFORDABLE HOUSING OVERLAY FEASIBILITY ANALYSIS

Dear Mr. Klein and Mr. Bartlett,

Harris & Associates (“Harris”) was retained by Rincon Consultants, Inc. (“Rincon”) to analyze the feasibility of an Affordable Housing Overlay (“AHO”) in the City of Calabasas (“City”) as part of the Housing Element 6th Cycle Update. The AHO Feasibility Analysis (“Study”) estimates the feasibility of AHOs with various densities and affordability percentages in comparison to prototypical developments under current conditions in the City.

EXECUTIVE SUMMARY

Harris examined the development feasibility of five (5) AHOs scenarios (three rental, one senior rental, and one ownership) that assume various household characteristics, housing types, densities and affordability percentages. The feasibility is generally determined by a rate of return on a development project under the 5 scenarios identified in this Study that is greater than or equal to the rate of return on the Base Density Rental and Ownership Scenarios (i.e., prototypical rental and ownership development projects under current rents/sales prices as well as land, construction, financing, and other development costs). The general assumptions utilized and the results of the analysis are summarized in Tables 1 - 3.

Rental AHO Scenarios

Table 1 – AHO Rental Scenarios Feasibility Summary

	Base Density Rental Scenario	Market Rate Rental Scenario 1	Market Rate Rental Scenario 2	Market Rate Rental Scenario 3
Assumptions				
Target Population	None	None	None	None
Affordability Requirement	5%	25%	30%	25%
Income Levels	100% very low	50% very low 50% low	50% very low 50% low	25% very low 75% low
Density	24 du/ac	35 du/ac	40 du/ac	40 du/ac
Lot Size	2 acres	2 acres	2 acres	2 acres
Total Units	50	70	80	80
Very Low Income	2	9	12	5
Low	0	9	12	15
Market Rate	48	52	56	60
Feasibility Analysis				
Annual Effective Gross Income	\$1,426,810	\$1,892,988	\$2,091,239	\$2,183,661
Annual Operating Expenses	\$476,022	\$669,945	\$758,092	\$758,092
Net Operating Income (Income - Expenses)	\$950,789	\$1,223,043	\$1,333,147	\$1,425,569
Total Development Costs	\$21,470,255	\$28,764,493	\$32,080,055	\$32,080,055
Yield on Cost (NOI/Development Costs)	4.43%	4.25%	4.16%	4.44%

The results of the Study indicate that the only feasible AHO rental scenario is Market Rate Scenario 3 with a density at 40 units/acre and 25% of all units affordable to very low (1/4 of the affordable units) and low (3/4 of the affordable units) incomes. This is the only scenario that has a similar return as the Base Density Rental Scenario (current cost and income conditions in the City). More specifically, the Yield on Cost ratio is a measure of a development project's rate of return that compares the Net Operating Income of a project (income – expenses) with the total cost to develop the project.

Senior Rental AHO Scenarios

The Study evaluates the feasibility of an AHO encouraging the development of affordable units restricted to senior households. The Senior Rental AHO Scenario assumes a density of 50 dwelling units per acre for projects proposed with 100% of the units affordable to senior households. The Senior Rental AHO Scenario would require that 50% of the units be affordable to very low-income households and 50% to low income households. The yield on cost ratio under the Senior Rental AHO Scenario is approximately 1.79%.

Due to the low Yield on Cost under this scenario, Harris evaluated the projects feasibility utilizing various public funding sources. The most common funding source used to fund affordable housing development is the Low Income Housing Tax Credit ("LIHTC"), which is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. The LIHTC program features a 4 percent tax credit and a 9 percent tax credit, with 9 percent tax credit providing substantially more funding to the project. However, 9 percent tax credits are more competitive than 4 percent tax credits, and often require deeper level of affordability and/or additional local public subsidies to be awarded funding. **The results of the Study indicate that the project is not feasible utilizing 4 percent tax credits; however, the project is feasible if 9 percent tax credits are utilized with a \$1 million City subsidy as shown in Table 2.**

Table 2 – AHO Senior Rental Scenario Feasibility Analysis

	4% Tax Credit Funding	9% Tax Credit Funding
Sources		
Low-Income Housing Tax Credit Equity	\$ 14,012,004	\$ 34,356,561
Permanent Loan	11,360,898	4,489,292
City Subsidy	-	1,000,000
Total Sources	\$ 25,372,902	\$ 38,845,853
Uses		
Land & Acquisition	\$ 4,233,333	\$ 4,233,333
Development Costs	34,477,847	34,477,847
Total Uses	\$ 38,711,180	\$ 38,711,180
Feasibility Gap (Sources - Uses)	\$ (13,338,278)	\$ 134,673

Ownership AHO Scenarios

Table 3 – AHO Ownership Scenario Feasibility Summary

	Base Density Ownership Scenario	Ownership AHO Scenario
Assumptions		
<i>Target Population</i>	<i>None</i>	<i>None</i>
<i>Affordability Requirement</i>	<i>20%</i>	<i>25%</i>
<i>Income Levels</i>	<i>Moderate</i>	<i>Moderate</i>
<i>Density</i>	<i>23 du/ac</i>	<i>40 du/ac</i>
<i>Lot Size</i>	<i>2 acres</i>	<i>2 acres</i>
<i>Total Units</i>	<i>46</i>	<i>80</i>
<i>Moderate Income</i>	<i>9</i>	<i>20</i>
<i>Market Rate</i>	<i>37</i>	<i>60</i>
Feasibility Analysis		
Total Sale Proceeds	\$42,084,250	\$71,487,500
Sale Proceeds from Moderate Units	\$5,284,250	\$11,487,500
Sale Proceeds from Market Units	\$36,800,000	\$60,000,000
Total Development Cost	\$32,298,875	\$54,119,920
Developer Profit (Sale Proceeds - Development Cost)	\$9,785,375	\$17,367,580
Return on Cost (Profit / Development Cost)	30.30%	32.09%

The results of the Study indicate that the Ownership AHO scenario (as shown in Table 3) is feasible - the Return on Cost ratio is 2% higher for the Ownership AHO Scenario than under the Base Density Ownership Scenario, and a developer would net 77% more profit under the Ownership AHO Scenario. More specifically, the Return on Cost ratio is a measure of a projects rate of return that compares the developer profit (sale proceeds – development costs) with the total cost to develop the project.

The methodology, assumptions, and details regarding the individual rental and ownership scenarios are presented in the following pages of this Study.

METHODOLOGY AND ASSUMPTIONS

The Study provides feasibility analyses for a total of five (5) AHO scenarios - four rental scenarios and one (1) ownership scenario. The assumptions for all scenarios are outlined below.

Scenarios

RENTAL

- Base Density Rental Scenario – assumes a density of 24 dwelling units per acre with a 5% affordability requirement in the very low-income category.
- Senior Rental AHO Scenario – assumes a density of 50 dwelling units per acre with a 100% affordability requirement (50% very low, 50% low). All units under this scenario are assumed to be reserved for senior households.
- Market Rate Rental Scenario 1 - assumes a density of 35 dwelling units per acre with a 25% affordability requirement (50% very low, 50% low).
- Market Rate Rental Scenario 2 - assumes a density of 40 dwelling units per acre with a 30% affordability requirement (50% very low, 50% low).
- Market Rate Rental Scenario 3 - assumes a density of 40 dwelling units per acre with a 25% affordability requirement (25% very low, 75% low). Ownership Scenarios

- Base Density Ownership Scenario - assumes a density of 23 dwelling units per acre with a 20% affordability requirement in the moderate-income category.
- Ownership AHO Scenario - density = 40 dwelling units per acre with an affordability requirement of 20% moderate income.

Development Feasibility

In order for development to occur, a project must demonstrate “financial feasibility,” which generally means that the revenues generated by a development must exceed the costs and provide a minimum return on investment. The development feasibility of various AHO scenarios is calculated in this Study to estimate the rate of return a developer can expect on a typical multifamily project under each AHO scenario (that includes some percentage of affordable units) compared to what is allowed under current zoning.

Harris created model proformas in order to determine the rate of return for a typical project under various AHO scenarios as well as under existing conditions (i.e., Base Density scenarios). Pro forma analyses, which is essentially a financial accounting of all expected revenues and development costs associated with a development project, tests financial feasibility. Project revenues include home sales prices, apartment rents or any other revenue that is expected to be generated by the development. Development costs typically include the cost of land, direct or “hard” costs such as materials and labor associated with the physical construction, and indirect or “soft” costs, which include professional services, taxes, insurance, financing costs, and municipal fees. Based on these revenues and costs, the pro forma will calculate a rate of return or return on investment that provides a benchmark for project profitability.

Harris calculated the estimated rate of return for each scenario using the following measures:

- **Rental Projects** – For multifamily rental projects, Harris used a yield on cost measure. Yield on cost is calculated by dividing a project expected net operating income at stabilization by the total cost to develop the project. Net operating income is calculated as revenue less operating expenses.
- **Ownership Projects** – For multifamily ownership projects, Harris used a return on cost measure. Return on cost is calculated by dividing the developer profit by the total cost to develop a project. Developer profit is calculated by subtracting sale proceeds by the total cost to develop the project.

Development Costs

Each proforma includes various assumptions to determine total development costs including land value, construction costs, indirect costs and financing. The sources and methodology used for these assumptions are outlined below.

LAND VALUE

Land and acquisition represent a large portion of total development costs, especially given the high cost of land in the City. According to the City’s 2021-2029 Housing Element Background Report from January 2021, there were two sites that recently sold in the City that allow residential use, a 4.5-acre mixed-use site that sold for \$15 million and a 21-acre multifamily site with 5 flat, buildable acres that sold for \$4.5 million. The average sale price for these two properties was \$2.1 million per buildable acre. Harris assumed projects would be developed on a vacant 2-acre site under all scenarios, which results in a total land and acquisition cost of \$4.2 million.

CONSTRUCTION COSTS

Harris used Marshall & Swift Valuation Service (“Marshall & Swift”), a CoreLogic product, to estimate the total construction costs for each project. These costs include materials, labor, taxes and contractors’ overhead. Marshall & Swift provides costs on a price per square foot basis for each building type. Harris assumed the building type for multifamily rental projects would be apartments while multifamily ownership projects would be town houses under the lower density base scenario and luxury apartments for the higher density AHO scenario based on the recent developments in the City. Table 4 below shows the price per square foot to develop each building type.

Table 4 – Construction Cost Per Unit

Development Type	Cost per sq.ft.
Rental - Multifamily (20 - 40 du/ac)	\$176
Ownership - Town Houses (20 du/ac)	\$178
Ownership - Multifamily (40 du/ac)	\$264

Sources: Marshall & Swift Valuation Service

The total building size for each scenario was calculated by multiplying the average unit size for each building type by the total number of units. Harris used nearby apartments built between 2018 and 2020 to determine the average unit size for rental and luxury ownership apartments, while the average unit size in the Paxton development located in the City was used to determine the average unit size for town houses. The average unit size for each building type is shown in Table 5.

Table 5 – Average Unit Size

Development Type	Unit Size (sq.ft.)
Rental - Multifamily (20 - 40 du/ac)	861
Ownership - Town Houses (20 du/ac)	1,587
Ownership - Multifamily (40 du/ac)	1,115

Sources: CoStar, Zillow

The construction costs included in the Study also include cost associated with the development of parking. Harris assumed that all scenarios would include parking structures given the high densities. According to Marshall & Swift, the cost to develop a parking structure is approximately \$42,000 per space. Harris assumed one space per unit for all scenarios.

Marshall & Swift also provides current and local cost multipliers to bring costs up to date and account for any differences in cost by area. They are applied by multiplying the total construction costs by the corresponding multiplier by building type or region. The following multipliers were applied in the Study:

- Residential Buildings:
 - Current Cost Multiplier: 1.07
 - Local Cost Multiplier: 1.2
- Parking:
 - Current Cost Multiplier: 1.06
 - Local Cost Multiplier: 1.2

OTHER DEVELOPMENT COSTS

Indirect costs and financing costs were also incorporated into the final development cost estimates. Indirect costs (or soft costs) are general all development costs except those directly related to the physical construction of the building (i.e., land acquisition and construction costs) such as professional services, design and administrative costs as well as fees. Financing costs include items related to financing including loan interest accrued during construction period and loan origination fees. According to the University of California Riverside Report: *Demystifying the High Cost of Multifamily Housing Construction in Southern California*, February 2020, indirect costs are typically 16% of total development costs, while financing costs account for approximately 8% of total development costs for residential development projects in Los Angeles County.

Cash Flow – Rental Scenarios

A cash flow is a section of the proforma that shows the difference between the projects annual income and expenses over a given period. The cash flow projects subtracts the total project operating expenses from the effective gross income generated to determine the net operating income each year. The cash flow also applies growth factors for income and expenses in order to forecast net operating income for future years. The Study includes a 30-year cash flow for all rental scenarios. The sources and methodology used to create the cash flows are detailed below.

EFFECTIVE GROSS INCOME

The main component of effective gross income is the potential gross income generated by rental units. In order to determine the amount of rent a project would receive on an annual basis, Harris first determined the percentage of total units within each unit size category (i.e. studio, 1 bedroom, 2 bedroom, 3 bedroom). Nearby multifamily developments built between 2018 and 2020 were analyzed using CoStar, a commercial real estate database, to determine the appropriate unit mix for the AHO scenarios. Based on this analysis, the Study assume 60% of units to be 1 bedroom and 40% of units to be 2 bedroom.

Harris then determined the amount of rent each unit would yield based on whether the unit was affordable or market rate. In order to determine how much rent revenue the developer would receive from affordable units, Harris used affordable rents provided by the California Tax Credit Allocation Committee for Los Angeles County effective April 1, 2021 and subtracted any utility allowances as provided by the Los Angeles County Development Authority effective July 1, 2020. Table 6 summarizes the affordable rent by income level.

Table 6 – Affordable Rent by Unit Type and Income Level

Unit Type	Income Level	Monthly Rent	Utility Allowance
1 Bed	Very Low	\$ 1,108	\$ 181
	Low	1,330	181
2 Bed	Very Low	1,330	206
	Low	1,596	206

Sources: CoStar, Zillow

For market rate units, Harris analyzed market rents for 1 and 2 bedroom units for several nearby developments built between 2018 and 2020 using CoStar. Table 7 summarizes the market rent analysis.

Table 7 – Market Rent by Unit Type

Unit Type	Monthly Rent
1 Bed	\$ 2,487
2 Bed	3,262

Sources: CoStar, Zillow

The total number of affordable units for each project was determined by the affordability requirement for each AHO scenario. Harris allocated affordable and market units to the project based on the affordability requirements and unit mix assumptions above. The total number of units in each size and income category were multiplied by the corresponding affordable or market rent in order to determine the gross rental income. The gross rental income was multiplied by 12 to determine an annual amount of rental income. Finally, the effective gross income was calculated by subtracting the vacancy assumption from the total gross rental income. Harris assumed an annual vacancy of 5% of gross rental income.

OPERATING EXPENSES

Operating expenses include all costs related to operating and maintaining a rental property. Harris estimated property taxes at 1.25% of the land and construction costs on an annual basis, with an annual growth rate of 2%. Additionally, developers may choose to set aside reserves for future repairs or vacancies. Harris assumed \$300 in reserves per unit on an annual basis for all rental scenarios in an effort to provide a conservative cash flow analysis. For all other operating expenses, Harris used a National Apartment Association (“NAA”) survey of operating expenses from October 2020 to determine annual per unit operating expenses. Harris assumed these expenses would grow at a rate of 3% per year to provide a conservative cash flow analysis. Table 8 below outlines the per unit operating expenses provided by the NAA survey.

Table 8 – Annual Operating Expenses Per Unit

Operating Expense	Annual Cost per unit
Salaries and Personnel	\$ 1,489
Insurance	285
Utilities	307
Management Fees	529
Administrative	295
Marketing	216
Contract Services	439
Repairs & Maintenance	497
Total	\$ 4,057

Sources: American Apartment Association Survey of Operating Expenses, October 2020

Property Sales – Ownership Scenarios

Harris utilized a return on cost measure to determine the feasibility of the AHO scenario. The return on cost measure was used instead of the yield on cost since ownership projects do not typically produce long-term cash flows as properties are sold when construction is completed. In order to calculate the return on cost, Harris estimated the sale proceeds a developer would receive from all units in a project. The sections below outline the methodology and assumptions utilized.

MARKET RATE UNITS

The total sale proceeds from market rate units were calculated by multiplying the total number of market rate units by an average sale price of \$1 million. Recently sold units in the newly constructed Avanti project were analyzed to help determine the average sale price. The average sale price for a unit in the Avanti project is \$1.8 million based on the five most recent sales, as shown in Table 9. However, the Avanti development is unique given its proximity to Calabasas Lake and The Commons retail center. Therefore, Harris assumed a lower average sale price in order to provide a conservative estimate for future developments.

MODERATE UNITS

The Study assumes that the AHO scenario for ownership projects would require 25% of the units be sold at only moderate-income level (\$96,000 for a family of 4 in Los Angeles County in 2021) due to two factors. First, lending requirements have become more stringent following the Great Recession and secondly, the significantly high down payment required given substantial increases in home prices in the area.

Harris estimates that the average home price for a moderate unit in the City would be approximately \$574,000 by calculating the maximum mortgage a moderate-income household could afford. Table 10 details how the maximum mortgage amount and sale price affordable to a moderate income household, given income information obtained from the State of California Department of Housing and Community Development (“HCD”).

Table 9 – Maximum Sales Price for Moderate Income Household in Los Angeles County

Household Income ¹	\$ 96,000
Maximum Monthly Housing Cost ²	2,800
Housing Costs	
Homeowner's Insurance ³	109
Property Tax (1.25%)	479
HOA ⁴	250
Principal and Interest ⁵	1,962
Total Housing Payment	2,800
Maximum Mortgage Amount	459,500
Maximum Sale Price⁶	\$ 574,375

1) HCD State Income Limits 2021 Moderate Income Family of 4
 2) 35% of gross income per U.S. Department of Housing and Urban Development
 3) Average Home Owners Insurance from BankRate.com
 4) Average Homeowner's Association Fees from BankRate.com
 5) Assumes interest rate of 3.1% based on average 30 yr fixed rate from BankRate.com
 6) Assumes down payment of 20%

RENTAL AHO SCENARIOS

Base Density Scenario - Rental

In order to develop a baseline rate of return for comparison to determine project under various AHO scenarios, Harris created a proforma under the base density for typical multifamily rental projects in the City under current conditions. The Base Density Rental Scenario assumes a base density of 20 dwelling units per acre. Harris assumed that 5% of the units in the project would be affordable to very low-income households given the City's existing inclusionary housing ordinance. A State density bonus of 20% is allowed for projects proposed with 5% of units being affordable to very low-income households. Therefore, Harris applied this density bonus to the Base Density Rental Scenario, which increases the density to 24 dwelling units per acre.

Under the Base Density Rental Scenario, the estimated yield on cost ratio is approximately 4.43%. Table 11 below details how the yield on cost measure was calculated for the Base Density Rental Scenario.

Table 10 – Yield on Cost for Base Density Rental Scenario

Density	24 du/ac
Lot Size	2 acres
Total Units	50
Very Low Income	2
Market Rate	48
Annual Effective Gross Income	\$ 1,426,810
Annual Operating Expenses	476,022
Net Operating Income (Income - Expenses)	\$ 950,789
Total Development Costs	21,470,255
Yield on Cost (NOI/Development Costs)	4.43%

Senior Rental Scenario

The Study evaluates the feasibility of an AHO encouraging the development of affordable units restricted to senior households. The Senior Rental AHO Scenario assumes a density of 50 dwelling units per acre for projects proposed with 100% of the units affordable to senior households. The Senior Rental AHO Scenario would require that 50% of the units be affordable to very low-income households and 50% to low income households. The yield on cost ratio under the Senior Rental AHO Scenario is approximately 1.79%. Table 12 below compares the yield on cost for the Senior Rental AHO Scenario with the Base Density Rental Scenario.

Table 11 – Yield on Cost for Senior Rental AHO Scenario

	Base Density Rental Scenario	Senior AHO Scenario
Density	24 du/ac	50 du/ac
Lot Size	2 acres	2 acres
Total Units	50	100
Very Low Income	2	50
Low Income	-	50
Market Rate	48	-
Annual Effective Gross Income	\$ 1,426,810	\$ 1,283,184
Annual Operating Expenses	476,022	589,000
Net Operating Income (Income - Expenses)	\$ 950,789	\$ 694,184
Total Development Costs	21,470,255	38,711,180
Yield on Cost (NOI/Development Costs)	4.43%	1.79%

The yield to cost ratio for this scenario is much lower than the base scenario in large part to the reduced rent revenue from affordable units compared to higher development costs. Given the low rate of return under this scenario, it is unlikely that a for-profit developer would choose to develop a project under this scenario in-lieu of a project under existing conditions. However, the AHO under this scenario may still be effective in encourage nonprofit affordable housing developers to develop a 100% affordable project for seniors.

Therefore, Harris evaluated the financial feasibility of developing the project under this scenario by comparing the total sources and uses for the project in order to calculate the feasibility gap (i.e., sources minus uses). The sources include the maximum supportable debt an affordable developer could obtain given the projected cash flows and funding the developer could acquire from other sources, including LIHTCs. The uses include total development costs for the project. The maximum supportable debt the project can obtain is calculated by applying a debt coverage ratio of 1.15 to the net operating income to determine the maximum debt service the developer could afford. Under this scenario, the maximum supportable debt is \$11.4 million.

Harris also calculated the maximum LIHTC reward the project could receive given the total development costs and project characteristics. LIHTC is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. The LIHTC program features a 4 percent tax credit and a 9 percent tax credit, with 9 percent tax credit providing substantially more funding to the project. However, 9 percent tax credits are more competitive than 4 percent tax credits, and often require deeper level of affordability and/or additional local public subsidies to be awarded funding. Harris analyzed the financial feasibility of a project under the Senior Rental AHO Scenario assuming 4 percent and 9 percent tax credits. Harris assumed that a project obtaining 9 percent tax credits would also receive a \$1 million subsidy from the City in order to make the project more competitive for this type of funding. Harris also assumed that 25% of the units in the project utilizing 9 percent tax credits would be permanent supportive housing units and would not generate rent. Harris increased the salaries and personnel operating expense by 20% to account for supportive services for these units. As shown in Table 13, the project would not be feasible if the developer utilized only 4 percent tax credits, but the project would be feasible if the developer were to obtain 9 percent tax credits.

Table 12 – Sources and Uses for 100% Affordable Senior Project

	4% Tax Credit Funding	9% Tax Credit Funding
Sources		
Low-Income Housing Tax Credit Equity	\$ 14,012,004	\$ 34,356,561
Permanent Loan	11,360,898	4,489,292
City Subsidy	-	1,000,000
Total Sources	\$ 25,372,902	\$ 38,845,853
Uses		
Land & Acquisition	\$ 4,233,333	\$ 4,233,333
Development Costs	34,477,847	34,477,847
Total Uses	\$ 38,711,180	\$ 38,711,180
Feasibility Gap (Sources - Uses)	\$ (13,338,278)	\$ 134,673

Market Rate Rental Scenarios

The study also evaluates three other rental scenarios with varying densities and levels of affordability in order to determine the most feasible combination. Densities for these scenarios range from 35 to 40 dwelling units with affordability requirements between 25 and 30 percent. Harris assumed the following densities and affordability requirements for the three (3) market rate rental scenarios:

- **Market Rate Scenario 1:** Density of 35 du/ac with a 25% affordability requirement (50% very low, 50% low).
- **Market Rate Scenario 2:** Density of 40 du/ac with a 30% affordability requirement (50% very low, 50% low).
- **Market Rate Scenario 3:** Density of 40 du/ac with a 25% affordability requirement (25% very low, 75% low).

The yield to cost ratios for these three scenarios range from 4.16% to 4.44%. When compared to the base scenario, only Market Rate Rental Scenario 3 has a higher yield to cost ratio. Table 14 provides a summary of how these ratios were calculated and compares them to the base scenario.

Table 13 – Yield to Cost Ratio for Market Rate Rental Scenarios

	Base Density Rental Scenario	Market Rate Rental Scenario 1	Market Rate Rental Scenario 2	Market Rate Rental Scenario 3
Density	24 du/ac	35 du/ac	40 du/ac	40 du/ac
Lot Size	2 acres	2 acres	2 acres	2 acres
Total Units	50	70	80	80
Very Low Income	2	9	12	5
Low	-	9	12	15
Market Rate	48	52	56	60
Annual Effective Gross Income	\$ 1,426,810	\$ 1,892,988	\$ 2,091,239	\$ 2,183,661
Annual Operating Expenses	476,022	669,945	758,092	758,092
Net Operating Income (Income - Expenses)	\$ 950,789	\$ 1,223,043	\$ 1,333,147	\$ 1,425,569
Total Development Costs	21,470,255	28,764,493	32,080,055	32,080,055
Yield on Cost (NOI/Development Costs)	4.43%	4.25%	4.16%	4.44%

OWNERSHIP AHO SCENARIOS

Base Density Scenario - Ownership

As with the rental scenarios, Harris developed a model proforma for a typical ownership project under current conditions to compare with the AHO for ownership projects. The Base Density Ownership Scenario assumes a density of 20 dwelling units per acre. Harris assumed that 20% of the units in the project would be affordable to moderate income households, as required by the City's current inclusionary housing ordinance. Harris also applied a 15% density bonus as allowed by the State when at least 20% of the units in a project are reserved for moderate-income households, which resulted in a final density of 23 dwelling units per acre.

Under the Base Density Ownership Scenario, the return on cost ratio is 30.30% with a total profit of \$9.8 million on the 2-acre site. Table 15 details how the return on cost and developer profit were calculated for the Base Density Ownership Scenario.

Table 14 – Return on Cost for Base Density Ownership Scenario

Density	23 du/ac
Lot Size	2 acres
Total Units	46
Moderate Income	9
Market Rate	37
Total Sale Proceeds	42,084,250
Sale Proceeds from Moderate Units	\$ 5,284,250
Sale Proceeds from Market Units	36,800,000
Total Development Cost	32,298,875
Developer Profit (Sale Proceeds - Development Cost)	9,785,375
Return on Cost (Profit / Development Cost)	30.30%

Ownership AHO Scenario

The Study evaluates the feasibility of one ownership scenario (“Ownership AHO Scenario”) by comparing the developer profit and return on cost ratio with the Base Density Ownership Scenario. The Ownership AHO Scenario assumes a density of 40 dwelling units per acre when 25% of the units are reserved for moderate-income households. Under this Scenario, the return on cost ratio is 32.09% with a developer profit of \$17.4 million. The Return on Cost ratio is 2% higher for the Ownership AHO Scenario than under the Base Density Ownership Scenario, and a developer would net 77% more profit under the Ownership AHO Scenario. Table 16 compares the return on cost and developer profit for this scenario with the Base Density Ownership Scenario.

Table 15 – Return on Cost for Ownership AHO Scenario

	Base Density Ownership Scenario	Ownership AHO Scenario
<i>Target Population</i>	<i>None</i>	<i>None</i>
<i>Affordability Requirement</i>	<i>20%</i>	<i>25%</i>
<i>Income Levels</i>	<i>Moderate</i>	<i>Moderate</i>
<i>Density</i>	<i>23 du/ac</i>	<i>40 du/ac</i>
<i>Lot Size</i>	<i>2 acres</i>	<i>2 acres</i>
<i>Total Units</i>	<i>46</i>	<i>80</i>
<i>Moderate Income</i>	<i>9</i>	<i>20</i>
<i>Market Rate</i>	<i>37</i>	<i>60</i>
Total Sale Proceeds	42,084,250	71,487,500
Sale Proceeds from Moderate Units	\$ 5,284,250	\$ 11,487,500
Sale Proceeds from Market Units	36,800,000	60,000,000
Total Development Cost	32,298,875	54,119,920
Developer Profit (Sale Proceeds - Development Cost)	9,785,375	17,367,580
Return on Cost (Profit / Development Cost)	30.30%	32.09%

DISCLAIMER

This assumptions and data utilized in this Study are current as of 2021 Q1. While inflation factors are included for rental project costs for the cash flow prepared for those analyses, inflation factors for land costs, sales prices, rents, construction costs, soft costs, interest rates, and other factors have not been applied and can change in the future. These changes can affect the results detailed in the Study.

Please do not hesitate to contact us with any questions or comments. Thank you.

Sincerely,
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APPENDIX C5

COSTAR OFFICE SUBMARKET REPORT



Office Submarket Report

Calabasas/Westlake Vill

Los Angeles - CA

PREPARED BY



Harris & Associates.

Hitta Mosesman



OFFICE SUBMARKET REPORT

Submarket Key Statistics	1
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Rent & Vacancy	16
Sale Trends	18

Overview

Calabasas/Westlake Vill Office

12 Mo Deliveries in SF

0

12 Mo Net Absorption in SF

(201K)

Vacancy Rate

12.0%

12 Mo Rent Growth

0%

Vacancy in the Calabasas/Westlake Village Submarket has been on the rise over the past year and is presently 12.0%. The submarket has seen very little in the way of new office inventory during the past decade, and no new space is under construction. Regarding office investment activity, the submarket saw the largest office transaction in the submarket's history with the sale of The Park Calabasas for \$79 million (\$355/SF). Office assets in the area usually provide investors higher yields and lower pricing per SF than many other office locations in the L.A. metro.

The submarket comprises 7.3 million SF of office space in one of the more affluent areas of the metro. Most of the stock (65%) is rated 3 Star, much of the inventory is in one- to two-story assets, and most of the buildings are adjacent to the Ventura Freeway. This is a classic suburban office submarket. Tenancy is diverse: Large tenants include Teradyne Inc., Harbor Freight Tools, The Cheesecake Factory, and Dole Food Company. Also, a small tech hub exists on Agoura Road along the Ventura Freeway, where companies including Alcatel-Lucent, Spirent, and Ixia have a presence.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	917,285	10.6%	\$41.41	19.1%	3,761	0	0
3 Star	4,683,613	10.9%	\$33.14	15.6%	4,593	0	0
1 & 2 Star	1,672,886	15.9%	\$30.71	18.9%	(24,992)	0	0
Submarket	7,273,784	12.0%	\$33.62	16.8%	(16,638)	0	0

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	2.8%	10.5%	11.7%	16.8%	2010 Q1	4.0%	1998 Q2
Net Absorption SF	(201K)	84,484	(8,555)	540,546	2000 Q1	(436,509)	2009 Q1
Deliveries SF	0	98,018	0	504,259	2001 Q2	0	2021 Q1
Rent Growth	0%	2.7%	2.3%	11.3%	2007 Q3	-10.4%	2009 Q4
Sales Volume	\$163M	\$85.9M	N/A	\$209.8M	2018 Q4	\$4.6M	2011 Q4

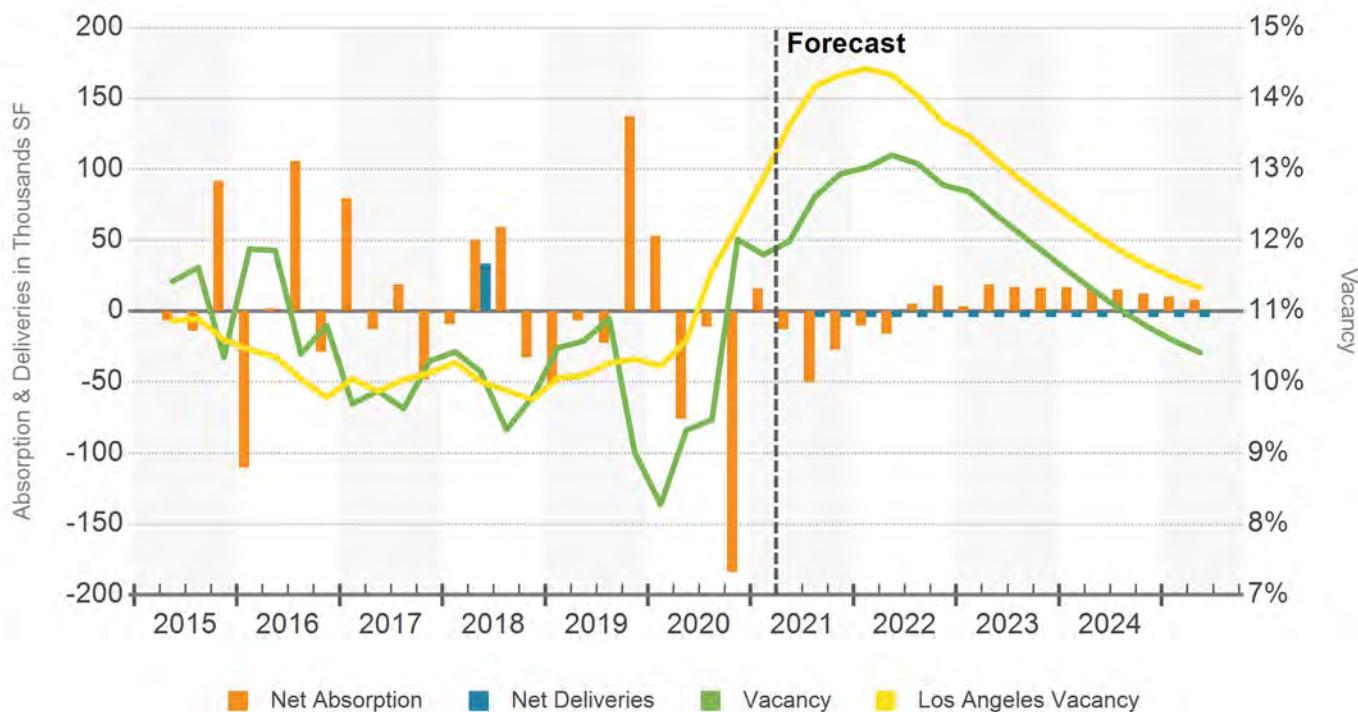
Like the Greater Los Angeles office market, vacancy spiked in the Calabasas/Westlake Village Submarket in 2020. Vacancy, which most recently was as low as 8.3% in early 2020, is presently 12.0%. Available sublease space as a percent of inventory, at 3.1%, has more than doubled since the onset of the pandemic. Larger spaces recently put on the sublease market toward the end of 2020 include 27,300 SF at 5230 Las Virgenes Road (Western General group of companies is the sublessor) and 25,500 SF at 30501 Agoura Road (Informa Research Services is the sublessor).

Looking at recent leasing activity, late last year, Caldera Medical's 28,000-SF lease commenced at 4360 Park

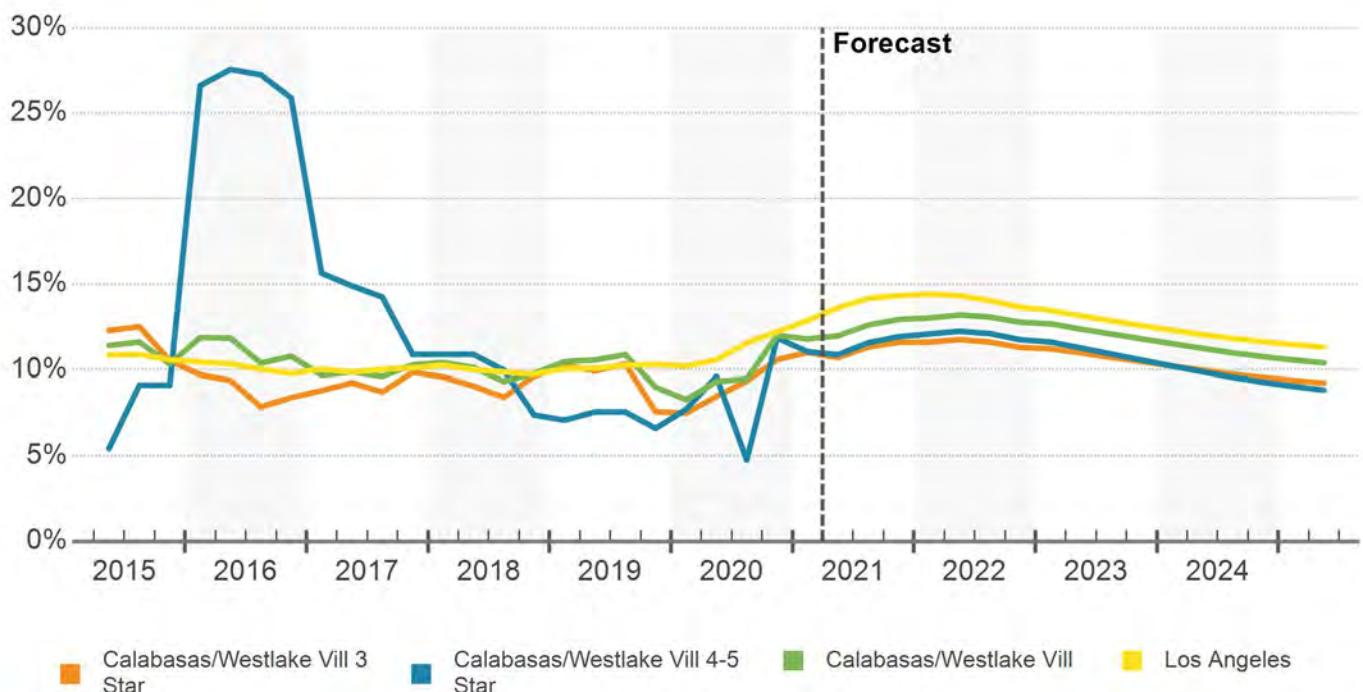
Terrace Drive. Caldera has a starting rent of \$2.80/SF per month on a modified gross basis. In 20Q3, B. Riley Financial took occupancy of 18,000 SF at the Westlake Landmark at 30870 Russell Ranch Road.

In January 2020, insurance firm Republic Indemnity moved into 40,000 SF in The Park Calabasas building. Republic left its former offices in Encino, where it was located for three decades. In July 2020, river cruise company AmaWaterways also took occupancy of 49,000 SF in the building. Local owner Chris Rising implemented an extensive renovation program to make the 1986-built building a modern creative office campus.

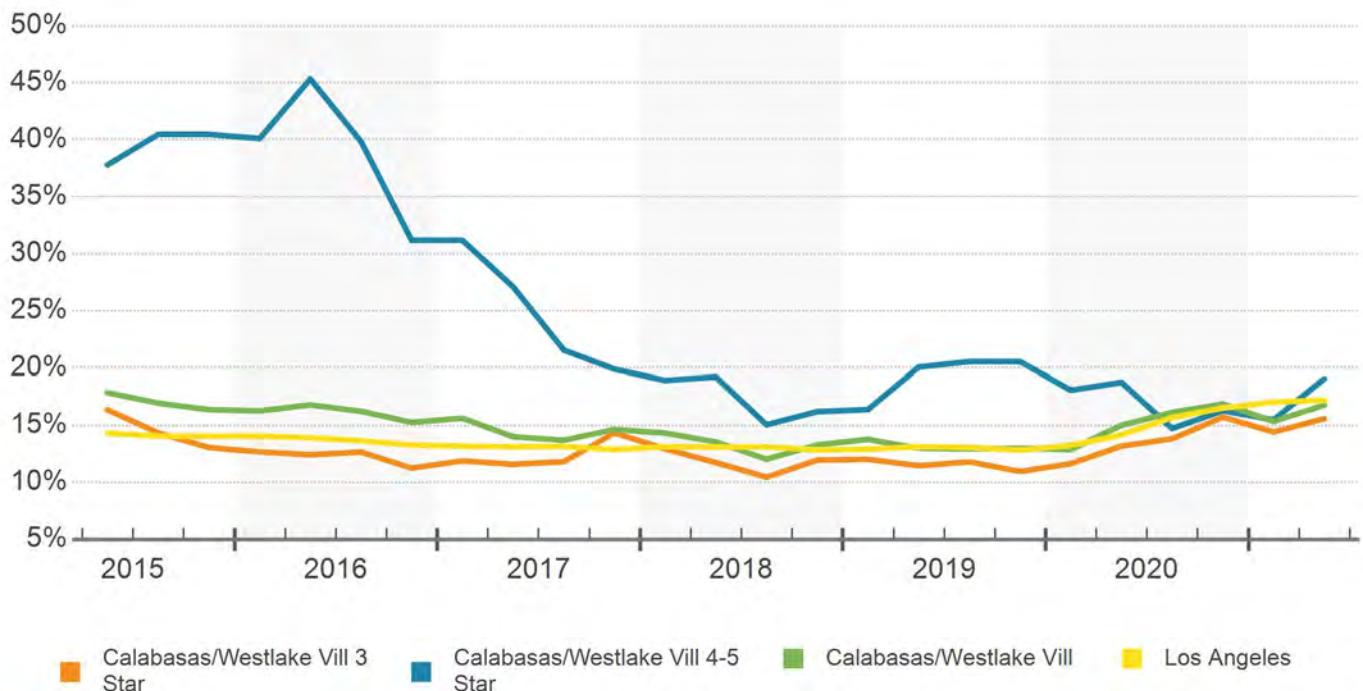
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



AVAILABILITY RATE



4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Bldg II 30870 Russell Ranch Rd	★★★★★	115,677	3	40,199	15.6%	(942)
24151 Ventura Blvd	★★★★★	76,496	2	11,115	40.3%	(47,729)

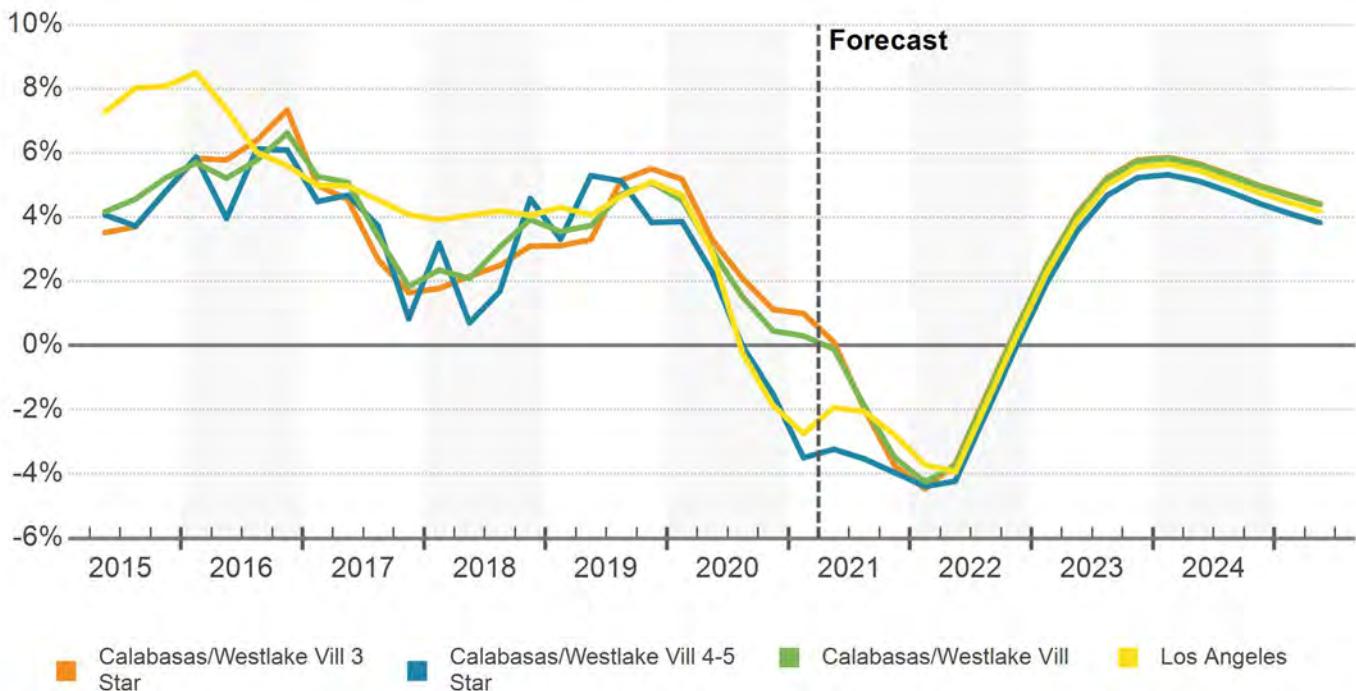
3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
River Oaks Plaza 28118 Agoura Rd	★ ★ ★ ★ ★	13,500	3	9,295	42.5%	7,057
30101 Agoura Ct	★ ★ ★ ★ ★	70,000	4	8,813	14.6%	5,913
31248 Oak Crest Dr	★ ★ ★ ★ ★	53,133	3	11,582	31.9%	3,802
Agoura Gateway 28632 Roadside Dr	★ ★ ★ ★ ★	94,364	2	6,104	13.7%	3,441
31355 Oak Crest Dr	★ ★ ★ ★ ★	33,962	3	12,002	13.8%	2,893
Agoura Oaks Medical Center... 28222 Agoura Rd	★ ★ ★ ★ ★	9,946	3	5,383	34.4%	1,175
Corsa Professional Plaza 5716 Corsa Ave	★ ★ ★ ★ ★	40,731	1	200	0.5%	1,043
23875 Ventura Blvd	★ ★ ★ ★ ★	19,206	4	6,555	25.0%	548
26565-26575 W Agoura Rd	★ ★ ★ ★ ★	55,774	2	506	0%	0
26901 Agoura Rd	★ ★ ★ ★ ★	58,341	2	6,686	2.2%	0
Agoura Hills Medical Plaza 29525 Canwood St	★ ★ ★ ★ ★	51,775	2	2,404	10.1%	(55)
28025 Dorothy Dr	★ ★ ★ ★ ★	10,012	2	1,377	6.2%	(61)
The Atrium Office Building 28348 Roadside Dr	★ ★ ★ ★ ★	22,761	5	6,885	11.8%	(448)
Phase II - Bldg 3 30699 Russell Ranch Rd	★ ★ ★ ★ ★	133,711	3	30,413	10.6%	(2,111)
The Pointe @ Via Colinas 31200 Via Colinas	★ ★ ★ ★ ★	16,500	1	1,624	14.4%	(2,410)
Calabasas Business Park 2 23901 Calabasas Rd	★ ★ ★ ★ ★	99,976	7	10,614	8.2%	(3,787)
Corporate Point 27001 Agoura Rd	★ ★ ★ ★ ★	106,121	8	25,889	16.2%	(4,351)
5 23622 Calabasas Rd	★ ★ ★ ★ ★	84,488	7	7,524	6.3%	(4,701)
Parkway Plaza 23945 Calabasas Rd	★ ★ ★ ★ ★	53,175	4	3,561	8.1%	(6,982)
24025 Park Sorrento	★ ★ ★ ★ ★	108,670	2	6,205	12.8%	(17,411)

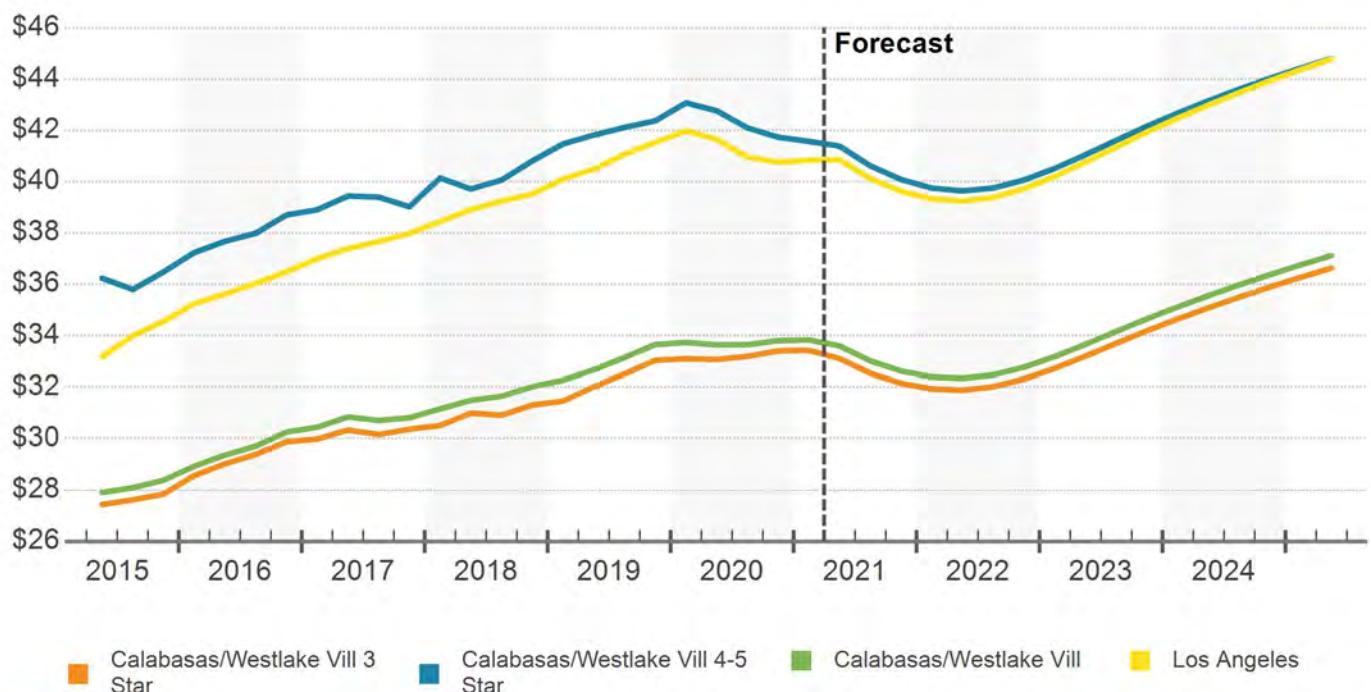
Rental rates in the Calabasas/Westlake Village Submarket are down 0.0% compared to the same time a

year ago. For the Greater Los Angeles office market, rates are down -1.9% during the same time.

MARKET RENT GROWTH (YOY)



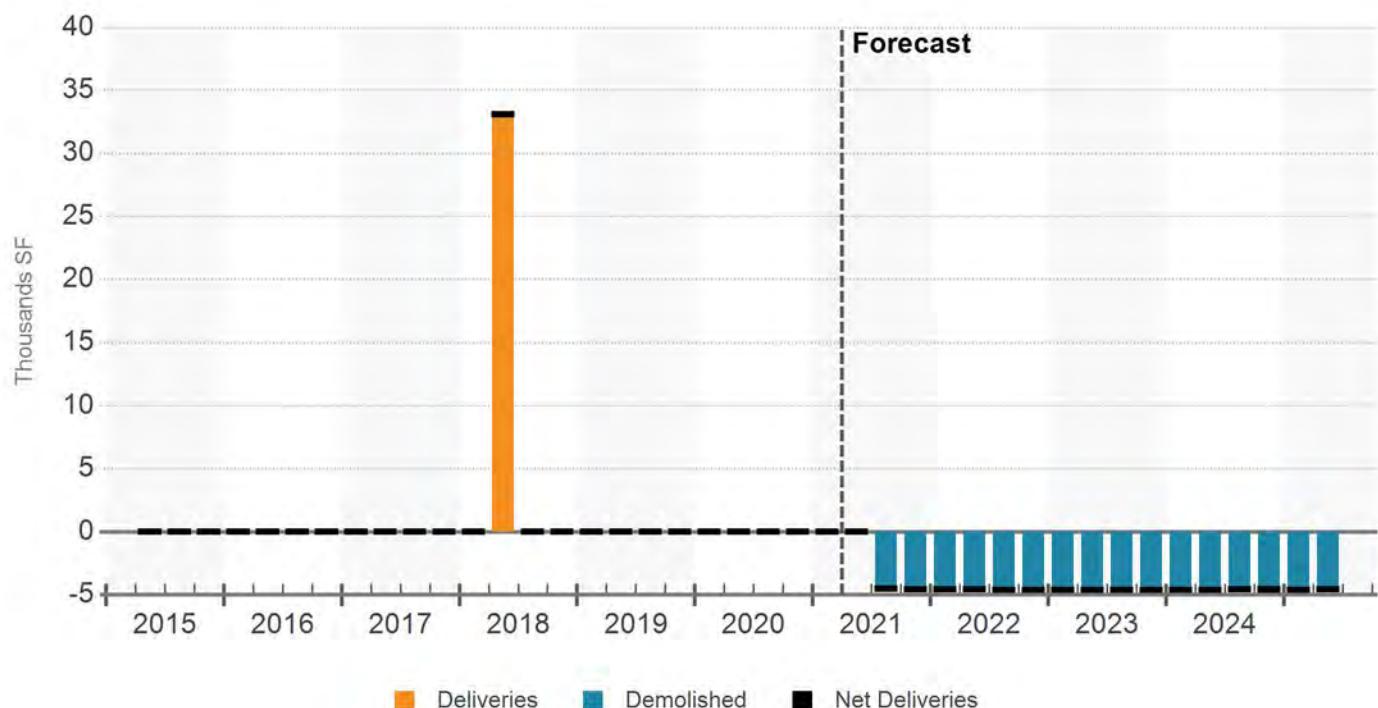
MARKET RENT PER SQUARE FEET



Office construction has been minimal in the Calabasas/Westlake Village Submarket in recent years, and there is no new office space under construction. The last supply additions, the Liberty Creative Campus, comprising two properties totaling 13,400 SF, in Agoura Hills and an 8,800-SF medical office at 5777 Las Virgenes Road in Calabasas, came on line in 2018.

Looking ahead, there is unlikely to be significant office construction in the area. The submarket's low rental rates make it hard to justify ground-up construction. More likely one will see renovations of existing product in order to appeal to today's office users.

DELIVERIES & DEMOLITIONS

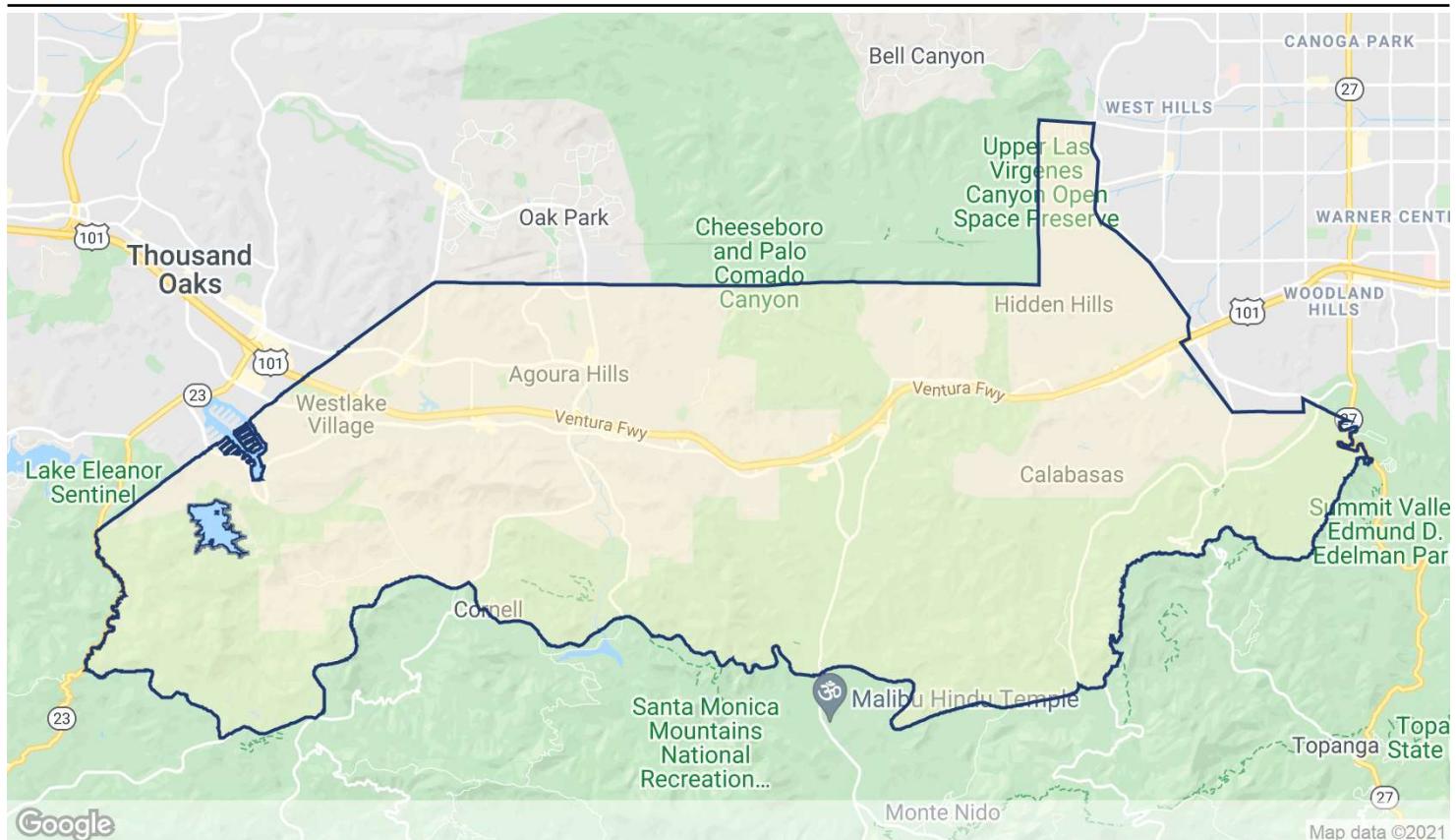


Construction

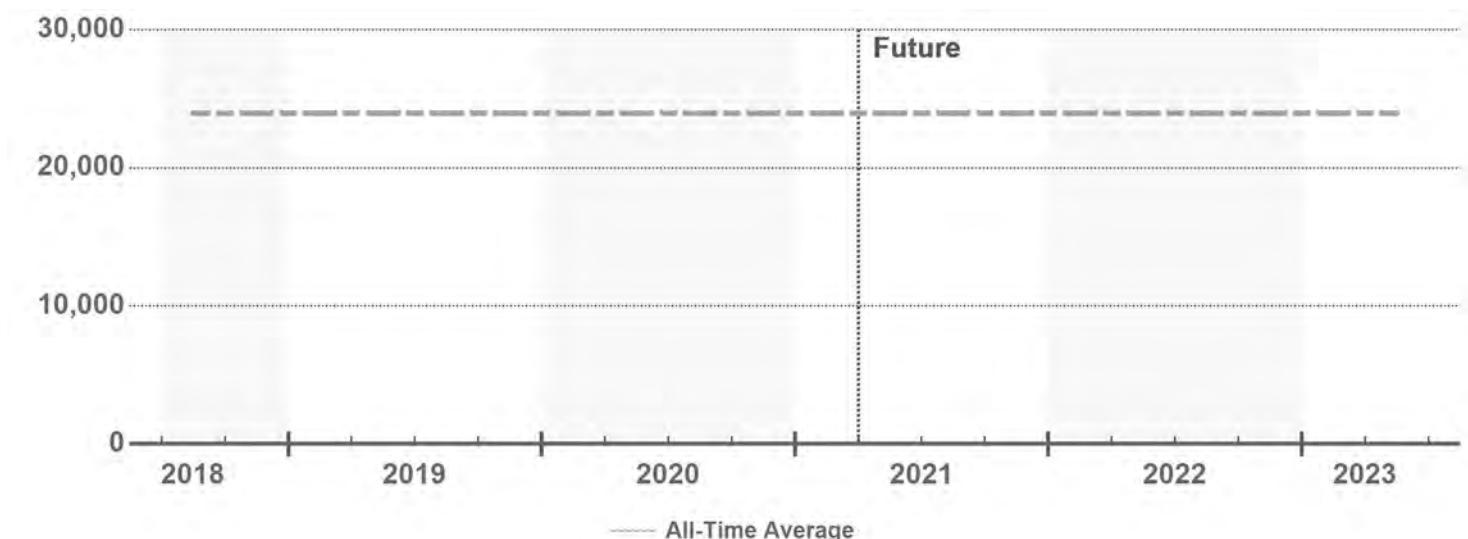
Calabasas/Westlake Vill Office

All-Time Annual Avg. Square Feet	Delivered Square Feet Past 8 Qtrs	Delivered Square Feet Next 8 Qtrs	Proposed Square Feet Next 8 Qtrs
95,888	0	0	0

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



As the largest office transaction on a dollar basis in the submarket's history, this April, Gemdale USA Corporation, a subsidiary of Chinese-based Gemdale Corporation, acquired from JV partners Rising Realty and Mount Kellett Asset Management The Park Calabasas, a 220,000-SF campus at 4500 Park Granada, for \$79 million (\$355/SF) at a 6.5% in-place cap rate. The multi-tenant property was 92% with a weighted average lease term of 10 years. The property is highly amenitized, with the campus featuring walking and jogging paths, campus-wide WiFi, and expansive views. Additional amenities include landscaping, open spaces for corporate events and outdoor meetings, and an on-site cafeteria.

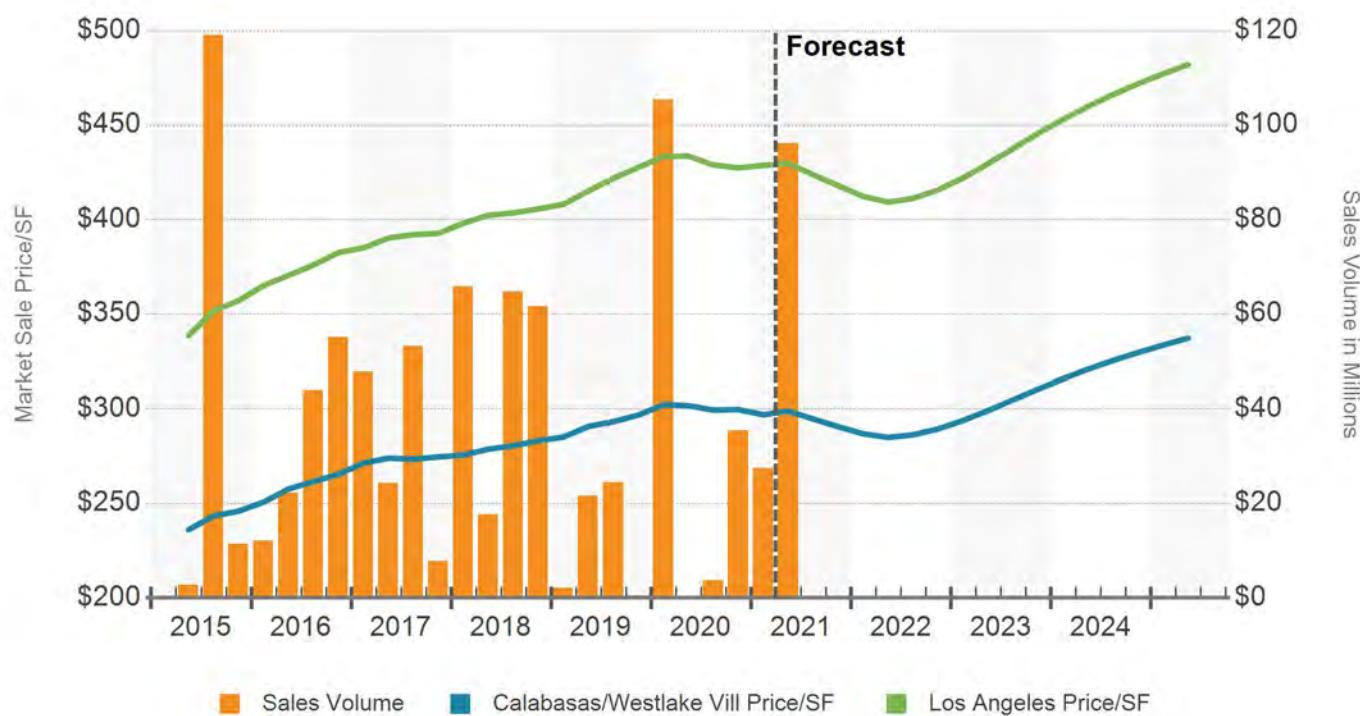
Rising and Mount Kellett purchased the property in 2013 from Bank of America as part of a 10-property portfolio of assets all located in Southern California. Allocated pricing to The Park Calabasas was \$33.2 million

(\$150/SF). Rising oversaw extensive renovations of the property in 2018 to get the asset up to top-tier status for the area. The property was previously a single-tenant headquarters, with Bank of America occupying the property prior to Rising releasing the property.

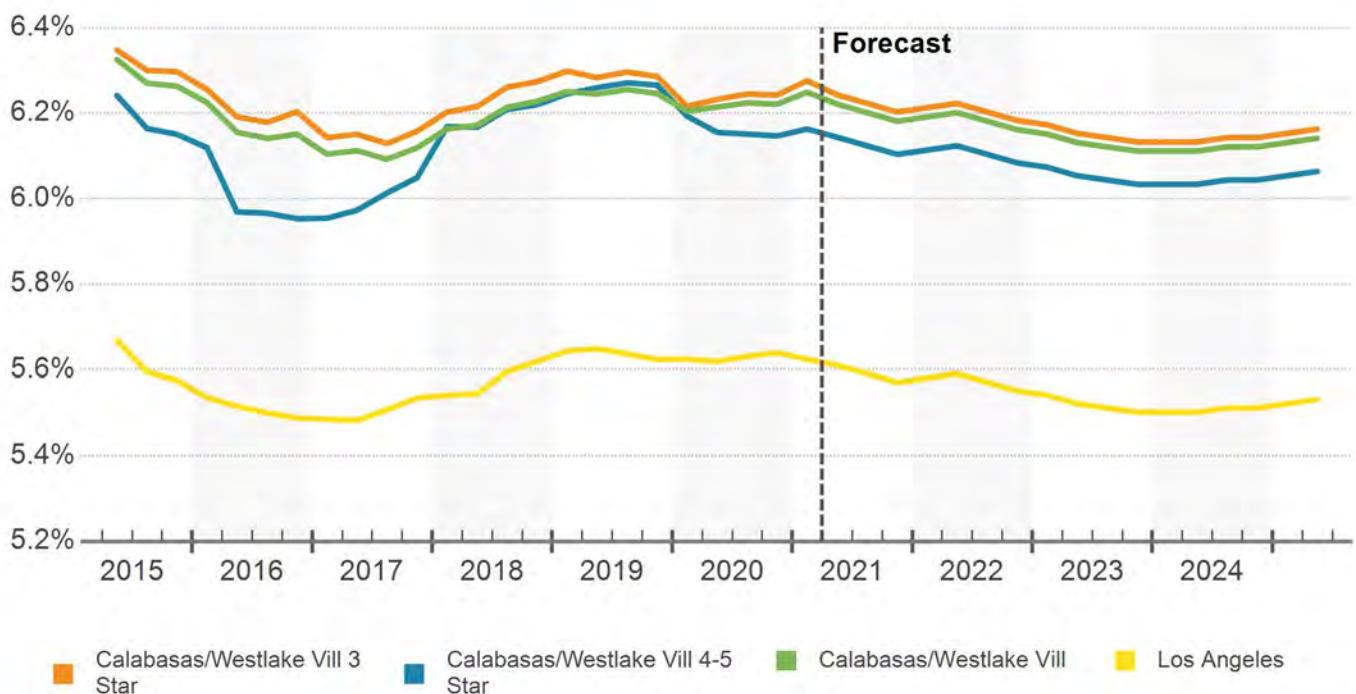
This February, Alliant Capital acquired from Crusader Insurance Company 26050 Mureau Road, a 47,000-SF, 1997-built property, for \$12.7 million (\$270/SF). The office building was 100% leased at the time of sale. Crusader purchased the asset in 2013 for \$9.5 million (\$205/SF) to use for its business operations, occupying two-thirds of the space of the building. Crusader leased back its offices on a short-term basis, and Alliant intended to move into the space upon Crusader vacating.

The submarket's average modeled price per SF, \$300, and average modeled cap rates, 6.2%, represent a discount to average office pricing in the L.A. metro.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



Sales Past 12 Months

Calabasas/Westlake Vill Office

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

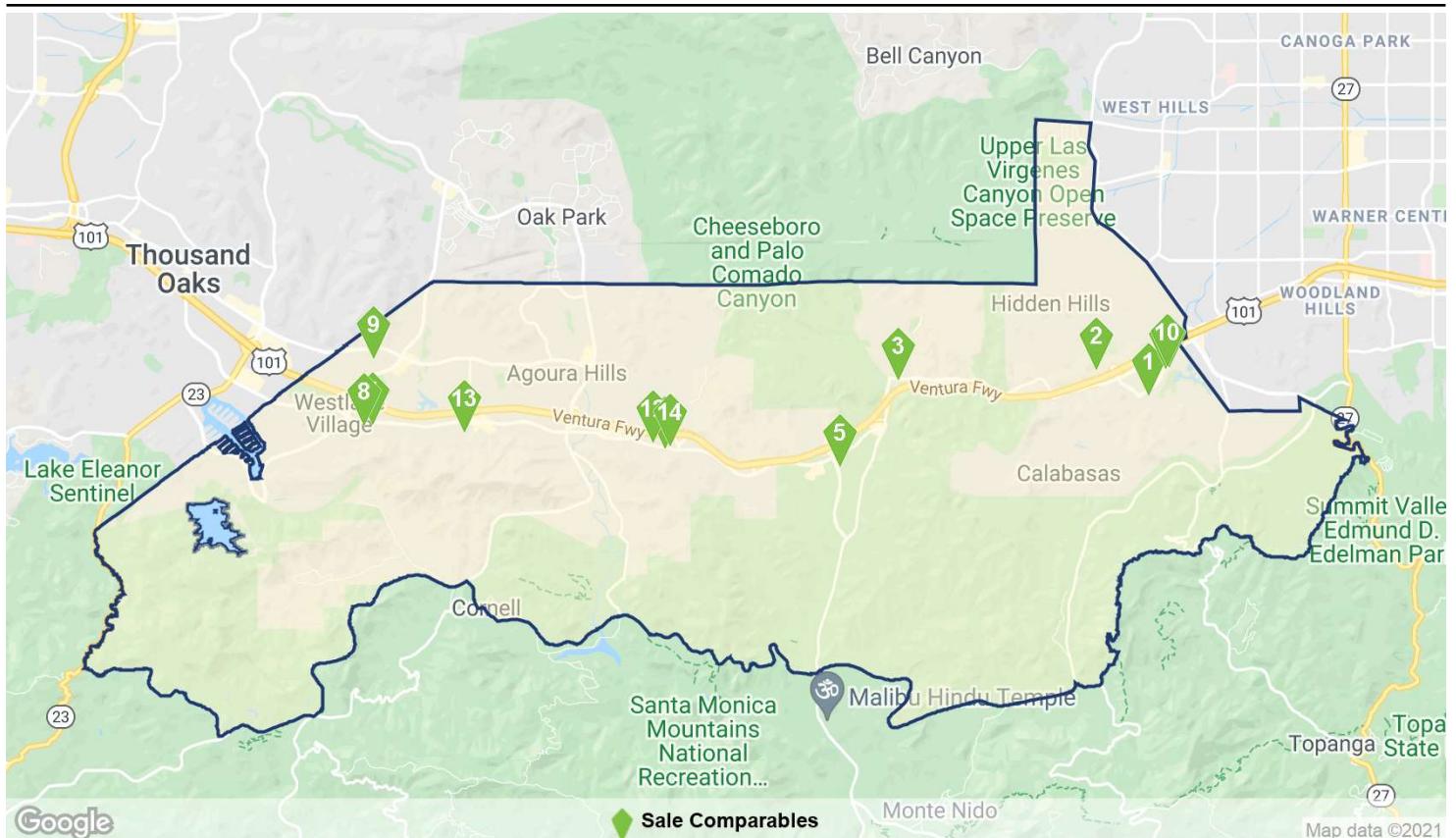
14

4.4%

\$310

19.2%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$585,000	\$12,439,269	\$6,200,000	\$79,000,000
Price/SF	\$165	\$310	\$327	\$627
Cap Rate	3.0%	4.4%	3.6%	6.5%
Time Since Sale in Months	0.8	4.2	3.2	9.0
Property Attributes	Low	Average	Median	High
Building SF	933	40,249	22,068	222,524
Stories	1	2	2	3
Typical Floor SF	933	12,097	11,349	25,499
Vacancy Rate At Sale	0%	19.2%	0%	100%
Year Built	1965	1987	1989	2004
Star Rating	★★★☆☆	★★★☆☆ 2.7	★★★★☆	★★★★★

Sales Past 12 Months

Calabasas/Westlake Vill Office

RECENT SIGNIFICANT SALES

		Property				Sale			
Property Name - Address		Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	The Park Calabasas 4500 Park Granada	★★★★★	1986	222,524	7.6%	4/1/2021	\$79,000,000	\$355	6.5%
2	24151 Ventura Blvd	★★★★★	2004	76,496	71.1%	11/5/2020	\$24,000,000	\$314	-
3	26050 Mureau Rd	★★★★★	1997	46,899	0%	2/12/2021	\$12,695,000	\$271	-
4	4360 Park Terrace Dr	★★★★★	1989	45,464	60.2%	11/4/2020	\$8,670,000	\$191	-
5	26775 Malibu Hills Rd	★★★★★	1989	34,000	0%	3/24/2021	\$8,460,500	\$249	-
6	Park Granada Bldg 4766 Park Granada	★★★★★	1984	23,328	0%	5/19/2021	\$7,150,000	\$306	-
7	Park Granada Bldg 4764 Park Granada	★★★★★	1984	19,765	0%	3/18/2021	\$6,200,000	\$314	3.0%
8	4353 Park Terrace Dr	★★★★★	1990	14,377	0%	5/13/2021	\$4,950,000	\$344	-
9	5707 Corsa Ave	★★★★★	1981	22,068	9.7%	9/23/2020	\$3,650,000	\$165	3.6%
10	Park Granada Bldg 4768 Park Granada	★★★★★	1984	10,160	19.5%	5/27/2021	\$3,450,000	\$340	-
11	Agoura Oaks Profession... 28230 Agoura Rd	★★★★★	1989	5,564	0%	11/2/2020	\$1,900,000	\$341	-
12	28351 Agoura Rd	★★★★★	1990	1,656	0%	6/1/2021	\$1,000,000	\$604	-
13	30200 Agoura Rd	★★★★★	2011	1,630	10.0%	11/6/2020	\$885,000	\$543	-
14	28145 Agoura Rd	★★★★★	1965	933	100%	5/25/2021	\$585,000	\$627	-

Supply & Demand Trends

Calabasas/Westlake Vill Office

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	7,191,062	(18,394)	-0.3%	25,284	0.4%	-
2024	7,209,456	(18,398)	-0.3%	58,749	0.8%	-
2023	7,227,854	(18,421)	-0.3%	54,185	0.7%	-
2022	7,246,275	(18,398)	-0.3%	(4,332)	-0.1%	-
2021	7,264,673	(9,111)	-0.1%	(75,283)	-1.0%	-
YTD	7,273,784	0	0%	(1,163)	0%	-
2020	7,273,784	0	0%	(218,514)	-3.0%	-
2019	7,273,784	0	0%	57,035	0.8%	0
2018	7,273,784	33,109	0.5%	66,347	0.9%	0.5
2017	7,240,675	0	0%	36,344	0.5%	0
2016	7,240,675	0	0%	(32,317)	-0.4%	-
2015	7,240,675	0	0%	69,751	1.0%	0
2014	7,240,675	0	0%	134,335	1.9%	0
2013	7,240,675	7,445	0.1%	153,642	2.1%	0
2012	7,233,230	23,000	0.3%	83,264	1.2%	0.3
2011	7,210,230	72,292	1.0%	42,161	0.6%	1.7
2010	7,137,938	(1,000)	0%	1,446	0%	-
2009	7,138,938	0	0%	(126,624)	-1.8%	-

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	917,285	0	0%	6,984	0.8%	0
2024	917,285	0	0%	11,741	1.3%	0
2023	917,285	0	0%	10,877	1.2%	0
2022	917,285	0	0%	1,571	0.2%	0
2021	917,285	0	0%	(650)	-0.1%	-
YTD	917,285	0	0%	11,082	1.2%	0
2020	917,285	0	0%	(48,131)	-5.2%	-
2019	917,285	0	0%	7,079	0.8%	0
2018	917,285	0	0%	32,270	3.5%	0
2017	917,285	0	0%	137,476	15.0%	0
2016	917,285	0	0%	(153,867)	-16.8%	-
2015	917,285	0	0%	(25,816)	-2.8%	-
2014	917,285	0	0%	(45,116)	-4.9%	-
2013	917,285	0	0%	54,823	6.0%	0
2012	917,285	0	0%	(9,727)	-1.1%	-
2011	917,285	0	0%	1,123	0.1%	0
2010	917,285	0	0%	(58,871)	-6.4%	-
2009	917,285	0	0%	-	-	-

Supply & Demand Trends

Calabasas/Westlake Vill Office

3 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	4,683,613	0	0%	23,900	0.5%	0
2024	4,683,613	0	0%	43,089	0.9%	0
2023	4,683,613	0	0%	38,739	0.8%	0
2022	4,683,613	0	0%	14,005	0.3%	0
2021	4,683,613	0	0%	(47,156)	-1.0%	-
YTD	4,683,613	0	0%	(14,656)	-0.3%	-
2020	4,683,613	0	0%	(141,395)	-3.0%	-
2019	4,683,613	0	0%	96,311	2.1%	0
2018	4,683,613	33,109	0.7%	40,734	0.9%	0.8
2017	4,650,504	0	0%	(68,143)	-1.5%	-
2016	4,650,504	0	0%	99,686	2.1%	0
2015	4,650,504	0	0%	54,439	1.2%	0
2014	4,650,504	0	0%	154,905	3.3%	0
2013	4,650,504	7,445	0.2%	39,514	0.8%	0.2
2012	4,643,059	23,000	0.5%	80,361	1.7%	0.3
2011	4,620,059	72,292	1.6%	73,394	1.6%	1.0
2010	4,547,767	0	0%	103,859	2.3%	0
2009	4,547,767	0	0%	(43,704)	-1.0%	-

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	1,590,164	(18,394)	-1.1%	(5,600)	-0.4%	-
2024	1,608,558	(18,398)	-1.1%	3,919	0.2%	-
2023	1,626,956	(18,421)	-1.1%	4,569	0.3%	-
2022	1,645,377	(18,398)	-1.1%	(19,908)	-1.2%	-
2021	1,663,775	(9,111)	-0.5%	(27,477)	-1.7%	-
YTD	1,672,886	0	0%	2,411	0.1%	0
2020	1,672,886	0	0%	(28,988)	-1.7%	-
2019	1,672,886	0	0%	(46,355)	-2.8%	-
2018	1,672,886	0	0%	(6,657)	-0.4%	-
2017	1,672,886	0	0%	(32,989)	-2.0%	-
2016	1,672,886	0	0%	21,864	1.3%	0
2015	1,672,886	0	0%	41,128	2.5%	0
2014	1,672,886	0	0%	24,546	1.5%	0
2013	1,672,886	0	0%	59,305	3.5%	0
2012	1,672,886	0	0%	12,630	0.8%	0
2011	1,672,886	0	0%	(32,356)	-1.9%	-
2010	1,672,886	(1,000)	-0.1%	(43,542)	-2.6%	-
2009	1,673,886	0	0%	(82,920)	-5.0%	-

Rent & Vacancy

Calabasas/Westlake Vill Office

OVERALL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	\$37.76	126	3.8%	11.7%	732,752	10.2%	-0.6%
2024	\$36.37	121	5.0%	7.6%	776,274	10.8%	-1.0%
2023	\$34.65	116	5.7%	2.5%	853,268	11.8%	-1.0%
2022	\$32.77	109	0.4%	-3.0%	925,746	12.8%	-0.2%
2021	\$32.62	109	-3.5%	-3.5%	939,653	12.9%	0.9%
YTD	\$33.62	112	-0.5%	-0.5%	874,574	12.0%	0%
2020	\$33.80	113	0.4%	0%	873,411	12.0%	3.0%
2019	\$33.65	112	5.1%	-0.4%	654,897	9.0%	-0.8%
2018	\$32.02	107	3.9%	-5.2%	711,932	9.8%	-0.5%
2017	\$30.82	103	1.8%	-8.8%	745,006	10.3%	-0.5%
2016	\$30.26	101	6.6%	-10.5%	781,514	10.8%	0.4%
2015	\$28.38	95	5.2%	-16.0%	749,197	10.3%	-1.0%
2014	\$26.98	90	4.7%	-20.2%	818,948	11.3%	-1.9%
2013	\$25.77	86	2.3%	-23.7%	953,283	13.2%	-2.0%
2012	\$25.20	84	0.8%	-25.4%	1,099,480	15.2%	-0.9%
2011	\$25	83	-0.6%	-26.0%	1,159,744	16.1%	0.3%
2010	\$25.14	84	-6.3%	-25.6%	1,129,613	15.8%	0%
2009	\$26.85	90	-10.4%	-20.6%	1,132,059	15.9%	1.8%

4 & 5 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	\$45.46	123	3.3%	7.3%	78,233	8.5%	-0.8%
2024	\$44.02	119	4.4%	3.9%	85,217	9.3%	-1.3%
2023	\$42.15	114	5.2%	-0.5%	96,958	10.6%	-1.2%
2022	\$40.06	108	0%	-5.4%	107,835	11.8%	-0.2%
2021	\$40.08	108	-3.9%	-5.4%	109,406	11.9%	0.1%
YTD	\$41.41	112	-0.8%	-2.3%	97,675	10.6%	-1.2%
2020	\$41.73	113	-1.5%	-1.5%	108,757	11.9%	5.2%
2019	\$42.36	114	3.8%	0%	60,626	6.6%	-0.8%
2018	\$40.80	110	4.6%	-3.7%	67,705	7.4%	-3.5%
2017	\$39.02	105	0.8%	-7.9%	99,975	10.9%	-15.0%
2016	\$38.69	104	6.1%	-8.7%	237,451	25.9%	16.8%
2015	\$36.47	98	4.8%	-13.9%	83,584	9.1%	2.8%
2014	\$34.80	94	5.8%	-17.8%	57,768	6.3%	4.9%
2013	\$32.90	89	4.6%	-22.3%	12,652	1.4%	-6.0%
2012	\$31.46	85	1.5%	-25.7%	67,475	7.4%	1.1%
2011	\$31	84	3.4%	-26.8%	57,748	6.3%	-0.1%
2010	\$29.98	81	-7.9%	-29.2%	58,871	6.4%	6.4%
2009	\$32.57	88	-12.1%	-23.1%	0	0%	0%

Rent & Vacancy

Calabasas/Westlake Vill Office

3 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	\$37.27	125	3.8%	11.6%	423,626	9.0%	-0.5%
2024	\$35.89	120	5.0%	7.4%	447,526	9.6%	-0.9%
2023	\$34.18	115	5.8%	2.3%	490,615	10.5%	-0.8%
2022	\$32.32	108	0.5%	-3.3%	529,354	11.3%	-0.3%
2021	\$32.15	108	-3.7%	-3.7%	543,359	11.6%	1.0%
YTD	\$33.14	111	-0.8%	-0.8%	510,863	10.9%	0.3%
2020	\$33.40	112	1.1%	0%	496,207	10.6%	3.0%
2019	\$33.03	111	5.5%	-1.1%	354,812	7.6%	-2.1%
2018	\$31.31	105	3.1%	-6.3%	451,123	9.6%	-0.2%
2017	\$30.37	102	1.6%	-9.1%	458,584	9.9%	1.5%
2016	\$29.88	100	7.3%	-10.5%	390,605	8.4%	-2.1%
2015	\$27.84	93	4.8%	-16.7%	490,291	10.5%	-1.2%
2014	\$26.57	89	4.3%	-20.5%	544,730	11.7%	-3.3%
2013	\$25.46	85	1.6%	-23.8%	699,635	15.0%	-0.7%
2012	\$25.06	84	-0.1%	-25.0%	731,704	15.8%	-1.3%
2011	\$25.08	84	-0.9%	-24.9%	789,065	17.1%	-0.3%
2010	\$25.32	85	-5.5%	-24.2%	790,167	17.4%	-2.3%
2009	\$26.78	90	-10.2%	-19.8%	894,026	19.7%	1.0%

1 & 2 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	\$34.93	132	4.2%	14.2%	230,893	14.5%	-0.6%
2024	\$33.52	127	5.3%	9.6%	243,531	15.1%	-1.2%
2023	\$31.84	120	6.0%	4.1%	265,695	16.3%	-1.2%
2022	\$30.04	113	0.6%	-1.8%	288,557	17.5%	0.3%
2021	\$29.85	113	-2.3%	-2.4%	286,888	17.2%	1.2%
YTD	\$30.71	116	0.5%	0.4%	266,036	15.9%	-0.1%
2020	\$30.56	115	-0.1%	-0.1%	268,447	16.0%	1.7%
2019	\$30.58	116	4.7%	0%	239,459	14.3%	2.8%
2018	\$29.21	110	6.0%	-4.5%	193,104	11.5%	0.4%
2017	\$27.56	104	3.2%	-9.9%	186,447	11.1%	2.0%
2016	\$26.70	101	4.8%	-12.7%	153,458	9.2%	-1.3%
2015	\$25.47	96	6.9%	-16.7%	175,322	10.5%	-2.5%
2014	\$23.83	90	4.8%	-22.1%	216,450	12.9%	-1.5%
2013	\$22.74	86	2.6%	-25.7%	240,996	14.4%	-3.5%
2012	\$22.16	84	3.2%	-27.5%	300,301	18.0%	-0.8%
2011	\$21.46	81	-2.4%	-29.8%	312,931	18.7%	1.9%
2010	\$21.99	83	-7.9%	-28.1%	280,575	16.8%	2.6%
2009	\$23.89	90	-9.7%	-21.9%	238,033	14.2%	5.0%

Sale Trends

Calabasas/Westlake Vill Office

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$343.80	175	6.2%
2024	-	-	-	-	-	-	\$329.55	168	6.1%
2023	-	-	-	-	-	-	\$310.45	158	6.1%
2022	-	-	-	-	-	-	\$289.48	147	6.2%
2021	-	-	-	-	-	-	\$290.68	148	6.2%
YTD	9	\$123.5M	5.1%	\$13,721,167	\$330.50	4.8%	\$298.82	152	6.2%
2020	13	\$144.5M	8.0%	\$13,053,636	\$253.52	4.8%	\$299.71	152	6.2%
2019	14	\$48.6M	2.0%	\$7,725,833	\$336.68	2.0%	\$296.79	151	6.2%
2018	23	\$209.8M	15.1%	\$12,223,348	\$226.74	4.6%	\$283.25	144	6.2%
2017	23	\$132.9M	9.4%	\$8,253,509	\$206.84	6.4%	\$274.65	140	6.1%
2016	24	\$133.3M	8.7%	\$8,041,709	\$213.98	5.6%	\$265.50	135	6.2%
2015	19	\$133.2M	9.9%	\$9,397,429	\$186.47	6.4%	\$245.95	125	6.3%
2014	23	\$93.2M	7.3%	\$9,395,054	\$193.28	7.0%	\$225.46	115	6.4%
2013	31	\$190.4M	18.7%	\$8,324,468	\$140.90	11.2%	\$213.86	109	6.6%
2012	17	\$47.2M	5.0%	\$6,528,470	\$144.31	-	\$202.10	103	6.8%
2011	4	\$4.6M	0.3%	\$2,300,000	\$199.33	-	\$203.64	104	6.8%
2010	4	\$10.7M	0.7%	\$2,681,511	\$205.33	-	\$186.53	95	7.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$376.80	170	6.1%
2024	-	-	-	-	-	-	\$363.24	164	6.0%
2023	-	-	-	-	-	-	\$344	155	6.0%
2022	-	-	-	-	-	-	\$322.35	145	6.1%
2021	-	-	-	-	-	-	\$325.34	147	6.1%
YTD	1	\$79M	24.3%	\$79,000,000	\$355.02	6.5%	\$335.23	151	6.2%
2020	1	\$24M	8.3%	\$24,000,000	\$313.74	-	\$336.65	152	6.1%
2019	1	\$24M	8.3%	\$24,000,000	\$313.74	-	\$321.96	145	6.3%
2018	2	\$83.4M	33.5%	\$41,675,000	\$271.06	7.0%	\$309.71	140	6.2%
2017	-	-	-	-	-	-	\$306.64	138	6.0%
2016	1	\$18.6M	7.0%	\$18,600,000	\$288.28	5.5%	\$303.19	137	6.0%
2015	1	\$27.1M	15.1%	\$27,095,500	\$195.27	-	\$275.21	124	6.2%
2014	-	-	-	-	-	-	\$240.01	108	6.5%
2013	1	\$33.2M	24.3%	\$33,155,691	\$149	-	\$240.79	108	6.5%
2012	-	-	-	-	-	-	\$225.67	102	6.7%
2011	-	-	-	-	-	-	\$232.31	105	6.7%
2010	-	-	-	-	-	-	\$212.29	96	7.2%

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Sale Trends

Calabasas/Westlake Vill Office

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$339.56	174	6.2%
2024	-	-	-	-	-	-	\$325.49	166	6.1%
2023	-	-	-	-	-	-	\$306.61	157	6.1%
2022	-	-	-	-	-	-	\$285.84	146	6.2%
2021	-	-	-	-	-	-	\$286.92	147	6.2%
YTD	5	\$34.4M	2.4%	\$6,889,000	\$300.75	3.0%	\$294.98	151	6.3%
2020	7	\$96.8M	8.4%	\$19,189,000	\$251.41	6.0%	\$295.87	151	6.2%
2019	9	\$8.2M	0.8%	\$2,970,000	\$235.27	2.0%	\$292.61	150	6.3%
2018	14	\$121M	12.6%	\$9,184,032	\$205.67	3.4%	\$278.36	142	6.3%
2017	14	\$92.6M	9.7%	\$8,360,350	\$205.33	6.4%	\$270.23	138	6.2%
2016	17	\$74.4M	8.2%	\$6,997,479	\$197.68	7.8%	\$260.63	133	6.2%
2015	14	\$86.5M	9.8%	\$7,792,591	\$191.38	6.4%	\$242.29	124	6.3%
2014	18	\$74.5M	9.7%	\$16,456,250	\$183.66	7.0%	\$224.54	115	6.4%
2013	22	\$133.1M	20.6%	\$8,420,456	\$139.05	11.2%	\$211.83	108	6.6%
2012	12	\$42.6M	6.1%	\$8,255,900	\$151.07	-	\$200.92	103	6.8%
2011	2	\$4.6M	0.5%	\$2,300,000	\$199.33	-	\$202.82	104	6.8%
2010	3	\$8.9M	0.9%	\$2,975,348	\$215.61	-	\$185.98	95	7.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

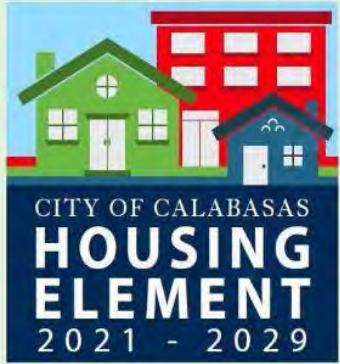
Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$337.55	182	6.1%
2024	-	-	-	-	-	-	\$322.43	174	6.1%
2023	-	-	-	-	-	-	\$302.82	163	6.1%
2022	-	-	-	-	-	-	\$281.65	152	6.1%
2021	-	-	-	-	-	-	\$282.23	152	6.2%
YTD	3	\$10M	2.2%	\$3,348,500	\$274.55	-	\$289.62	156	6.2%
2020	5	\$23.6M	6.5%	\$4,729,000	\$218.47	3.6%	\$290.21	156	6.2%
2019	4	\$16.4M	2.0%	\$5,471,667	\$497.03	-	\$294.68	159	6.1%
2018	7	\$5.4M	12.2%	\$2,527,250	\$184.77	-	\$282.41	152	6.1%
2017	9	\$40.3M	13.5%	\$8,018,460	\$210.38	-	\$269.48	145	6.0%
2016	6	\$40.3M	10.9%	\$8,018,513	\$221.35	3.4%	\$258.49	139	6.1%
2015	4	\$19.6M	7.4%	\$9,375,000	\$158.57	-	\$240.15	129	6.2%
2014	5	\$18.7M	4.6%	\$3,746,098	\$244.11	-	\$220.03	118	6.4%
2013	8	\$24.1M	10.2%	\$3,945,959	\$140.69	-	\$204.77	110	6.6%
2012	5	\$4.6M	4.4%	\$2,209,895	\$102.15	-	\$192.49	104	6.8%
2011	2	\$0	0.1%	-	-	-	\$190.20	102	6.9%
2010	1	\$1.8M	0.6%	\$1,800,000	\$166.08	-	\$173.93	94	7.4%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

APPENDIX C6

PUBLIC PARTICIPATION



To learn more about the Housing Element Update, please visit cityofcalabasas.com or contact housingelement@cityofcalabasas.com



HOUSING ELEMENT SURVEY

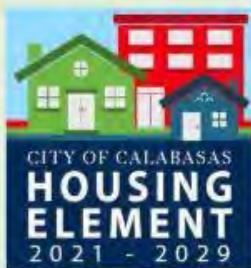
<https://www.surveymonkey.com/r/HGC72ZL>



We want your participation!

The City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period as required by State law. The Housing Element establishes policies and programs to address Calabasas' existing and projected housing needs for all economic segments of the community. The first step in this process is to ask you as a Calabasas resident, what you see as the community's most important housing needs.

If you are a Calabasas resident, please complete a short online survey (survey link above) to provide us with your input. All responses are kept completely confidential. Survey limited to one per person.



To learn more about the Housing Element Update, please visit cityofcalabasas.com or contact housingelement@cityofcalabasas.com



CITY of CALABASAS

UPCOMING MEETINGS

COMMUNITY WORKSHOP

September 30th at 6:00 PM via Zoom

[Webinar ID: 848 2782 8546](#)

Zoom Meeting Information

Password: 703700

Or join by telephone by dialing
US: +1 669 900 9128.

PLANNING COMMISSION

(Study Session)

October 15th at 6:00 PM via Zoom

[Webinar ID: 815 0684 1098](#)

Zoom Meeting Information

Password: 986153

Or join by telephone by dialing
US: +1 669 900 9128.



Calabasas 2021-2029 Housing Element

Housing Needs Survey Responses

As an important early step in updating Calabasas' Housing Element, the City conducted an online survey to ask Calabasas residents what they believe are the community's most important housing needs. The Housing Element Needs Survey was posted on the City's website from August 24 – September 30, 2020, with a link advertised in the Acorn, Valley News Group and a postcard sent to every residential unit in the City. A total of 913 completed surveys were received. The following presents the aggregated response to each of the survey's questions, followed by a summary of additional write-in responses identifying potential strategies to expand housing opportunities in the community.

1. How long have you lived in Calabasas?

- 15% 1-5 years
- 12% 6-10 years
- 25% 11-20 years
- 47% 21+ years
- 1% I do not live in the City

2. Specify which neighborhood or community you reside in:

Varied response

3. Select the type of housing unit you reside in:

- 81% A detached single-family house
- <1% A duplex/triplex/fourplex
- 8% A condominium/townhome
- 3% An apartment
- 0% A second unit/guesthouse
- 7% A mobilehome

4. Do you currently rent or own your home in Calabasas?

- 5% Rent
- 88% Own
- 6% Own a mobile home, but pay mobile home park space rent
- <1% Rent a mobile home

5. How would you rate the physical condition of the unit you live in?

- 63% Excellent condition
- 28% Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc)
- 7% Needs one or more modest rehabilitation improvements (i.e. new roof, new wood siding, etc)
- 2% Needs one or more major upgrades (i.e. new foundation, new plumbing, new electrical, etc)

6. Select the reason(s) you chose to live in Calabasas:

- 80% Safety of neighborhood
- 75% Quality/ambiance of neighborhood
- 69% Quality of local school system
- 63% Cleanliness of streets and surroundings
- 50% Proximity to open space / recreational areas
- 47% Quality of home
- 28% Proximity to shopping and services
- 27% City services and programs
- 20% Proximity to family
- 18% Proximity to job(s)
- 12% Proximity to medical care
- 6% Housing Affordability

7. Within the past two years, have you experienced any of the following housing issues? (choose all that apply)

- 77% None of the above
- 10% Lack funding to make necessary home repairs
- 9% Adult child living at home due to inability to afford housing
- 7% Struggle to pay rent or mortgage
- 7% Significant rent increase
- 2% Too many people living in one home (overcrowding)
- 1% Housing discrimination

8. What types of housing will best address Calabasas' housing needs? (select all that apply)

- 72% Single-family Homes
- 38% Senior Housing
- 37% Condos/Townhouses
- 17% Apartments
- 13% Housing for Persons with Disabilities
- 10% Accessory Dwelling Units or Secondary Units

9. Please indicate how important the following housing priorities are for the Calabasas community.

	Very Important	Somewhat Important	Not Important
Ensuring that children who grew up in Calabasas have housing options so they can live in Calabasas as adults.	24%	40%	36%
Creating mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.	27%	39%	34%
Integrating affordable housing throughout the community to create mixed-income neighborhoods and avoiding concentrations in any one neighborhood.	17%	27%	56%
Establishing special needs housing for seniors, persons with disabilities, and/or veterans.	21%	44%	35%
Encouraging the maintenance and rehabilitation of older housing stock.	48%	40%	12%
Housing concentrated within existing developed areas and/or cluster/compact housing in order to preserve surrounding open space.	52%	32%	16%

10. The City must plan and zone for at least 353 new housing units, of which approximately three-quarters are to be affordable (for example, in Los Angeles County, a family of four with a household income of less than \$92,000 is considered an affordable household). The City is working to identify strategies to meet this obligation. Please indicate your support for the following potential housing development strategies:

	Very Important	Somewhat Important	Not Important
Increase allowable housing densities from 20 to 30 units/acre on a limited number of existing multi-family housing sites.	15%	33%	52%
Designate additional multi-family sites, but maintain the maximum density at 20 units/acre.	31%	36%	33%
Redevelop and intensify existing uses along Calabasas Road/ East Village (commercial properties in and around the Commons and Calabasas Civic Center) to create a mix of office, retail, and residential uses, creating a pedestrian-oriented City Center.	37%	34%	29%
Redevelop over time the office and business park uses in the Agoura Road/Las Virgenes corridor to a mix of office, retail and residential uses, creating a village-like ambiance.	41%	37%	22%
Redevelop over time existing office/business park uses in the Las Virgenes/ Mureau area (old City Hall) to a mix of office, retail and multi-family residential uses that create a village-like ambiance.	39%	36%	25%
Encourage new multi-family housing on existing infill sites with access to existing infrastructure.	15%	36%	49%
Provide incentives to increase the production of accessory dwelling units (granny flats).	18%	28%	54%

10a. Are there any other strategies you would like to suggest the City consider to create more housing opportunities?

Suggested Development Locations

- Annex Craftsman Corner and explore as an option for affordable housing. Demolish old low density uses and develop with mix of residential and commercial. (7 comments)
- The Agoura Road/Las Virgenes corridor is in danger of stagnation with the shift away from offices and more employees working from home. This area has excellent potential for development and infrastructure can be added to accommodate growth. (4 comments)
- Repurpose empty office buildings along Agoura Road, in business parks and elsewhere in the city to mixed use walking villages (3 comments)
- Build up, not out – preserve existing neighborhoods and open space. Put apartments above the Commons, redo Las Virgenes and Lost Hills retail/commercial space to incorporate mixed use. (3 comments)
- Add taller mixed use buildings in current commercial and multi-family zoned areas (3 comments)
- Develop areas that can combine business and housing, such as near the freeway. Integrating residential in existing retail and office spaces are the least disruptive. Need to prioritize preserving existing open space. (2 comments)
- Utilize available land on west and north side of City with some incentives for developers
- Convert former Countrywide headquarters
- Redevelop former Washington Mutual building on Park Granada
- Convert auto dealers along 101 if they are vacated
- Convert Barnes & Noble if it were to close
- Expand the extreme north of Las Virgenes, tuck development in the canyons so it's not an eyesore. Maybe mid-range affordable condominiums and single-family homes similar to the neighborhood west of Grape Arbor Park.
- Develop the old Court House area
- Redevelop over time the Las Virgenes/Thousand Oaks corridor. Retail space which has remained is half empty.

Areas Where Development is not Supported

- Don't build on open space areas. Try to keep as much existing open space as possible (22 comments)
- No development on Las Virgenes corridor until find safe evacuation routes. There is too much traffic in this area to allow more development (6 comments)
- Prohibit development in Very High Fire Severity Zones and support state bills like SC 474 (4 comments)

- Don't build on Calabasas Road as traffic already doesn't move during peak times (3 comments)
- The Commons isn't an appropriate place for affordable housing (3 comments)
- Limit ADUs – they compromise single-family neighborhoods (3 comments)
- Mulholland Heights and the area across from Calabasas High School would have significant traffic impacts if developed (2 comments)
- Library parking lot – not a good fit

Policy Suggestions

- Apartments need to be built on the east side of town, the only current apartments are on the west side of town and adding more development will further impact traffic (4 comments)
- More affordable housing is badly needed (4 comments)
- Build more luxury condos similar to Avanti (3 comments)
- Streamline the development permitting process – it is too lengthy (2 comments)
- Majority of schools are on the east side of town and generate tremendous traffic. New residential development should therefore be focused on the west side.
- Explore a multi-family overlay zone for underutilized commercial properties
- Integrate smaller, more affordable apartments within new apartment complexes
- Support small, cottage like homes which are more affordable by design. Limit mega-mansions, many of which sit empty as residents own 2-3+ other homes
- Support the renting of rooms to help both the homeowner and tenants
- Allow existing non-conforming properties to build out to expand existing homes
- Integrate permanent residential units within extended stay hotels
- Require new developments to include mobile homes adjacent to the larger homes
- Build another nice mobile home park
- Prefab home additions for in-laws

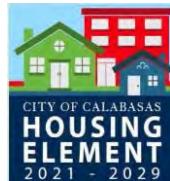
Rent Control and Rent Restrictions

- Contribute more money to the rental assistance program so long-time residents/seniors are not forced out due to rising rental costs (4 comments)

- Adopt County's mobile home rent stabilization act (4 comments)
- Adopt rent control like LA County (2 comments)
- Bring back the affordable housing program to Malibu Canyon Apartments. Stop price gouging. (2 comments)
- Unlike many cities, Calabasas neglected to adopt a rent freeze during COVID, and rents have continued to increase in several of the city's apartment complexes. In addition, tenants are also faced with having to pay for on-site parking as street parking is too far away.

Senior Housing Needs

- We need senior housing – our parents are aging and so are we. Senior housing generates less traffic (7 comments)
- We need single level small apartments that meet ADA standards for seniors. Seniors don't have anywhere to move to from their big homes.
- Allow for increased density in apartments and condo projects in exchange for including a small percentage of units for seniors and the disabled.
- Allow for high-end, security-upgraded senior condominiums so aging population can remain near their families
- Support co-housing and the Village Network concept to support aging in place
- Encourage the addition of granny flats (accessory dwelling units) for grannies, but not for renters



Calabasas Senior Housing Needs Survey - Results

In order to solicit input from one of Calabasas' most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. This survey was distributed in the following ways:

- Posted on the Housing Element Update webpage and City main page
- Emailed the survey link to the Savvy Seniors
- Emailed the survey link to members signed up for the Senior Center updates
- Hard copies distributed to senior housing complexes and Calabasas Village Mobile Estates

A total of 324 senior citizen residents completed the Housing Needs Survey. The following presents the aggregated response to the survey questions.

1. Are you a resident within the City of Calabasas? 97% Yes 3% No

2. Do you currently rent or own your home?

26% Rent 65% Own 7% Own a mobile home (pay space rent) 1% Rent mobile home
1% Other

3. Do you visit the Calabasas Senior Center and/or receive the City's E-News? 73% Yes 27% No

If yes, do you believe adequate information is provided about housing programs for seniors, such as senior housing, rental assistance, and help with housing maintenance? 41% Yes 59% No

4. Please indicate if you are interested in learning more about any of the following programs for seniors:

43% Rental or home buying options for seniors
15% Financial assistance for renters
42% Assistance for home and property maintenance

5. From 1-5, (5 being most important), please indicate how important the following issues are to you:

(*results reflect weighted average*)

3.35 Additional affordable senior housing in Calabasas
3.87 Having senior housing located near medical facilities and shopping centers
3.20 Having senior housing located near transit (such as bus routes)
3.15 Having senior housing located near the Calabasas Senior Center

6. Accessory dwelling units (ADU)s, or “granny flats”, are small, self-contained units either attached or detached to a single-family dwelling. They can provide lower cost rental options for seniors, and provide senior homeowners with added rental income. Would you like information on how to provide an ADU on your property? 25% Yes 75% No

7. How would you like information about senior housing opportunities and programs to be provided?

58% Online/email

30% Written newsletter mailed to your home

9% Information posted at the Senior Center

3% Other

The City sincerely appreciates your input.

Feel free to contact the Housing Element team, at housingelement@cityofcalabasas.com with any questions/comments, or visit the City's 2021-2029 Housing Element website at [2021-2029 Housing Element Update | City of Calabasas, CA](#) for more information.

2021-2029 6th Cycle Housing Element Update



CITY of CALABASAS

Community Workshop September 30, 2020

Poll Number 1

1. How long have you lived in the City of Calabasas?
 - a. 1-2 years
 - b. 3-5 years
 - c. 6-10 years
 - d. 11-20 years
 - e. 21+ years
2. What type of unit do you live in?
 - a. A detached single-family home
 - b. A duplex/triplex/fourplex
 - c. A condominium/townhome
 - d. An accessory dwelling unit or secondary unit
 - e. A mobile home
 - f. A care facility or assisted living



Housing Element Update
Community Workshop
September 30, 2020

Slide #3



Benefits of HCD Compliance

- Presumption of legally adequate Housing Element in courts. If courts invalidate Element, suspend City's authority to issue building permits until brought into compliance
- Protection from Attorney General litigation on Housing Element
- Maintain discretionary review over affordable housing projects
- Maintain eligibility for State housing funds
- Don't face RHNA carry-over into next Housing Element cycle

CALABASAS 2014-2021 HOUSING ELEMENT CERTIFIED BY HCD



Housing Element Update
Community Workshop
September 30, 2020

Slide #5



Progress under 2014-2021 Housing Element

- Entitling 3 mixed income projects, providing 17 very low income units
- Granting density bonus incentives on 2 projects
- Providing rehabilitation assistance to 33 lower income homeowners
- Providing rental assistance to 50 lower income households
- Ongoing monitoring of rents thru rental registration program



Housing Element Update
Community Workshop
September 30, 2020

Slide #7



Workshop Agenda

- Housing Element 101
- Progress under existing Housing Element
- Housing Trends and Needs
- RHNA and Residential Sites
- Community Q & A
- Next Steps

<https://www.cityofcalabasas.com/government/community-development/2021-2029-housing-element-update>



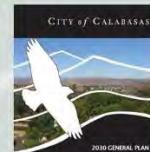
Housing Element Update
Community Workshop
September 30, 2020

Slide #2



Housing Element 101

- Part of City's General Plan - State law mandates that local governments "adequately plan to meet existing and projected housing needs of all economic segments of the community"
- 5 Major Components:
 - ✓ Review of accomplishments
 - ✓ Housing needs assessment
 - ✓ Evaluation of constraints to housing
 - ✓ Identification of housing sites
 - ✓ 2021-2029 program strategy
- Requires review by State Department of Housing and Community Development (HCD) for statutory compliance



Housing Element Update
Community Workshop
September 30, 2020

Slide #4



The Housing Element does not:

- Require the City to build the units planned for
- However, projects may be eligible for a streamlined approval process in cities that have not made sufficient progress in addressing growth needs
- Provide funding
- However, an HCD certified (e.g., legally compliant) Housing Element is required for State housing fund eligibility
- Authorize construction on Housing Element sites
- Development projects still need to go through City approval process



Housing Element Update
Community Workshop
September 30, 2020

Slide #6



Progress under 2014-2021 Housing Element

- Issuing loan to low/mod homeowner to convert garage to ADU
- Issuing permits for 15 ADUs, with another 4 in process
- Adoption of updated ADU/JADU ordinance to facilitate these housing types consistent with new State law
- Conversion of 140 low income units at Malibu Canyon and 120 units at Avalon Bay to market rents due to payoff of bonds, despite staff efforts for preservation



Housing Element Update
Community Workshop
September 30, 2020

Slide #8



Demographic Trends

Calabasas' population grew 20% between 2000-2020 to 24,200 residents

- Between 2010-2020, growth had slowed to 5%
- SCAG projects slowing to 2.9% between 2020-2045

City's population is growing older

- Median age ↑ from 38 to 43 years



Decrease in families with children from 43% to 35% of all households

- LVUSD reports a 6% decrease in enrollment between 2009-2019 for K-12 schools within Calabasas



Workforce Housing Needs

Calabasas is "jobs rich"

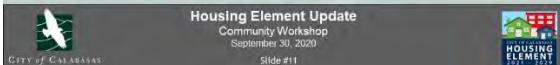
- 20,000+ jobs/9,200 housing units
- 2.2 jobs/housing ratio



30% of employment in lower income occupations (retail, service, hospitality, construction industries)

Over 90% of persons working in City commute in from outside

→ Evaluate workforce housing opportunities to reduce commuting



Who Needs Affordable Housing in Calabasas?

- People who work in town and cannot afford to live here

Teachers, nurses, retail and hospitality workers, childcare providers



- Special needs households

Senior citizens, disabled persons, single-parent households

- Children of long-time Calabasas residents



Regional Housing Needs Assessment (RHNA)

- RHNA = Regional Housing Needs Assessment, established by State Law and determined by HCD
- SCAG responsible for developing and assigning RHNA to Southern California jurisdictions
- Requires cities to zone for "fair share" of region's housing needs
 - ✓ Based on State population growth (as determined by HCD)
 - ✓ Mix of housing for economic segments
 - ✓ Affordability linked to zoning & density
- RHNA is a planning target, not a building quota



Senior Housing Needs

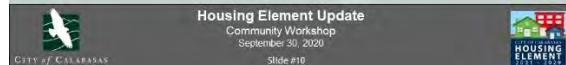
Over 4,000 age 65+ residents (17%)

- Nearly 40% Calabasas' seniors age 75+
- 1/4 of seniors have disability
- 85% are homeowners, 15% renters
- 1/4 of senior homeowners live alone



Housing needs of Calabasas' seniors:

- Home accessibility/housing maintenance assistance
- ADUs, shared housing to prolong independent living
- Multi-generational housing development
- Supportive living environments
- Rental assistance



Rental Costs and Affordability

Calabasas Rental Market (June 2020)

- \$2,100 1 bdrm, \$2,600 2 bdrm, \$3,100 3 bdrm
- Average rents exceed moderate income affordability

4% rental vacancy below ideal for mobility

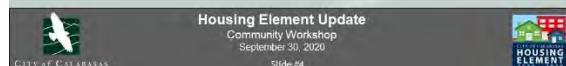
- 62% of renters face overpayment (>30% income on rent)
41% face severe overpayment (>50% income on rent)



Poll Number 2

What do you see as Calabasas' most important housing needs? (check as many as applicable)

- a. Housing for workforce
- b. Housing for seniors
- c. Housing for families with children
- d. Housing in close proximity to transit
- e. Housing for adult children of longtime Calabasas residents



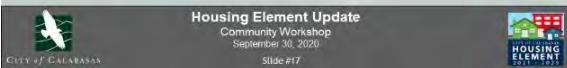
Regional Housing Needs Assessment (RHNA)

The RHNA process represents the minimum number of housing units each community is required to provide through "adequate sites" and zoning. It is one of the primary threshold criteria necessary to achieve HCD support of the Housing Element.



Calabasas' 2014-2021 RHNA Progress

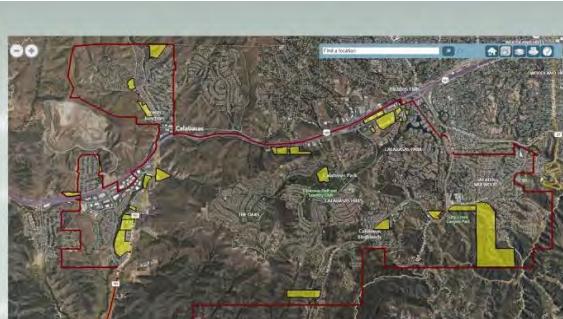
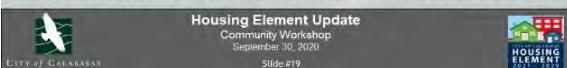
Income Level	2014-2021 RHNA	Bldg Permits 2014-2019	Remaining RHNA
Very Low	88 units	12	74
Low	54 units	0	54
Moderate	57 units	8	49
Above Mod	131 units	179	0
Total	330 units	199	179



Comparison of 5th and 6th RHNA Cycles

Jurisdiction	5 th cycle RHNA	6 th cycle RHNA (Draft)	% Change
Calabasas	330	353	+7%
Agoura Hills	115	318	+176%
Hidden Hills	18	40	+127%
Malibu	2	78	+3800%
Westlake Village	45	142	+215%
Las Virgenes/Malibu COG	510	931	+82%
SCAG	412,137	1,341,827	+225%

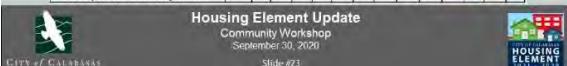
While minor increase in RHNA totals for Calabasas, greater proportion of RHNA in "affordable" categories (77% vs 60%)



Project Schedule

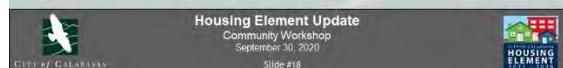
CALABASAS 2021-2029 HOUSING ELEMENT UPDATE PROJECT SCHEDULE

Task	June 2020	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July
Public Outreach and Vetting of Sites														
Housing Element Website														
Planning Commission (PC) Study Session	★			★										
Community-wide Workshop														
On-Line Housing Needs & Sites Survey														
City Council Study Session								★						
Document Preparation														
General Plan Update Prep														
SCAG Adoption Final RHNA														
Public Review Draft GP Elements														
60 Day HCD Review of Hsg Element														



Calabasas' Draft 2021-2029 RHNA

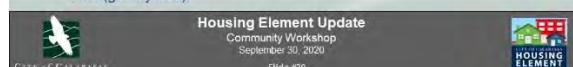
Income Level	2021-2029 RHNA	% of Total	"Default Density"
Very Low	131 units	37%	Min. 20 du/acre
Low	71 units	20%	Min. 20 du/acre
Moderate	70 units	20%	Min. 12 du/acre
Above Mod	81 units	23%	N/A
Total	353 units		



Poll Number 3

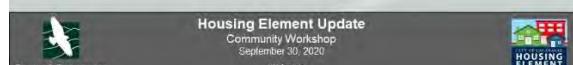
What strategies should the City pursue to address its RHNA? (check all that apply)

- a. Increase allowable housing densities from 20 to 30 units/ acre on a **limited number** of existing multi-family housing sites.
- b. Recycle and intensify existing uses along **Calabasas Road/ East Village** to create a mix of office, retail, and residential uses, creating a pedestrian-oriented City Center.
- c. Transition the office and business park uses in the **Agoura Road/West Village** corridor to a mix of office, retail and residential uses, creating a village-like ambiance.
- d. Transition existing office/business park uses in the **Las Virgenes/ Mureau** area (old City Hall) to a mix of office, retail and multi-family residential uses that create a village-like ambiance.
- e. Provide incentives to increase the production of accessory dwelling units (granny flats).



Next Steps

- On-line housing needs and sites survey
- Community Workshops
 - ✓ Feedback on identified sites, brainstorm additional sites
- Planning Commission Study Session
 - ✓ Report back on Community input
 - ✓ Confirm sites strategy for Housing Element
- City Council Study Session
 - ✓ Review draft Housing Element
 - ✓ Authorize submittal to State HCD



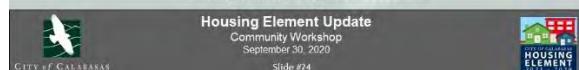
Community Comments



Thank you!!

<https://www.cityofcalabasas.com/government/community-development/2021-2029-housing-element-update>

housingelement@cityofcalabasas.com



HOUSING ELEMENT NOTIFICATION LIST

Abundant Housing LA	Las Virgenes Municipal Water District
Avalon Bay	Las Virgenes Unified School District
Bert Boeckmann	LMKK LLC
BIA Local Chapter	Meir Baiba
Brad Rosenheim	The New Home Company
CA Housing Consortium	Peter Spencer
CA Housing Partnership	Rosenheim and Associates
Calabasas Chamber of Commerce	RREF II Calabasas Park Center
Caruso Development Company	So Cal Association of Non Profit Housing
Dave Dollinger	So Cal Edison
Degidio Brothers	So Cal Gas Company
Dennis Cruzan	Southland Association of Realtors
D2 Development	TH Investments
Gabe Kramer	Thomas Saffron and Associates
Greystar	William Miller
Kristine Ramezani	

Michael Klein

From: Jon Wizard <jon@yimbylaw.org>
Sent: Monday, October 4, 2021 8:00 AM
To: Divya.Ram@hcd.ca.gov
Cc: housingelements@hcd.ca.gov; HousingElement; Anthony Dedousis
Subject: Calabasas HE

Hello,

Please find below our comments regarding the City of Calabasas' September 28, 2021 Adopted 6th Cycle Housing Element:

- Insufficient public review period
 - HCD's letter was dated September 3, 2021, but the current version of the housing element was adopted on September 28, 2021, meaning there was fewer than 30 days between revisions and adoption during which the public had an opportunity to participate and comment
- The quantified objectives analysis is deficient
 - Program 10a estimates the city will permit 96 ADUs at varying levels of affordability, and there's a footnote on Page V-36 that mentions a 20-unit set-aside for a lower-income RHNA shortfall through an upcoming annexation, but other than that, there is no quantification of housing element policies, programs, or objectives with regard to the city's RHNA, making the QOs arbitrary, lacking foundation, and untethered to the policies, programs, and objectives
- Substantial evidence
 - Despite several claims in support of adding housing to nonvacant sites, the city provides no proof—in the form of letters, emails, or responses to surveys, i.e., substantial evidence—that any of its many nonvacant sites' owners are interested in discontinuing their sites' current use to facilitate housing development or adding housing by converting existing parking. The city also describes several buildings on nonvacant sites as in poor shape or dilapidated but offers no objective analysis verified by either an appraisal or inspector's report, then uses said subjective analysis to justify a high likelihood of development. While one site has a building that is nearly 100 years old, why that site was not redeveloped in the 5th Cycle but will nearly definitely be redeveloped in the 6th Cycle remains unanswered
- Site inventory
 - There is no mention of infrastructure in the site inventory
 - The site inventory is unsupported by substantial evidence
 - Site 1 was entitled on February 14, 2018 and reported in the 2018 APR. This is well outside of the project period of June 30, 2021 – October 15, 2029 and cannot be double-counted.
 - The majority of Site 2's northern side is on slopes at angles precluding development; there is no documentation validating whether the site's owner truly desires to build housing on their site or if they've merely "been in recent discussions with the city"
 - There are also AFFH issues with this site due to its proximity to the highway and the subsequent noise and air pollution problems
 - There is no documentation supporting the owner of Site 3 being interested in developing housing

- Site 4 is not a vacant site despite being described as such: It is an improved parking lot with a use permit—which runs in perpetuity with the land—to allow the sale of Christmas trees each year
 - "The included glossary of terms lists the following: "Vacant: Lands or buildings that are not actively used for any purpose." [emphasis added] Even by the city's own definition, Site 4 is not vacant because they allow the sale of Christmas trees there each year
- Site 5 is a strip mall with multiple lessees, and there is no documentation from the owner that the owner can cancel all leases simultaneously or that the owner wants to do so
- Site 6 is an underutilized church, but the city provides no documentation that the owner wishes to build housing at the site
 - Additionally, unless the city does not count parking lots toward FAR and site coverage, there is no possible way this church and its parking use only 8% of the 2.47 acre site
- Site 7 is a legal nonconforming use, and while the city claims—without evidence—that multiple developers have approached them about this area, the city makes no claim that the current owner is interested in selling or redeveloping the site with housing
- Site 8 is the infamous Avalon Apartments, which is 30.5 acres in size. The city claims an additional 71 units will sprout out of the parking lots without explaining where the cars that park in the current lots will go
 - Additionally, this site is more than three times larger than the maximum site size presumptively allowable for lower-income housing, and the city has failed to complete an analysis describing how this phenomenon will be overcome
- Site 9 is comprised of two legal nonconforming office buildings that the city has zoned as mixed use; however, there is no evidence that the owner(s) of the site intend to sell or redevelop the building(s) as housing
- Site 10 is an office building the city claims will be redeveloped into housing because of rising commercial vacancy rates, despite offering no evidence of such a phenomenon in their city and no evidence that the owner(s) of the site intend to sell or redevelop the building(s) as housing
- Site 11 is a large, "high-end" shopping center the city claims will be redeveloped with multifamily housing; however, the city provides no evidence that the owner(s) want to redevelop the site and that the claimed interest by the developer is substantial
 - Furthermore, like Site 6, there is no way this site is using only 0.20 of its FAR unless the city doesn't count parking and landscaping toward lot coverage; there is no mention in the constraints or programs sections of the housing element that the city intends to count only buildings toward FAR and exempt parking, setbacks, and other development features from FAR calculations
 - Additionally, this site is roughly 2.5 times larger than the maximum site size presumptively allowable for lower-income housing, and the city has failed to complete an analysis describing how this phenomenon will be overcome
- Site 12 is three different parcels, all of which present numerous challenges to development
 - 5034 Parkway Calabasas appears to be a large storage yard, multiple businesses, and a service entrance to the adjacent gated community, some of which lies on sloping terrain
 - The city provides no evidence regarding the discontinuation of use and the owner(s) desire to build housing
 - APN 2049-022-040 has significant grading and access issues, being significantly hilly and in some places totally inaccessible

- 5124 Douglas Fir Road has significant grading and stormwater drainage issues and is at least two separate businesses
 - The city provides no evidence regarding the discontinuation of use and the owner(s) desire to build housing
 - The city assumes a 100% realistic capacity and likelihood of development, contrary to the Site Inventory Guidebook's guidance
- Regional trends
 - On the unnumbered page before Appendix D's title page, the city lists recent multifamily developments in neighboring cities but provides no analysis of those cities' development standards and how the difference between it and those cities' development standards will impact the density and feasibility of potential multifamily developments in Calabasas
- ADUs
 - According to APR data, the city permitted 3 ADUs in 2018, 5 in 2019, and 7 in 2020, which averages to 5 per year. The city is estimating it will permit 12 ADUs per year, for a total of 96 ADUs. That's a 140% increase
 - Without this overestimation in ADU permitting, the city fails to meet its moderate income RHNA target and exactly matches its combined ELI/VLI/LI RHNA target
 - This fails to meet Site Inventory Guidebook guidance regarding the No Net Loss buffer
- AFFH
 - The city's AFFH analysis is woefully inadequate, providing only a handful of maps but no comprehensive analysis of what the data in those maps reveal
 - The HCD data viewer map says Calabasas has several census tracts that are $\geq 80\%$ white and that have median incomes greater than \$125k per year, but the analysis in the housing element evaluates RCAs for the city as a whole instead of by census tract and so doesn't act on this information
 - There is no analysis about the distribution of sites as it relates to income, racial demographics, or access to opportunity
- Programs
 - The programs are extremely weak, not tethered to the QOs, and don't commit the city to do really anything except annex some land and count how many ADUs they permitted in the first four years of the planning period—but not take any specific actions related to a shortfall in ADU permitting
- Constraints
 - The element provides no analysis whatsoever on the city's compliance with the Permit Streamlining Act, CEQA deadlines, ADU deadlines, or HAA deadlines
 - There is no analysis of the cost of a permit to build a single-family home, a permit to build multifamily homes, or a comparison between the cost of those two permits
 - There is no analysis of the cost of either of these permits with regional costs in neighboring jurisdictions
 - There is no analysis on the cost or feasibility of development standards, such as parking minima, setbacks, minimum lot sizes, height restrictions, FAR, private and public open space requirements, etc.
 - There is no analysis on the effect of the city's growth management initiative and how it influences (re)development

Concerning HCD's September 3, 2021 letter, we find the city has failed to meaningfully and adequately address Appendix Findings A., B.1., B.3., B.4., C.1., C.2. in part, C.3., C.4., C.5., and E [there is no Section D].

YIMBY Law, acting on behalf of all the member organizations of the [Campaign for Fair Housing Elements](#), finds this housing element incomplete and ineligible for certification. We encourage the state to reject the September 28, 2021 version and require additional research, analysis, and edits consistent with our review, which is based on HCD guidance and state law, and HCD's September 3, 2021 letter.

Thank you,
Jon

--

Jon Wizard
Policy Director he/him
Campaign for Fair Housing Elements



[YIMBY Law](#)
57 Post Street
San Francisco, CA 94104

fairhousingelements.org

Book a [15-minute](#) or [30-minute](#) meeting with me
calendly.com/housingelements → housing element watchdogs calendar



CITY of CALABASAS

October 11, 2021

Mr. Jon Wizard
YIMBY Law
Policy Director
57 Post Street
San Francisco, CA 94104

Dear Mr. Wizard:

Thank you for sharing with us your October 4, 2021 letter to the California Department of Housing and Community Development, in which you provided comments on the City's 2021 – 2029 Housing Element update. Please find enclosed our responses to your comments.

Overall, and as demonstrated in the individual responses to the various concerns and observations you raised, the 2021 – 2029 Housing Element already sufficiently addresses each of your stated concerns, and no revisions to the document are required.

Again, we appreciate your interest and the time you invested in reviewing our updated housing plan.

Sincerely,

Maureen Tamuri, AIA, AICP
Community Development Director

Cc: California Department of Housing and Community Development
Mayor Bozajian and Calabasas City Council
Kindon Meik, Calabasas City Manager
Matthew T. Summers, Calabasas City Attorney

267863.2

100 Civic Center Way
Calabasas, CA 91302
(818) 224-1600
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City Response to the comment letter from YIMBY Law, Received October 4, 2021 via email

Hello,

Please find below our comments regarding the City of Calabasas' September 28, 2021 Adopted 6th Cycle Housing Element:

- Insufficient public review period

- HCD's letter was dated September 3, 2021, but the current version of the housing element was adopted on September 28, 2021, meaning there was fewer than 30 days between revisions and adoption during which the public had an opportunity to participate and comment.

Response: The revised draft Housing Element responding to HCDs September 3rd comment letter was made available to the public on September 20th, one week prior to the City Council meeting on September 28th, and three weeks prior to the City Council's meeting to consider readoption on October 13. These one and three week review periods are consistent with Government Code section 65585, which requires local governments post subsequent drafts of revised Housing Element on the internet and notice its availability at least seven days before submitting the draft revision to HCD. There have also been forty days between HCD's comments, dated September 3, and the Council's proposed readoption of the Housing Element, on October 13. State law also states that any procedural insufficiency only results in overturning a land use decision, such as the Housing Element's adoption, if there was prejudice and that the complaining party shows substantial injury resulting from the procedural error. (Gov't Code § 65010.) Even if there were any procedural error, no such prejudice nor injury exists here.

- The quantified objectives analysis is deficient

- Program 10a estimates the city will permit 96 ADUs at varying levels of affordability, and there's a footnote on Page V-36 that mentions a 20-unit set-aside for a lower-income RHNA shortfall through an upcoming annexation, but other than that, there is no quantification of housing element policies, programs, or objectives with regard to the city's RHNA, making the QOs arbitrary, lacking foundation, and untethered to the policies, programs, and objectives

Response: Please see Table V-6 (page V-55) for a summary of the City's quantified objectives for new construction, housing rehabilitation and housing conservation for the planning period.

- Substantial evidence

- Despite several claims in support of adding housing to nonvacant sites, the city provides no proof—in the form of letters, emails, or responses to surveys, i.e., substantial evidence—that any of its many nonvacant sites' owners are interested in discontinuing their sites' current use to facilitate housing development or adding housing by converting

existing parking. The city also describes several buildings on nonvacant sites as in poor shape or dilapidated but offers no objective analysis verified by either an appraisal or inspector's report, then uses said subjective analysis to justify a high likelihood of development. While one site has a building that is nearly 100 years old, why that site was not redeveloped in the 5th Cycle but will nearly definitely be redeveloped in the 6th Cycle remains unanswered

Response: As detailed in the Housing Element itself, housing opportunity sites were chosen carefully based on a variety of factors, including but not limited to staff's historical knowledge of each site and contact with property owners. Pages V-19 - V-23 include substantial evidence supporting the inclusion of each of the non-vacant sites identified as viable candidates for redevelopment within the inventory over the eight-year planning period. Non-vacant sites were selected for inclusion in the sites inventory based on several factors supporting their viable redevelopment over the eight-year planning period, including: 1) significant underutilization of permitted density or floor area; 2) existing use greater than 30+ years old; 3) surface parking lot use; 4) low building to land value ratio; and 5) property owner and/or developer interest. State law does not require the City to provide further letters, emails or other written documentation as to each site's redevelopment potential. Instead, the Housing Element itself, including the narrative description of each of the Focused Development Sites, together with the additional information contained therein, provides the required substantial evidence that the existing use on each non-vacant site does not serve as an impediment to residential development over the next eight years. With regards to a site from the 5th cycle that has a building that "is nearly 100 years old", the oldest building on a prior Housing Element site is the Rancho Pet Kennel which dates to 1956 (65 years old), and the owners of this property have been in recent discussion with the City about possible redevelopment on this site.

- Site inventory
 - There is no mention of infrastructure in the site inventory

Response: Pages V-25 to V-26 include a discussion of availability to utilities, as such "All Housing Element sites are adjacent to existing public roadways and are serviceable by Los Angeles County Sheriff and Los Angeles County Fire departments, the Las Virgenes Municipal Water District, and private companies that provide phone, cable, gas, and electric service." In other words, all listed Housing Element sites are serviceable by all needed public utilities and would not need significant off-site utility infrastructure installations or improvements for the sites to be developed or redeveloped.

- The site inventory is unsupported by substantial evidence
 - Site 1 was entitled on February 14, 2018 and reported in the 2018 APR. This is well outside of the project period of June 30, 2021 – October 15, 2029 and cannot be double-counted.

Response: The 2018 APR reported the entitlements for the Raznick project, as required by HCD rules. However, the 42 units have not been counted towards the

5th Cycle RHNA because Building Permits have not yet been issued. As a result, per HCD requirements, these units will be counted towards the 6th Cycle RHNA when Building Permits are issued after October 15, 2021, as the project develops. The precise timing is uncertain and will depend on when the property owner chooses to complete the entitled redevelopment project.

- The majority of Site 2's northern side is on slopes at angles precluding development; there is no documentation validating whether the site's owner truly desires to build housing on their site or if they've merely "been in recent discussions with the city"

Response: As stated in Appendix C of the Housing Element, "While the northern portion of the site is hilly, a sizable flat area of approximately 4 acres is readily buildable. Furthermore, potential developers have held community meetings (including a publicized Community Development forum on May 20, 2018) to discuss multi-family development of this site.

- There are also AFFH issues with this site due to its proximity to the highway and the subsequent noise and air pollution problems

Response: Page V-15 addresses these issues by stating the following, "In terms of potential environmental constraints, because the site is located within 500 feet of a freeway, the General Plan will require a health risk analysis to demonstrate residents would not be exposed to health risks exceeding SCAQMD standards. In addition, the General Plan will require mitigation to achieve acceptable interior noise levels, and depending on the layout of the project, may also require mitigation for exterior noise." These site-specific issues will be addressed in the planning and entitlement process, and can be resolved with appropriate on-site mitigation measures, such as incorporating air filtration systems and noise attenuation strategies within the building plans.

- There is no documentation supporting the owner of Site 3 being interested in developing housing

Response: The property owner has held a community meeting on September 14, 2020 to discuss development of a Mixed Use project and remains in contact with staff about opportunities developed through the Housing Element update.

- Site 4 is not a vacant site despite being described as such: It is an improved parking lot with a use permit—which runs in perpetuity with the land—to allow the sale of Christmas trees each year

Response: This is an inaccurate statement. There is no Conditional Use Permit tied to the property. The Christmas tree lot is permitted annually with a Temporary Use Permit and expires as soon as the tree lot is closed. The site is not permitted

for any other purpose, and is not improved with any structure nor is it permitted for parking.

- "The included glossary of terms lists the following: "Vacant: Lands or buildings that are not actively used for any purpose." [emphasis added] Even by the city's own definition, Site 4 is not vacant because they allow the sale of Christmas trees there each year

Response: See comment above.

- Site 5 is a strip mall with multiple lessees, and there is no documentation from the owner that the owner can cancel all leases simultaneously or that the owner wants to do so

Response: Site #5 is occupied by a small and very old shopping center (total of 12,131 s.f. constructed in 1965). County Assessor records show that the building improvements contribute less than 50% toward the overall property value. More importantly, the building is functionally obsolete on many levels, and would require a substantial investment even just to perpetuate only commercial retail uses long-term. Furthermore, the property zoning is Commercial Mixed-Use (CMU) with an allowable maximum FAR (0.60), double the current building FAR (0.31). The substantially greater FAR limit, and thus leasable square footage limit, alone is a massive incentive for the owner to redevelop the property. Moreover, with the 2021 – 2029 Housing Element update, the site will also benefit from the Affordable Housing Overlay (AHO), which will increase the maximum allowable FAR to 1.4 (4.5 times the current FAR), and will relax a number of other site development standards for a project that includes at least 25% affordable housing units. Planning staff discussed the zoning and the Housing Element update with the property owner, who expressed a favorable position towards the residential development opportunity provided by the Housing Element update and the accompanying zoning overlay.

- Site 6 is an underutilized church, but the city provides no documentation that the owner wishes to build housing at the site

Response: Surface parking lots do not count toward FAR. Also, the church buildings, which are a temporary type of construction and occupy only 10% of the property, were constructed thirty years ago. Not surprisingly, County Assessor records show that the land represents 100% of the assessed property value. The extant temporary buildings are functionally obsolete on many levels, and perpetuating the church use through a long term would require a substantial investment to update the structures to meet modern use needs and to conform to the current building codes. Underutilized church properties routinely redevelop for higher intensity commercial or multifamily residential uses – often the church sells the property and relocates to a new site where entirely new facilities may be constructed using the property sale proceeds or enters into a development agreement providing for redevelopment of the existing site with residential uses and new church facilities all built by the developer.

- Additionally, unless the city does not count parking lots toward FAR and site coverage, there is no possible way this church and its parking use only 8% of the 2.47 acre site

Response: In accordance with CMC Section 17.90, parking does not count towards FAR, whether it is surface parking or located within a structure. Here, the parking is in a lot and not a structure, and is thus also a candidate for residential redevelopment.

- Site 7 is a legal nonconforming use, and while the city claims—without evidence—that multiple developers have approached them about this area, the city makes no claim that the current owner is interested in selling or redeveloping the site with housing

Response: Page V-21 addresses the use of office conversion in the City of Calabasas, stating "A recent CoStar office report of the Calabasas/Westlake Village submarket indicates office vacancies have been on the rise over the past year and are presently at 12%, and vacancy rates are projected to increase to over 13% in 2022 (Refer to Appendix E for a copy of the Report) ... The three office sites identified in the inventory total approximately 150,000 square feet, representing just seven percent of the total 2.6 million square feet in office inventory in Calabasas. The local, Calabasas and environs market conditions further support the conversion of underutilized office space to residential, as evidenced by the approved redevelopment of the two-story Raznick office building with the 42-unit Calabasas Creekside Apartments, and two recent inquiries received by City staff from developers interested in residential-to-office conversions." Further, as noted in the Housing Element's site-specific narrative, the inquiries from developers for this site prove that there is market interest in its redevelopment. Expressed site-specific interest from developers demonstrates that the site is a viable redevelopment housing opportunity zone site.

- Site 8 is the infamous Avalon Apartments, which is 30.5 acres in size. The city claims an additional 71 units will sprout out of the parking lots without explaining where the cars that park in the current lots will go

Response: Staff completed a comprehensive review of a Specific Plan that was submitted for the then-proposed initiative and concluded that the site has more than adequate space to accommodate up to 160 new units. Parking would be relocated to underutilized portions of the site and in the new buildings with private garages. A complete report of staff's analysis can be found here: <https://www.cityofcalabasas.com/home/showpublisheddocument/7387/637261925871400000>

- Additionally, this site is more than three times larger than the maximum site size presumptively allowable for lower-income housing, and the city has failed to complete an analysis describing how this phenomenon will be overcome

Response: As described on page V-17, the building footprint for up to 71 additional units on this site is approximately two acres. The viability of an additional up to 71 units is demonstrated, in part, by the property owner's past application for significantly more units. If 160 units can be accommodated on site, from a site-planning perspective, so too can an additional 71 units. The sites inventory makes no presumptions about accommodating an affordable housing development on this site beyond the requirements under the City's inclusionary housing ordinance (ref. chapter 17.22 of the CMC).

- Site 9 is comprised of two legal nonconforming office buildings that the city has zoned as mixed use; however, there is no evidence that the owner(s) of the site intend to sell or redevelop the building(s) as housing

Response: See comment above for Site No. 7 As above, the recent market history in Calabasas and environs demonstrates a reasonable probability of redevelopment of this pair of existing, older, substandard office buildings for residential uses.

- Site 10 is an office building the city claims will be redeveloped into housing because of rising commercial vacancy rates, despite offering no evidence of such a phenomenon in their city and no evidence that the owner(s) of the site intend to sell or redevelop the building(s) as housing

Response: See comment above for Site No. 7. As above, the recent market history in Calabasas and environs demonstrates a reasonable probability of redevelopment of this existing, older, substandard office building for residential uses.

- Site 11 is a large, "high-end" shopping center the city claims will be redeveloped with multifamily housing; however, the city provides no evidence that the owner(s) want to redevelop the site and that the claimed interest by the developer is substantial. Furthermore, like Site 6, there is no way this site is using only 0.20 of its FAR unless the city doesn't count parking and landscaping toward lot coverage; there is no mention in the constraints or programs sections of the housing element that the city intends to count only buildings toward FAR and exempt parking, setbacks, and other development features from FAR calculations. Additionally, this site is roughly 2.5 times larger than the maximum site size presumptively allowable for lower-income housing, and the city has failed to complete an analysis describing how this phenomenon will be overcome.

Response: Site 11 is zoned Commercial Mixed-Use (CMU), which allows for multi-family housing in addition to commercial retail uses. The property owner, Caruso, is well aware of the site's zoning and its redevelopment opportunities, and has been in frequent contact with the City's Community Development Department about the owner/developer's intent to redevelop a portion of the shopping center to accommodate multi-family housing in conjunction with new retail space. According to the most recent communications and meetings, the

owner/developer intends to initiate the entitlement process within the next six months. The particular area of focus for the proposed project involves approximately 2.5 acres of the entire property – well below the 10-acre maximum size indicated in the HCD guidelines. Also, affordable housing is required to be included in the project, per the City's municipal code (Calabasas Municipal Code chapter 17.22). Furthermore, the owner/developer has accomplished similar mixed-use projects elsewhere in the greater Los Angeles area, all of which have been highly successful, and demonstrate the owner's ability to mix significant residential development with "high-end" retail in unified, mixed-use projects. As was mentioned in the response to comments about site 6, parking lots (and landscaping) do not count toward floor area ratio calculations. By definition (per Calabasas Municipal Code chapter 17.90), a project's floor area ratio is determined by dividing the floor area of the building(s) – in square feet - by the square-footage of the property. Parking lots are not included in the City's FAR calculation, and thus this element of the comment is misplaced. Most importantly, the comment fails to understand that the proposal is not to redevelop, and thereby displace, the entire existing, successful retail development. The commenter's inherent claim that the project would never move forward because the owner/developer would not redevelop existing, successful retail spaces is false, as that's not the current proposal. Instead, the proposal is to redevelop a small portion of the site, about 10%, into a combination of affordable and market-rate residential units, replacing some underutilized elements of the site and a portion of the existing large parking lot.

- Site 12 is three different parcels, all of which present numerous challenges to development
 - 5034 Parkway Calabasas appears to be a large storage yard, multiple businesses, and a service entrance to the adjacent gated community, some of which lies on sloping terrain. The city provides no evidence regarding the discontinuation of use and the owner(s) desire to build housing

Response: The owner of 5034 Parkway Calabasas has been in frequent contact with Community Development Department staff about redeveloping the property after the City annexes the territory, and the owner's intention has been to construct primarily housing, with some commercial – consistent with the Commercial Mixed Use pre-zoning. The existing improvements on this property hold little value (only 50% of the total assessed value per County Assessor records), and do not pose a substantial burden to redevelopment. Also, the topographic conditions present are not at all insurmountable; in fact, a similarly sloped property located only 500 feet to the west, within the same annexation territory, was successfully developed for multi-family housing within the last three years. Lastly, this site does not provide a secondary ("service") entrance to the adjacent Hidden Hills West neighborhood.

- APN 2049-022-040 has significant grading and access issues, being significantly hilly and in some places totally inaccessible

Response: The APN 2049-022-040 property is not so severely constrained that development for multi-family housing is not feasible. Utilities are readily available, as is freeway proximity and access. Furthermore, the existing site is vacant with no improvements, and city planning staff periodically receive development inquiries about the property.

- 5124 Douglas Fir Road has significant grading and stormwater drainage issues and is at least two separate businesses. The city provides no evidence regarding the discontinuation of use and the owner(s) desire to build housing.

Response: The 5124 Douglass Fir property likewise is not so severely constrained that development of the property is infeasible. Utilities are readily available, as is freeway proximity and access. Furthermore, the existing site improvements are functionally obsolete and fail to realize even ten percent of the allowable FAR for the property.

- The city assumes a 100% realistic capacity and likelihood of development, contrary to the Site Inventory Guidebook's guidance

Response: This is an incorrect statement. For sites designated with the Affordable Housing Overlay, sites are assumed to develop at the base Overlay density of 40 units/acre, with property owners utilizing the Overlay automatically eligible for an 35% density increase to 54 units/acre under State density bonus law. Just one of the 8 sites designated with the Affordable Housing Overlay (AHO) is assumed to develop at the base Overlay density of 50 unit/acre permitted for 100% affordable senior housing, with property owners utilizing the senior housing AHO automatically eligible for an 80% state density bonus. For reference, the 100% affordable Canyon Creek senior apartments developed at a density of 75 units/acre, supporting the 50 unit/acre density assumption. Affordable housing projects typically build out to the top end of the permitted density range, and can be expected to take advantage of additional incentives and reduced parking standards available under State density bonus law. Development trends in nearby San Fernando Valley communities over the past several years indicate that developers are building multi-family projects at densities in excess of 40 units per acre. The San Fernando Valley Multi-family Projects Table in Appendix C provides a summary of multi-family projects built in the last several years in nearby communities. These projects have an average density of 95 units per acre. This analysis supports the assumption that development at higher densities is both feasible and preferable for residential developers.

For sites not designated with the AHO, Site 1 is assumed at the density of the entitled project on the site; Site 2 is assumed at 8.8 du/acre (up to 12 du/ac permitted); Site 8 is assumed at 22 du/ac (up to 24 du/ac permitted); and Site 12 is assumed at 20 du/ac (up to 24 du/ac permitted).

- Regional trends
 - On the unnumbered page before Appendix D's title page, the city lists recent multifamily developments in neighboring cities but provides no analysis of those cities' development

standards and how the difference between it and those cities' development standards will impact the density and feasibility of potential multifamily developments in Calabasas

Response: As indicated on page V-14, the intent of showing development trends in nearby San Fernando Valley communities is to document the market for multi-family projects at densities in excess of 40 units per acre, as will be permitted by the new Affordable Housing Overlay. Additionally, the development standards under the AHO have been tested to ensure the ability to achieve the maximum 40 du/ac densities, as reflected in the series of site schematics included in Appendix C.

- ADUs
 - According to APR data, the city permitted 3 ADUs in 2018, 5 in 2019, and 7 in 2020, which averages to 5 per year. The city is estimating it will permit 12 ADUs per year, for a total of 96 ADUs. That's a 140% increase. Without this overestimation in ADU permitting, the city fails to meet its moderate income RHNA target and exactly matches its combined ELI/VLI/LI RHNA target. This fails to meet Site Inventory Guidebook guidance regarding the No Net Loss buffer.

Response: The Planning Division currently processes more than 15 ADUs per year, but there is a lag time between Planning approval and Building Permit issuance. For example, there are currently 20 approved ADUs that have not yet been issued a building permit. As demonstrated in the table below, approvals of ADUs have been increasing each year since the implementation of recent ADU updates. Furthermore, Programs 2, 10a and 10b of the Housing Element expand the City's commitment to new programs and financial assistance to further encourage development of ADUs.

Year	No of New Planning Permit Applications Submitted	No of Planning Permits Approved	No of Building Permits Issued
2017	5	6 *	4
2018	4	3	4
2019	11	9	5
2020	17	11	8
2021	16	15	8

* NOTE: One approved ADU in 2017 was from a 2016 application.

- Affirmatively Furthering Fair Housing
 - The city's AFFH analysis is woefully inadequate, providing only a handful of maps but no comprehensive analysis of what the data in those maps reveal. The HCD data viewer map says Calabasas has several census tracts that are ≥80% white and that have median incomes greater than \$125k per year, but the analysis in the housing element evaluates RCAAs for the city as a whole instead of by census tract and so doesn't act on this information. There is no analysis about the distribution of sites as it relates to income, racial demographics, or access to opportunity.

Response: The City's Affirmatively Furthering Fair Housing analysis provides a comprehensive analysis of contributing factors to fair housing issues in the community. Based on this analysis, it concludes that the biggest fair housing issues facing Calabasas are: fair housing outreach to lower income and disabled Calabasas residents; affordable housing throughout Calabasas to promote housing mobility; and protecting existing residents from displacement. Table B-6 presents a number of meaningful actions the City has committed to undertake to address these issues.

- Programs

- The programs are extremely weak, not tethered to the QOs, and don't commit the city to do really anything except annex some land and count how many ADUs they permitted in the first four years of the planning period—but not take any specific actions related to a shortfall in ADU permitting

Response: This statement is highly inaccurate. Table V-5 provides a summary of the 22 programs under the City's Housing Element, including goals, objectives, funding, responsible department, and time frames for implementation. Examples of specific program commitments to further housing and residential development opportunities include:

Program 2. Home Repair/ADU Assistance – Provide funding assistance to modest income homeowners to add an ADU to their property

Program 3. Rental Assistance Program – Provide ongoing, City-funded rental assistance to over 50 lower-income, senior and disabled households each year at-risk of displacement due to rising rents.

Program 9. Affordable Housing Overlay – to be Adopted in conjunction with Housing Element, providing increased densities, increased height, increased FAR and reduced open space to facilitate affordable development

Program 14. Affordable Housing Development Assistance - Allocate \$1 million in Affordable Housing Funds towards construction of affordable senior housing, and issue an RFP for development on one of the AHO sites.

- Constraints

- The element provides no analysis whatsoever on the city's compliance with the Permit Streamlining Act, CEQA deadlines, ADU deadlines, or HAA deadlines

Response: The Background Report includes a discussion of the City's permitting process (pages G-48 to G-51) and compliance with CEQA, the Permit Streamlining Act, and other applicable state planning and zoning laws. Furthermore, the Background Report discusses the use of new technology to process permits efficiently, including the City's recent implementation of SmartGov, a web-based planning, permits, and entitlements software

package that includes automatic tracking of applicable deadlines, helping ensure the City meets all required planning project deadlines.

- There is no analysis of the cost of a permit to build a single-family home, a permit to build multifamily homes, or a comparison between the cost of those two permits

Response: The Background Report includes a cost breakdown of permits for multi-family and single-family homes, as well as a sample cost of permit fees and development impact fees for a sample multi-family development project (pages G-46 to G-47).

- There is no analysis of the cost of either of these permits with regional costs in neighboring jurisdictions

Response: There is no statutory requirement to provide an analysis of regional costs.

- There is no analysis on the cost or feasibility of development standards, such as parking minimums, setbacks, minimum lot sizes, height restrictions, FAR, private and public open space requirements, etc.

Response: The analysis of the City's land use controls begins on page G-28 of the Background Report. As indicated, as a means of establishing appropriate development standards for the new 20 unit/acre zoning established under the 2030 General Plan, the City's urban design consultant produced a site plan for a multi-family residential prototype utilizing the City's RM16 development standards, including height, setbacks, lot coverage, open space and parking. The outcome of this analysis demonstrated that the City's RM16 development standards could yield 20 units/acre. Therefore, with the exception of density (lot area per unit), the City's new RM20 development standards were modeled after the current RM16 standards.

Furthermore, the development standards under the new AHO have been tested to ensure the ability to achieve the maximum 40 and 50 du/ac densities, as reflected in the series of site schematics included in Appendix C.

- There is no analysis on the effect of the city's growth management initiative and how it influences (re)development

Response: The City does not have a growth management initiative.

September 13, 2021

City of Calabasas
Planning Commission
100 Civic Center Way
Calabasas, CA. 91302

Dear Planning Commissioners:

Thank you for the opportunity to comment on our city's Housing Element.

I understand the need for housing in California, but I believe that our state legislation, with its cookie-cutter push for growth at any expense, has not caught up with the "real world" circumstances that some California cities must contend with.

City leaders, staff and most residents realize that all of Calabasas is in a Very High Fire Hazard Severity Zone. We may not have to contend with a Woolsey-type fire every year, but it's a matter of "when", not "if" another fire threatens our city. Development, whether new or infill, in certain parts of Calabasas must be realistically weighed against the eventual need for emergency evacuation.

The Malibu Canyon area has very limited ingress and egress. Some basic facts appear to be ignored in the DEIR's Wildfire Analysis. Historically, in the event of a fire, Las Virgenes Road becomes gridlocked. We've had the 101 shut down in both directions during fires. Mureau Road is not necessarily a viable, safe alternative in a fire. The number of residential units north of Mureau Road that rely on Las Virgenes Road is about 1,900. This doesn't include parts of Mountain View Estates that might try to evacuate via Las Virgenes. Using the City's average household size of 2.8, that means about 5,400 residents would have to evacuate Malibu Canyon. Being mindful of density is not a NIMBY issue; it comes down to being able to safely evacuate residents. Organizations, such as Housing and Community Development, which push for increased density regardless of underlying issues are not from this area. They show a clear lack of understanding of the safety issue we face. They will not be the ones loading our cars with kids, animals and belongings, trying to evacuate the area in the next fire.

The Malibu Canyon tract is not the only part of Calabasas that faces similar issues. Las Virgenes Road is a lifeline to thousands of residents, including those in Monte Nido and Malibu. With the exception of a relatively small stretch in Calabasas, Las Virgenes Road is a two-lane road. It's a designated Disaster Route which means first responder vehicles will need access to one of those lanes. This makes Las Virgenes Road less than ideal for evacuation purposes; however, it is the safest or only choice for many people.

It's important to note that buildings which are constructed to code still burn; they are ignition-resistant, not ignition-proof. Residents of new/redeveloped buildings will still need to evacuate. Building to code is not mitigation for egress problems. We are deluding ourselves if we think that adding hundreds of people to an area will not impact evacuation. Having it be a "less than significant impact" is an impossibility when an evacuation problem *already exists*. The DEIR does not acknowledge the evacuation problems that have occurred historically. We are sticking our heads in proverbial sand if we

choose to ignore the problem. I'm very concerned that the end result will be that our General Plan will be approved based on a faulty premise that everything is "A-okay". Future development decisions will be based on this faulty premise solely because it's listed in the General Plan.

All that being said, the following comments should not be interpreted as a ringing endorsement of the available choices. In my opinion, neither Alternative 2 nor Alternative 3 work. I believe there are other combinations of sites that could meet the housing goal.

The existing commercial site at the northwest corner of Las Virgenes Road and Thousand Oaks Boulevard (listed as part of Alternative 3) is currently being wasted; it's essentially a ghost mall. Despite the site being only a few years old, I believe it's ripe for redevelopment because it has remained mostly vacant since its completion. Redevelopment of that parcel would have minimal environmental damage. The impact to be concerned about is emergency evacuation, as noted above.

I am opposed to the inclusion of the commercial space at the southwest corner of Las Virgenes and Thousand Oaks in redevelopment plans (Village Market, Green Basil and Santa Fe restaurants, etc.). The DEIR describes the businesses there as "under-performing". I don't know what criteria have been used to determine that. While the strip mall is dated, these businesses appear to have managed to succeed for many years. Let's not mess with them; instead, they need to be supported.

One site that did not make it into either Alternative 2 or 3 is the Downtown Offices on Calabasas Road. These offices should be a priority because they make the most sense to convert. They're not located near open space or hillsides; they're on a 4-lane road close to the 101 (much easier evacuation) and lastly, it would take pressure off of the higher fire hazard areas such as those near Mulholland Highway or Las Virgenes Road.

Lastly, we have a glut of vacant commercial space in Calabasas. It makes no sense to require that additional commercial space be built. In the event existing commercial development is completely razed so it can be converted for residential use, I believe it should be rezoned to Multi-family Residential, not Mixed-Use. If only part of an existing commercial development is redeveloped for residential use (retaining part of the existing commercial development), only then should Mixed-Use zoning be used. Aside from this single example, I believe the City should explore a temporary, five-year moratorium on the Mixed-Use zone. The space used for the commercial component of Mixed-Use zoning would be better used for housing instead.

Thank you for considering my comments.

Best regards,
Frances Alet
Calabasas

Michael Klein

From: J Vanwater <vanwater09@yahoo.com>
Sent: Thursday, September 2, 2021 11:07 AM
To: Michael Klein
Cc: Jamie Francis
Subject: Re: Calabasas Apartment Complexes

To the planning commission I am Jamie Francis Wendell and I really want to encourage the city to know using section 8 as a recipient has been hard. You don't have a housing authority so the county payment standards are much lower than what landlords charge. Please be it known I wasn't even aware of a housing lottery as a county resident. During COVID the city still has to apply and implore their staff to make things easier on people who can't or don't have access to city hall and the city website or publications don't post updates. The housing element is essential to know people on fixed income can't qualify for a moderate affordable unit apartments in calabasas renting for 2500.00 that is not feasible! Some of us on an income bracket need a low or very low income unit that will not cost beyond 1600.00 la county payment standard for 1 bedroom or 1400.00 for a studio. This is the necessity to put in your ordinance to follow SCAG and State mandates since many of your property developers need to know the laws as well and follow these guidelines! I can't easily move from one county city to another with my voucher without the jeopardy of losing it if a landlord backs out because they want the full amount or want more money in section 8 that the county will not payout. I've been in those situations. The price is set so affordable housing must have income contingencies so people who only earn 11,500 or less than 12,000 annually with social security and a section 8 voucher can qualify and won't get priced out a year after moving into a unit in Calabasas. I have been a county resident for over a decade with my anxiety and asthma and need of a quiet safe community. Thank you for your consideration of my situation as a county resident who wants to move into Calabasas.

Jamie Francis
323-900-9751
vanwater09@yahoo.com

Sent from my iPhone

On Aug 31, 2021, at 1:27 PM, J Vanwater <vanwater09@yahoo.com> wrote:

Thanks Michael, I'll have to look at the housing element you sent to me but I can try to come to city hall but not sure if I can make it by 12 noon but I'll ask a friend since we will be in Woodland Hills and maybe go before his car inspection at Vista Ford on Ventura at 11am. I'll ask him to go west of the motion picture foundation where he is a member as a movie studio teacher to City hall if we can get there but if not I'll email you too. I can try to compile a letter or at least write it out in ink, but the discouraging thing is rents are too high for section 8 that the county will not pay out that my choices are limited to qualifying for low income moderate affordable units if not selected by random lottery.

Sent from my iPhone

Michael Klein

From: Mark Shear <markshear1@gmail.com>
Sent: Sunday, August 1, 2021 1:38 PM
To: HousingElement
Subject: Calabasas Housing Element

To Whom It May Concern:

I served on the Parks, Recreation and Education Commission for a number of years. There is a parcel of approximately 1 acre at the corner of Las Virgenes and Los Hills Road that we were not able to connect with or develop in conjunction with Juan Batista park due to the creek that separate the two and the below road grades creating a problem for access.

This property could be sold for development with road access allowing for parking to be built below an apartment building podium. This might be worth looking at to include in the housing element. Otherwise, I think the housing element draft plan makes sense. Bravo on the work on this.

Please feel free to contact me if I can be of help,

Mark Shear
3935 Bon Homme Road
Calabasas

From: Ross Johnson <ross@yesinmybackyard.org>
Sent: Friday, July 30, 2021 1:08:30 PM
To: mklein@cityofcalabasas.com <mklein@cityofcalabasas.com>; Housing Elements@HCD <HousingElements@hcd.ca.gov>
Subject: Calabasas Draft Housing Element Not in Compliance With State Law

Dear HCD and the Calabasas,

Thank you for allowing the public to comment on Calabasas's draft housing element, which is currently not compliant with state law. YIMBY Law's concerns are outlined below.

CALABASAS DOES NOT PROVIDE ENOUGH SITE CAPACITY FOR MODERATE INCOME HOUSING.

Calabasas has not provided sufficient site capacity to accommodate the state mandated minimum amount of very low income housing.

"[T]he share of a city or county of the regional housing need shall include that share of the housing need of persons **at all income levels**". "[A]ctions should be taken by local and regional governments to ensure that future housing production meets, **at a minimum**, the regional housing need" (emphasis added). Cal. Gov't Code § 65584(a)(1) - (2). The statute language makes it clear that regional housing needs are a mandated minimum, rather than a suggestion.

The 6th Cycle RHNAs Plan requires that Calabasas provide enough site capacity to accommodate 70 moderate income housing units. However, Calabasas's housing element provides capacity for only 17 moderate income housing units. Thus Calabasas has not provided enough moderate income housing capacity.

To remedy this situation, the city should ensure that enough housing capacity is created to provide 15-30% capacity buffers at each level of income, including very low income, to avoid violating the No Net Loss requirement. See Cal. Gov't Code § 65863(c)(1). Otherwise, the County risks falling afoul of the No Net Loss requirement, making it vulnerable to mid-cycle rezoning, a costly process in terms of time, money, and political will.

CALABASAS DOES NOT MAKE MANDATORY FINDINGS THAT LOWER INCOME SITES WILL BE DEVELOPED

If a city assigns 50% or more of its lower-income RHNAs to non vacant sites, the city must make "findings based on substantial evidence that the [existing] use [of the sites] is likely to be discontinued during the planning period." (Gov. Code § 65583.2(g)(2).)

Calabasas was allocated 201 lower income units. Appendix C of the draft housing element notes that only 56 of the sites listed in the site inventory are on vacant sites, meaning more than 50% of the parcels in the site inventory are non vacant. Thus the city is required to make findings that the non vacant lower income sites listed in Appendix C are likely to be discontinued. Calabasas does not make these findings, meaning the draft housing element is not in compliance with state law.

Calabasas's 201 lower income housing units is relatively low. For comparison, La Canada Flintridge, a nearby town with roughly the same population and much higher median income, was allocated 386 lower income units. We ask that Calabasas make a good faith effort to follow the law, since the city has been given a lenient allocation for lower income housing.

I respectfully request that Calabasas's housing element not be certified until they remedy the concerns mentioned in the letter.

Kind regards,
Ross Johnson
YIMBY Law

*YIMBY Law is a 501(c)(3) non-profit corporation. YIMBY Law is not a law firm. I am not a lawyer. Nothing in this letter should be construed as legal advice. Instead, I am a California resident reporting my concerns after reviewing publicly available information.

APPENDIX C7

HOUSING ELEMENT BACKGROUND REPORT

CITY *of* CALABASAS
2030 General Plan

2021-2029 HOUSING ELEMENT

BACKGROUND REPORT

SEPTEMBER 2021

**CITY OF CALABASAS
COMMUNITY DEVELOPMENT DEPARTMENT
100 CIVIC CENTER WAY
CALABASAS, CA 91302**



City of Calabasas 2030 General Plan 2021-2029 Housing Element Background Report

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The Housing Element Background Report includes an analysis of demographic, economic, housing, and special needs characteristics and trends in Calabasas. The analysis is intended to identify issues that affect the City's existing and future housing needs. As the results of the 2020 U.S. Census were not available as of this writing, the 2014-2018 American Community Survey (ACS) and Southern California Association of Governments (SCAG) Pre-Certified Local Housing Data provides the basis for much of the data contained in the Report.

I. DEMOGRAPHIC PROFILE

Demographic changes can affect the type and amount of housing that is needed in a community. This section presents the population, age, race/ethnicity, and employment characteristics of Calabasas residents.

A. POPULATION GROWTH AND TRENDS

Table 1 presents population growth trends in Calabasas, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. Calabasas experienced an eight percent increase in population during the 1990s, fairly comparable to the seven percent growth evidenced Countywide, yet below the twelve percent growth level experienced in nearby Westlake Village and Thousand Oaks. Between 2000 and 2010, the Calabasas population increased by a robust fifteen percent to 23,058 residents, representing a net increase in approximately 3,000 new residents. This increase was significantly more than neighboring cities and the County as a whole.

During the most recent decade, Calabasas' population increased by five percent to almost 24,200 residents. This increase, while slower than in the 1990s and 2000s, is still greater than other Conejo Valley jurisdictions and slightly higher than the County (4%).

Table 1: Regional Population Growth Trends 1990-2020

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Agoura Hills	20,390	20,537	20,330	20,566	1%	-1%	1%
Calabasas	18,527	20,033	23,058	24,193	8%	15%	5%
Thousand Oaks	104,352	117,005	126,683	126,484	12%	8%	-0.2%
Westlake Village	7,455	8,368	8,270	8,212	12%	-1%	-1%
Los Angeles County	8,863,164	9,519,338	9,818,605	10,172,951	7%	3%	4%

Source: U.S. Census 1990, 2000 and 2010; Dept. of Finance 2020 Population and Housing Estimates.

In terms of future trends, the Southern California Association of Governments' (SCAG) Demographics and Growth Forecast projects a modest 2.8 percent increase in Calabasas' population over the next 25 years, for an estimated 2045 population of 24,900 residents.

B. AGE CHARACTERISTICS

Housing need is impacted by the age characteristics of a community, with different age groups having different income levels and family types that influence housing needs.

Table 2 shows the age distribution of Calabasas residents in 2000 and 2020, and compares this to the age distribution Countywide. As indicated in the table, in 2020, 24 percent of Calabasas' residents were children under the age of 18, compared to 28 percent of the City's population in 2000. The decline in children is further evidenced by the decline in family households with children in Calabasas, which dropped from 43 to 35 percent over the past two decades (refer to Table 6 later in this chapter). Similarly, between 2009-2019, K-12 public school enrollment for schools within Calabasas decreased by six percent (source: Las Virgenes Unified School District).

The young adult (25-44 years) age group experienced a large shift over the last 20 years. Both the proportion and number of young adults declined significantly during the decade, decreasing from 29 to 21 percent of the population, and declining by over 675 residents. This trend is a reflection of the aging in place of young adults into middle age, and the limited number of new young adults moving into the community. Conversely, the middle age population increased by almost 1,800 residents since 2000 and saw their proportion of the City's population grow from 28 percent to 30 percent. This shift in growth from young adults to middle age is indicative of the area's high for-sale housing costs and limited rental opportunities.

Finally, the most dramatic change in age distribution in Calabasas over the last 20 years was in the senior population (65 years and older). The percentage of seniors more than doubled from 8 to 17 percent during this time and included an increase of approximately 2,350 residents. The population of Calabasas, as a whole, is aging. The American Community Survey puts the median age of Calabasas at 42.9 years, an increase of 4.4 years since 2000 and more than six years older than the median age of 36.7 years for the County. Calabasas has made significant progress in expanding housing options for seniors, with development of the 75 unit Canyon Creek Apartments and 60 unit Horizons 55 active senior housing communities, and entitlements for the 42 unit Calabasas Creekside Senior Apartments.

Table 2: Age Distribution 2000-2020

Age Group	2000		2020		
	Persons	Percent	Persons	Percent	L.A. Co.
Preschool (0-4 years)	1,223	6%	895	4%	6%
School Age (5-17 years)	4,346	22%	4,790	20%	16%
College Age (18-24 years)	1,323	7%	1,935	8%	9%
Young Adults (25-44 years)	5,832	29%	5,153	21%	30%
Middle Age (45-64 years)	5,593	28%	7,355	30%	25%
Seniors (65-74 years)	1,097	5%	2,589	11%	8%
Frail Elderly (75+ years)	619	3%	1,476	6%	6%
TOTAL	20,003	100%	24,193	100%	100%
Median Age	38.5 years		42.9 years		36.7 years

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

C. RACE AND ETHNICITY

Table 3 displays the racial/ethnic distribution of Calabasas' population and compares it to the Countywide distribution. The City experienced some change in ethnic composition over the decade, with Whites continuing to make up the largest majority of the City's population (76% in 2020 compared to 84% in 2000). In contrast, Whites comprise only 26% of the population Countywide.

The percentage of Asians (10%) and Hispanics (8%) increased slightly while African Americans (<1%), and American Indians (<1%) in Calabasas remained relatively constant from 2000 to 2020, showing relatively minor increases in number. The small size of the City's minority population stands in sharp contrast to the population of Los Angeles County as a whole.

Table 3: Racial and Ethnic Composition 2000-2020

Race/Ethnicity	2000		2020		
	Persons	Percent	Persons	Percent	L.A. Co.
White	17,898	84%	18,387	76%	26%
Asian/Pacific Islander	1,656	8%	2,419	10%	15%
Hispanic	1,004	5%	1,935	8%	48%
Other	513	2%	1,210	5%	3%
African American	256	1%	194	<1%	8%
Native American	29	<1%	48	<1%	<1%
TOTAL	21,356	100%	24,193	100%	100%

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

D. EMPLOYMENT

The Southern California Association of Governments' (SCAG) Demographics and Growth Forecast estimates there was a total of 20,500 jobs in Calabasas in 2016, and projects a modest 1.5 percent increase in Calabasas' employment by 2045, for an estimated 20,800 jobs¹. SCAG's Local Profile for Calabasas further breaks down employment by sector (refer to Table 4). As of 2017, professional and management was the largest employment sector at 22 percent, followed by finance (16.5%), leisure (15.5%) and education (13.3%). While the percentage of jobs in the leisure and education sectors increased between 2007 and 2017, construction and manufacturing sectors saw decreases.

Table 4: Employment Sectors 2017

Industry Sector	% Total Jobs
Professional & Management	22%
Finance	16.5%
Leisure	15.5%
Education	13.3%
Retail	9.6%
Information	4.9%
Manufacturing	4.5%
Transportation	3.6%
Public Administration	3.4%
Other Services (excluding Public Administration)	2.4%
Construction	2.2%
Wholesale Trade	2.1%
TOTAL	100%

Source: SCAG, Profile of the City of Calabasas, May 2019.

Table 5 shows the top ten employers in Calabasas in 2020. As can be seen, a significant number of these jobs are in the education, finance, professional and retail sectors.

Table 5: Major Employers

➤ Harbor Freight Tools	➤ All Motorists Insurance Agency
➤ Las Virgenes Unified School District	➤ Alcatel Internetworkings, Inc.
➤ Cheesecake Factory, Inc.	➤ Ama Waterways
➤ Viewpoint Education Foundation	➤ Xperi
➤ Keysight Technologies	➤ Bob Smith BMW and Mini

Source: City of Calabasas, June 2020.

Over 90 percent of persons working in Calabasas commute in from outside the City, an indication of the shortage of local affordable housing opportunities for the community's workforce.² Similarly, Calabasas residents also face long commutes, with 35 percent of the City's employed residents commuting 25 miles or more to work (OnTheMap).

¹ SCAG. Connect SoCal Demographics and Growth Forecast Technical Report. Adopted on May 7, 2020.

² U.S. Census Bureau - 2017 OnTheMap Application. <http://onthemap.ces.census.gov/>.

E. HOUSEHOLD TYPE

A household is defined as all persons living in a housing unit. Families are a subset of households. They include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes, are not considered households.

Table 6 illustrates household characteristics in Calabasas in 2000 and 2020, and compares it to the Countywide distribution. In 2020, Calabasas was home to 8,918 households. The City had an average household size of 2.71 persons and an average family size of 3.10 persons, indicating minimal change from 2000.

Families comprise the majority of households in Calabasas (75%), including families with children (35%), and those without children (40%). Over the past two decades, the proportion of families with children has decreased from 43 to 35 percent of all households. In contrast, the proportion of family households without children increased from 33 to 40 percent, and single-person households increased from 17 to 19. Nearly 70 percent of the City's household growth between 2000-2020 was due to an increase in childless family households, with 26 percent of this growth attributable to single person households. These trends reflect the aging in place of Calabasas' existing households and the limited number of new families with children moving into the community due in part to high housing costs.

Table 6: Household Characteristics 2000-2020

Household Type	2000		2020		
	Households	Percent	Households	Percent	L.A. Co.
Families	5,543	77%	6,675	75%	66%
With children	(3,129)	(43%)	(3,121)	(35%)	(27%)
With no children	(2,414)	(33%)	(3,567)	(40%)	(39%)
Singles	1,228	17%	1,662	19%	26%
Other non-families	458	6%	581	6%	8%
TOTAL	7,229	100%	8,918	100%	100%
Avg Household Size	2.76		2.71		3.01
Avg Family Size	3.14		3.10		3.69

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates

F. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity. It is also crucial in determining a household's ability to balance housing costs with the other basic necessities of life.

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table 7, which are thus used throughout the Housing Element.

Table 7: State Income Categories 2020

Income Category	% County Area Median Income (AMI)	2020 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$23,700	\$27,050	\$30,450
Very Low	0-50% AMI	\$39,450	\$45,050	\$50,700
Low	51-80% AMI	\$63,100	\$72,100	\$81,100
Moderate	81-120% AMI	\$64,900	\$74,200	\$83,500
Above Moderate	120%+ AMI	>\$64,900	>\$74,200	>\$83,500

Source: California Dept of Housing and Community Development, 2020 Income Limits.

Table 8 presents the distribution of household income in Calabasas by income category measured as a percentage of the County median. Above median income households (>100% AMI) comprise the vast majority of households in Calabasas, at 67 percent. Despite the City's overall affluence, however, over 2,300 Calabasas households earn lower incomes (<80% AMI). While relatively limited in number (8% of households), extremely low income (ELI) households (<30% AMI) have significant housing needs. According to CHAS Data compiled by HUD, nearly 90 percent of the City's ELI households are spending more than half their incomes on housing costs, and 55% of the City's ELI households are renters, a group particularly vulnerable to rising rents. The City of Calabasas funds a rental assistance program to assist extremely low and very low income senior and disabled renters to remain in the community, and provides ongoing monthly rental assistance to approximately 50 households through this program.

Table 8: Household Income Distribution 2016

Income Level	Households	Percent
Extremely Low Income (0-30% AMI)	684	8%
Very Low Income (31-50% AMI)	665	8%
Low Income (51-80% AMI)	1,025	12%
Median Income (80-100% AMI)	473	5%
Above Median Income (>100% AMI)	5,804	67%
TOTAL	8,651	100%

Source: SCAG Pre-Certified Local Housing Data, August 2020.

AMI – Area Median Income

Note: Household count differs from 2020 Dept of Finance count depicted in Table 6.

II. CALABASAS HOUSING NEEDS

Calabasas enjoys high quality residential neighborhoods, a strong local employment base, a high level of public services and a scenic natural setting, all of which contribute to the community's attractiveness as a place to live and work. However, the community's desirability has continued to place upward pressure on the housing market, making it increasingly difficult for key members of the community to live here – workforce, seniors, and grown children of current residents.

To help understand the nature and extent of housing needs in Calabasas, this section provides an overview of these needs as they relate to:

- Renter and Homeowner Affordability
- Housing Adequacy
- Seniors and Other Special Needs Groups
- Workforce Housing Needs
- Assisted Housing At-Risk of Conversion
- Regional Housing Needs

By way of background, Calabasas contained 9,230 housing units in 2020. The range of housing types reflects the City's largely hillside topography and peripheral suburban nature. Three-quarters of the City's housing is comprised of single-family units, either attached or detached, while multi-family apartments and condominiums account for almost one-quarter (23%) of the housing stock. The City's one mobile home park - Calabasas Village Mobile Estates with 210 units – comprises two percent of the housing in Calabasas.

Table 9: Housing Types 2020

Unit Type	Units	Percent
Single-Family (SF) Detached	6,223	67%
SF Attached	663	7%
Total Single-Family	6,886	75%
2 to 4 Units	500	5%
5 or more units	1,613	17%
Total Multi-Family	2,113	23%
Mobile Homes & Other¹	231	2%
TOTAL	9,230	100%

Source: California Department of Finance, 2020, Population and Housing Estimates.

¹ The City's one mobile home park contains 210 units, indicating the Census counted 20 additional units in the "other" category which could be reflective of second units or guesthouses if they are occupied as someone's current place of residence.

A. RENTAL MARKET AND AFFORDABILITY

While Calabasas is predominately an ownership community, the percentage of renter households has increased over the last 20 years. In 2000, just 19 percent of households in the City were renters. In 2020, renter households had increased to 32 percent, reflective of several new multi-family rental complexes developed in the City in recent years, as well as condominiums and single-family homes that are being used as rentals.

Calabasas is home to six apartment complexes – Malibu Canyon Apartments (698 units), Avalon Bay (previously Archstone - 600 units), Malibu Creek Apartments (44 units), Horizons at Calabasas (60 units – age restricted 55+), Canyon Creek Apartments (75 units – rent restricted), and the new Paxton Calabasas Townhomes (78 units).

Table 10 shows the results of a June 2020 rent survey that was conducted on vacant units in the five market-rate apartment complexes (Canyon Creek Apartments was not included as rents are restricted to low income levels). Rent levels in Malibu Canyon, Avalon Calabasas and Malibu Creek Apartments generally average \$2,028 to \$2,179 for a one-bedroom, \$2,445 to \$2,771 for a two-bedroom and \$3,063 for a three-bedroom unit. Rents at the Horizons at Calabasas are slightly higher than these averages and are also age restricted to residents 55 years and older. The new luxury Paxton Townhomes have rents that are significantly higher than the other properties, due to the large sizes of the units and range of amenities that are offered. The Paxton complex includes four very-low-income units in compliance with the City's inclusionary housing ordinance.

Table 10: Rental Rates June 2020

Apartment Name	Unit Type	Monthly Rent for Vacant Units	Average Rent for Vacant Units
Malibu Canyon Apartments 5757 Las Virgenes Rd (698 Total Units)	1 bdrm (17 units)	\$1,888 - \$2,135	\$2,028
	2 bdrm (31 units)	\$2,207 - \$2,720	\$2,445
	3 bdrm (6 units)	\$2,968 - \$3,168	\$3,063
Avalon Bay (formerly Archstone) 3831 N. Orchid Lane (600 Total Units)	1 bdrm (19 units)	\$2,024 - \$2,345	\$2,179
	2 bdrm (23 units)	\$2,483 - \$3,171	\$2,771
Paxton Calabasas Townhomes Paxton Place (78 Total Units)	2 bdrm (2 units)	\$5,355	\$5,355
	3 bdrm (10 units)	\$4,995 - \$6,425	\$5,655
Horizons at Calabasas (age 55+) 26705 Malibu Hills Rd (60 Total Units)	1 bdrm (1 unit)	\$3,213	\$3,213
	2 bdrm (2 units)	\$3,390 - \$3,490	\$3,440
Malibu Creek Apts 5320 Las Virgenes Rd (44 Total Units)	2 bdrm (1 unit)	\$2,550	\$2,550

Source: Rental Survey conducted by Karen Warner Associates, June 2020.

Table 11 presents the maximum affordable rents in 2020 for very low, low and moderate income households by household size, and compares them with the 2020 average apartment rents for Malibu Canyon, Avalon Calabasas and Malibu Creek Apartments from Table 10. As indicated, average rents are well above the level of affordability for very low, low and even moderate income households. The affordability gap for two-bedroom units is \$1,467 for very low income households, \$707 for low income households and \$647 for moderate income households.

Table 11: 2020 Maximum Affordable Rents* for Los Angeles County

Income Level**	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$999	\$1,122	\$1,236
Low Income	\$1,676	\$1,882	\$2,081
Moderate Income	\$1,728	\$1,942	\$2,147
Calabasas Average Rents***	\$2,104	\$2,589	\$3,063

Source: Karen Warner Associates, 2020.

* Maximum rent reflects deduction of utility allowance per LACDC 2020 utility schedule: \$127 for 1 bedrooms, \$146 for 2 bedrooms, and \$172 for 3 bedrooms.

**Income levels reflect the 2020 Official State Income Limits published by State HCD.

***Calabasas Average Rents are from market rate apartment complexes (excluding Paxton Townhomes and Horizons at Calabasas) from Table 10.

Rental Vacancy

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing suggests that there is a balance between the supply and demand of housing, whereas vacancies well below this level may indicate that households are having difficulty finding available housing, which can lead to high competition for units and upward pressure on rents. The 2014-2018 American Community Survey measures a rental vacancy rate of four percent in Calabasas, indicating a less than optimal supply of vacant rental units for normal mobility.

Calabasas Village Mobile Estates

Calabasas Village Mobile Estates located on Mulholland Highway contains 210 mobile home spaces. Approximately one-third (60-70 households) of park occupants are senior citizens. The City's General Plan established a mobile home park land use designation and the City's Development Code now has a mobile home park zoning district. These designations help to preserve the property for long term mobile home park use. The Housing Element includes a program for continued preservation of the mobile home park, including providing information on the State's Mobile Home Park Rehabilitation and Resident Ownership Program (MPROP).

While historically the park has served as a source of relatively affordable housing, increases in space rents have rendered it less affordable to lower income tenants. The July 2019 space rents at the mobile home park were identified as \$1,577,³ a monthly

³ Calabasas Rental Registration Program, February 2020.

increase of \$134 (9.4% increase) from July 2018. In addition to space rents, some occupants may also have monthly mortgage payments on their mobile home coach.

In response to escalating rents, in January 2004, the City initiated a Rental Assistance Program for lower income tenants in the park, providing for a monthly subsidy for income-qualified tenants. The program has subsequently been expanded to include lower income seniors and disabled residents in the City's apartment complexes also impacted by rent increases. In December 2010, the City Council made the Rental Assistance Program permanent, expanding its capacity to 50 households and increasing monthly subsidy levels which are increased annually based on the Consumer Price Index. As of October 2020, this program was providing assistance to 50 households with 42 of these households residing in the mobile home park. The subsidy in 2020 was \$250 a month.

Accessory Dwelling Units

Accessory dwelling units (ADU), also referred to as granny flats and secondary units, provide an affordable housing option and are seen as an important tool to help meet the housing needs in communities. The State enacted legislation in both 2017 and 2019 to further assist and support the development of ADUs, including "by right" approval for one-bedroom units less than 850 square feet and two-bedroom units less than 1,000 square feet. In January 2020, the City Council adopted an ordinance amending the City's Development Code to comply with the latest State laws governing ADUs and Junior ADUs. The City's ADU ordinance allows for units up to 1,200 square feet, or up to 50% the living area of the primary unit.

Calabasas recognizes that ADUs can provide housing opportunities for lower and moderate income households, including seniors and caregivers. The following describes recent activity related to ADUs in the City:

- Between the years 2014-2020, a total of 22 building permits were issued by the City for ADUs. In the first year since adoption of the City's updated ordinance (Jan-Dec 2020), the City has seen a dramatic increase in ADUs, with seven units approved and another nine units in process. These numbers well exceed the goal of 12 units set out in the previous Housing Element.
- In 2019, the City Council adopted a resolution expanding the City's Home Repair Program to include loans for the development of ADUs. Funds in the amount of \$500,000 from the Affordable Housing Fund were designated for the program. The first \$50,000 loan was issued in 2020 to assist a senior citizen homeowner convert an existing garage into an ADU.
- The updated Housing Element includes a program for the City to incentivize and promote ADUs, including the creation of architectural prototypes.

ADU Affordability: In December 2020, the Southern California Association of Governments (SCAG) released a "Regional Accessory Dwelling Unit Affordability Analysis."⁴ SCAG conducted this analysis to "provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income

⁴ Southern California Association of Governments, "SCAG Regional Accessory Dwelling Unit Affordability Analysis", December 2020.

categories for the purpose of Sixth Cycle Housing Elements.” The analysis consisted of five steps:

- A. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
- B. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUS were surveyed between April and June 2020);
- C. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;
- D. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
- E. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15% of ADUs are provided rent-free, and can therefore be assumed to be affordable to extremely low income households (0-30% AMI).

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Los Angeles County which was divided into two areas – the coastal jurisdictions and the inland jurisdictions. Table 12 presents SCAG’s affordability assumptions for ADUs in LA County’s coastal jurisdictions, which includes the Las Virgenes subregion, providing the basis for assigning affordability to projected ADUs in Calabasas’ Housing Element Update. As shown, 60 percent of all ADUs and 45 percent of rented ADUs are estimated by SCAG to be affordable to lower income households.

Table 12: Affordability Assumptions for ADUs

Category	Affordability Assumptions for Rented ADUs ¹ (85% of Total)	Affordability Assumptions for Non-Rented ADUs ² (15% of Total)	Affordability Assumption for all ADUs ³ (100% of Total)
Extremely Low Income	0%	100%	15%
Very Low Income	3%	0%	2%
Low Income	51%	0%	43%
Moderate Income	7%	0%	6%
Above Moderate Income	40%	0%	34%

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis, December 2020.

1. Used step D in analysis to combine proportions from step C into single breakdown of rented ADUs by income category.
2. Based on SCAG research of non-rented ADUs, it was determined that 15% of ADUS will be available at rents affordable to Extremely Low Income households.
3. Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

B. HOMEOWNER MARKET AND AFFORDABILITY

Housing Values

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median “Home Value Index” for any given geographic area. Table 13 presents the December 2019 median home value index for Calabasas and nearby communities, and shows the change in median home values from 2018.

Housing prices in Calabasas and the surrounding areas increased dramatically over the last decade. In 2010, Zillow identified the City’s home value index at \$856,500 (inclusive of both single-family homes and condominiums), whereas in 2019, the value index had increased to \$1,235,500. As shown in Table 13, home values generally increased between one and three percent between 2018-2019, with the exception of Topanga, which had a loss of around three percent. Home values in the area are well above the County as a whole (\$679,400 in December 2019).

Table 13: Regional Home Values 2019

Community	Zip Code	December 2019 Median Home Value Index	% Change from December 2018
Agoura Hills	91301	\$883,000	1.0%
Calabasas	91302	\$1,235,500	0.4%
Malibu	90265	\$3,105,800	3.3%
Topanga	90290	\$1,286,400	-3.0%
Thousand Oaks	91360	\$722,300	2.3%
	91362	\$846,600	1.4%
Westlake Village	91361	\$1,068,200	1.2%
LA, Long Beach, Anaheim Metro Area	all	\$679,400	1.6%

Source: Zillow Home Value Index from Zillow.com, Data through December 31, 2019;
LA County Area includes Los Angeles-Long Beach-Anaheim Metro Area.

Table 14 provides a further break down of housing values in Calabasas by number of bedrooms, and compares with home values throughout Los Angeles County. As shown, median home values for two-bedroom units in Calabasas are fairly comparable to values County-wide, whereas as unit size increases, the difference in values widens significantly.

Table 14: Median Home Values by Unit Size

Number of Bedrooms	December 2018 Value	December 2019 Value	% Change	Los Angeles County 2019*
2	\$537,700	\$548,200	2.0%	\$547,400
3	\$906,400	\$922,400	1.8%	\$646,100
4	\$1,233,700	\$1,238,300	0.4%	\$794,700
5+	\$2,197,800	\$2,158,400	-1.8%	\$1,171,000
Total	\$1,231,100	\$1,235,500	0.4%	\$679,400

Source: Zillow Home Value Index from Zillow.com, Data through December 31, 2019.

*LA County Area includes Los Angeles-Long Beach-Anaheim Metro Area.

Another important data set is the sales listing price for homes on the market. In December 2019, Calabasas' median list price was \$502 per square foot, while the list price in the greater LA/Orange County metro area was \$444 per square foot. In June 2020, 60 homes and 11 townhomes were for sale in Calabasas on Zillow listing services. The price ranges are included below. It is important to note that nearly half of the single-family homes listed had five or more bedrooms, while only one of the listings was for a two-bedroom home.

- Single-family home listings
 - 60 homes total
 - One (1) two-bedroom home was listed at \$1,500,000
 - Fifteen three-bedroom homes ranged from \$915,000 to 1,199,000
 - Eighteen four-bedroom homes were listed, ranging from \$915,000 to \$2,779,000, with one home listed at \$4,900,000
 - 26 five- and six-bedroom homes were listed, ranging between \$1,499,000 and 4,599,000, with one six-bedroom home listed at over ten million dollars
- Townhome/Condo listings
 - 11 listings in total
 - One one-bedroom unit was listed at \$389,950
 - Six two-bedroom townhomes/condos were listed between \$549,000 and \$655,000. One listing was \$1,649,000
 - Three three-bedrooms were listed between \$600,000 and \$749,999

Homeowner Affordability

The affordability of housing in Calabasas can be assessed by comparing market sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

Table 15 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with median home values as previously documented in Table 14. As illustrated below, the maximum affordable purchase price ranges from \$444,276 for a three-person household, \$533,632 for a four-person household, and \$545,881 for a five-person household, rendering home prices in Calabasas well beyond the reach of moderate income households.

Table 15: 2020 Los Angeles County Maximum Affordable Housing Cost

Moderate Income Affordable Housing Cost	2 Bedroom (3 Persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$83,500	\$92,750	\$101,500
Income Towards Housing @ 35% Income	\$29,225	\$34,462	\$35,525
Maximum Monthly Housing Cost	\$2,435	\$2,871	\$2,960
Less Expenses:			
Utilities ¹	(\$146)	(\$172)	(\$204)
Taxes (1.10% of sales price)	(\$406)	(\$488)	(\$500)
Homeowner Insurance (0.10% of sales price) ²	(\$37)	(\$44)	(\$45)
HOA Fees & Other Maintenance	(\$250)	(\$250)	(\$250)
Monthly Income Available for Mortgage	\$1,596	\$1,917	\$1,961
Supportable Mortgage @ 3.5% interest	\$355,421	\$426,906	\$436,705
Homebuyer Downpayment (20%)	\$88,855	\$106,726	\$109,176
Maximum Affordable Purchase Price	\$444,276	\$533,632	\$545,881
Calabasas Median Home Value	\$548,200	\$922,400	\$1,238,300

Source: Karen Warner Associates.

1. Utility costs based on 2020 HACoLA schedule and assumes gas appliances.

2. Estimated from quotes from Progressive Insurance

3. Median home prices (inclusive of both single-family and condominiums) based on Zillow Home Value Index from Zillow.com, Data through December 2019.

A vacancy rate of two percent for ownership housing is generally considered healthy. A low vacancy rate is an indicator of a particularly 'tight' housing market, which may lead to high competition for homes, raising housing prices. According to the 2014-2018 American Community Survey, the homeowner vacancy rate in Calabasas is 0.6 percent, indicating less than ideal vacancies and a pent-up demand for housing.

C. HOUSING PROBLEMS

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Calabasas is the extent of “housing problems,” including housing overpayment and overcrowding.

Overpayment

Overpayment remains a critical issue for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing. Housing overpayment, as defined by the State and Federal government, occurs when a household spends more than 30 percent of its income on total housing costs, inclusive of rent/mortgage payments, utility costs, insurance, and any HOA fees; severe overpayment refers to spending greater than 50 percent of income on total housing costs. Table 16 shows the incidence of overpayment in Calabasas.

Table 16: Housing Overpayment 2018

Overpayment	Households	Percent	L.A. Co. (%)
Renters			
Overpayment (30%-50% income on housing)	575	21%	25%
Severe Overpayment (>50% income on housing)	1,089	41%	29%
Owners			
Overpayment (>30% income on housing)	2,176	47%	44%

Source: SCAG Pre-Certified Local Housing Data, August 2020.

Household count differs from 2020 Dept of Finance count depicted in Table 6.

The 2014-18 American Community Survey data compiled by SCAG identifies 21 percent (575 households) of renters in Calabasas as spending between 30 and 50 percent of their total income on housing, with an additional 41 percent spending more than half their income on housing. While total renter overpayment is fairly consistent with levels measured in the 2010 Census, severe overpayment increased substantially from 24 to 41 percent, and is well above the 29 percent severe overpayment Countywide. Among owner households, 47 percent (2,176) were overpaying, consistent with overpayment levels measured in the 2010 Census.

Among lower income renter households, overpayment is most pronounced. As shown in Table 17, all renter households earning less than \$20,000 in Calabasas face severe overpayment and all renter households earning less than \$50,000 face either overpayment or severe overpayment. As anticipated, as a household’s income increases, the level of overpayment declines. The impact of housing overpayment on Calabasas’ lower income households is significant, with the community’s special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay. The high incidence of renter overpayment represents a significant housing need in Calabasas, and is addressed

through Housing Element programs for: Rental Assistance; Accessory Dwelling Units; Inclusionary Housing; and Affordable Housing Development Assistance.

Table 17: Lower Income Renter Overpayment 2018

Income Level	Overpayment (30-50% income on housing)		Severe Overpayment (>50% income on housing)	
	Households	% of renter income category	Households	% of renter income category
Less than \$20,000	0	0%	350	100%
\$20,000-\$34,999	32	13%	217	87%
\$35,000 to \$49,999	67	20%	275	80%
\$50,000 to \$74,999	208	45%	223	48%
\$75,000 to \$99,999	65	31%	14	7%
\$100,000 or more	203	19%	10	1%

Source: SCAG Pre-Certified Local Housing Data, August 2020.

Household count differs from 2020 Dept of Finance count depicted in Table 6.

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table 18 shows the incidence of overcrowding in Calabasas and Los Angeles County as measured by the 2014-2018 American Community Survey compiled by SCAG. As indicated, less than three percent renters and less than one percent of owners in Calabasas have been identified as overcrowded (either overcrowded or severe overcrowded), in sharp contrast to the 16 percent of renters and six percent of owners identified Countywide as living in overcrowded conditions. In summary, household overcrowding is not a significant housing issue in the community.

Table 18: Overcrowded Households 2018

Overcrowding	Households	Percent	L.A. Co. (%)
Renters			
Overcrowding (>1.0 ppl/room)	47	1.6%	9%
Severe Overcrowding (>1.5 ppl/room)	33	1.2%	7%
Owners			
Overcrowding (>1.0 ppl/room)	10	0.2%	4%
Severe Overcrowding (>1.5 ppl/room)	0	0%	2%

Source: SCAG Pre-Certified Local Housing Data, August 2020.

Household count differs from 2020 Dept of Finance count depicted in Table 6.

D. HOUSING ADEQUACY

The vast majority of housing in Calabasas is in excellent condition. Throughout the community, homes are well maintained and evidence continued investment and upgrading. As presented in the prior section, less than three percent of rental housing in Calabasas is considered overcrowded, compared to 12 percent renter overcrowding Countywide. The high rate of owner-occupied units and relatively high household incomes contribute to the high quality of the housing stock in Calabasas.

The age of a community's housing stock can also provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table 19 displays the age of Calabasas' occupied housing stock as of 2020. With 73 percent of Calabasas' housing stock built prior to 1989, almost 6,500 units have reached the 30-year benchmark. Homes in the City's older neighborhoods were predominately built in the 1960s, 1970s and 1980s, and are now approaching the age at which more significant improvements could become necessary, such as new plumbing or roofing.

Staff conducted a windshield survey (Sept 2021) in the City's older single-family neighborhoods including the communities off Las Virgenes/Lost Hills, Mullholland Highway, and Calabasas Park, as well as the more rural communities of the Calabasas Highlands and Old Topanga. The survey did not include the communities with a homeowners' association as they all have strong aesthetic and maintenance standards. Multi-family complexes were also not included in the survey as these are all well maintained with strong property management. Of the 3,050 homes observed in the windshield survey, just 30 were identified as deteriorating, with the structure showing more than the normal signs of wear and tear. So while Calabasas' housing stock is aging, homes are very well maintained, with just one percent exhibiting signs of deferred maintenance.

Table 19: Age of Housing Stock

Year Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2014 or later	17	<1%	61	1%	1%
2010-2013	34	1%	21	<1%	1%
2000-2009	114	4%	576	10%	8%
1990-1999	679	24%	919	15%	18%
1980-1989	1,104	39%	2,213	37%	37%
1970-1979	462	16%	1,019	17%	16%
1960-1969	391	14%	1,010	16%	16%
1950-1959	43	1%	146	2%	2%
1940-1949	0	0%	60	1%	<1%
1939 or earlier	10	<1%	39	<1%	<1%
Total	2,854	100%	6,064	100%	100%

Source: ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

The City's Residential Rehabilitation Program provides loan and grant assistance to lower income households to make needed repairs, with the majority of households taking

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advantage of this program either mobile home park residents and/or senior citizens. Between 2014 and 2019, the City provided rehabilitation assistance to 33 lower income households. The City also offers a locally-funded Home Repair Program to assist low and moderate income property owners of severely dilapidated properties cited for code violations to make needed repairs to make the units safe and habitable.

E. SENIOR HOUSING NEEDS

As illustrated in Table 20 below, 17 percent of Calabasas' population were age 65 and above in 2020, with another 15 percent ("pre-seniors") turning this age over the coming decade. One-quarter of the City's households are headed by a senior, with the vast majority (86%) being owner households. Over 20 percent of elderly residents in Calabasas have some type of disability, which may limit their ability to live independently.

Table 20: Characteristics of Senior Population 2020

Population/ Household Category	Persons	Households	Percent
Seniors (65+)	4,064		17%
With a Disability	882		(22%)
Senior Households		2,265	25%
Renter		324	(14%)
Owner		1,941	(86%)
Senior Homeowners Living Alone		509	(26%)

Source: ACS 2014-2018; Dept. of Finance 2020 Population and Housing Estimates.

Of Calabasas' approximately 2,265 senior homeowners, one-quarter live alone. As these homeowners age, many may be unable to maintain their homes or perform minor repairs.

Given Calabasas' growing senior population, the City will continue to experience increases in the need for senior housing and services. Particularly those seniors age 75 and above begin to require housing with a supportive services component. Rising apartment and mobile home park rents, as well as ongoing homeowner maintenance costs are a particular concern for seniors, as many are on fixed incomes. The Calabasas Senior Center, which opened in 2016, is a gathering place for seniors that offers activities, classes, excursions and special luncheons and dinners. A broad range of support services are offered, including housing referrals to independent senior living, assisted living, board & care, and memory care facilities.

Calabasas has several specialized residential facilities for seniors, including:

- Silverado Senior Living - a 110-bed facility for persons with Alzheimer's Disease and related dementias
- Horizons 55 Senior Housing - provides 60 luxury rental units for seniors
- Canyon Creek - provides 75 rental units affordable to lower income seniors
- Calabasas Creekside Senior Apartments - 42 unit senior housing units, including five very low income units, coming on line in early 2022
- Belmont Village Senior Living (located just outside the city in Craftsman Corner) - a new 165-bed facility that offers assisted living and memory care options

F. WORKFORCE HOUSING NEEDS

Calabasas is considered “jobs rich”, with approximately 2.2 jobs for every housing unit. As presented in the earlier section on Employment, over 90 percent of persons employed in Calabasas commute in from outside the City, indicative of the shortage of local affordable housing opportunities for the community’s workforce. Recognizing this need, in 1998 the City commissioned a *Commercial/Industrial Development and Affordable Housing Nexus Study*, and subsequently established an affordable housing impact fee on commercial and industrial development. While somewhat dated, the 1998 study provides valuable insight on the housing needs generated by the community’s workforce. For example, the study estimated that 40 percent of recent workers in Calabasas were low-to-moderate income, and over half these workers commute over 30 miles daily. Furthermore, the study indicated that 17 percent of recent employees attempted to find housing in Calabasas, and that less than a quarter of these were successful, citing high housing costs and lack of residential vacancies as major deterrents.

The limited supply of rentals in Calabasas, combined with escalating rents averaging \$2,600 for a two-bedroom unit, has pushed rental housing out of reach for even moderate (120% AMI) income occupations.⁵ And with for-sale housing prices averaging around \$900,000 to well over a million dollars, homeownership within the City is unattainable for most of Calabasas’ working professionals, including:

- Teachers
- Civic Employees
- Police Officers
- Firefighters
- Engineers

Employers are increasingly recognizing that recruitment and retention of employees is dependent upon the availability of local affordable housing options. With the majority of the local workforce commuting long distances, affordable housing opportunities near jobs are not only needed to assist the City in addressing workforce housing needs, but also to achieve General Plan goals for reduced vehicle trips and improved air quality. The Calabasas 2030 General Plan established a mixed-use land use category and designated three areas for transition to mixed use, providing expanded opportunities for multi-family, workforce housing.

⁵ Based on an income-to-housing cost ratio of 30%, a household needs to earn at least \$104,000 per year to afford a monthly rent of \$2,600. The 2020 moderate-income (120% AMI) threshold for Los Angeles County for a single-person household is \$64,900 and \$74,200 for a two-person household, well below this level.

G. OTHER SPECIAL NEEDS GROUPS

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to the following: economic status, age, disability, household size and household type. In addition to seniors described in the earlier section, other groups with special housing needs include persons with disabilities, female-headed households, large households and the homeless.

Table 21: Special Needs Households 2010

Special Needs Groups	Persons	Households	Percent*
Persons Living with Disabilities*	1,790		7%
Female-Headed Family Households*		1,034	12%
With children		590	(57%)
Large Households		565	6%
Renter		209	(37%)
Owner		356	(63%)

Source: ACS 2014-2018; Dept. of Finance 2020 Population and Housing Estimates.

Note: Numbers in () reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's large households, 37% are renters and 63% are owners.

Persons with Disabilities

A disability is defined as a long-lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2014-2018 American Community Survey (ACS) identifies 1,790 Calabasas residents over the age of five as having one or more disabilities, representing seven percent of the City's population. Over forty percent of these residents are unable to live independently. The ACS documents the presence of following types of disabilities among Calabasas' disabled residents:

- Cognitive – 38%
- Ambulatory – 61%
- Hearing – 29%
- Vision – 17%

Of the City's senior population, 22 percent suffer from a disability. As Calabasas' population continues to age, the number of residents with disabilities will also increase.

Efforts to support the disabled in Calabasas include a Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled. The City's Dial-a-Ride service also provides transportation around the Calabasas area to seniors over 55 years and to the disabled. Silverado Senior Living provides housing for 110 seniors with Alzheimer's and other dementias, and also includes an adult day care facility with capacity

for 30 persons. Belmont Village Senior Living is a new 165-bed facility that offers assisted living and memory care options for its residents.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Developmental Disabilities: Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812 which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. ASDs are the fastest growing developmental disability in California, and the state is projected to face a substantial number of persons with ASD maturing into adulthood, many of whom will want to live independently and need appropriate housing.

The Department of Developmental Services (DDS) provides community-based services to approximately 250,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives.

The North Los Angeles County Regional Center (NLACRC) serves the San Fernando, Santa Clarita and Antelope Valleys. The NLACRC serves over 28,000 individuals with developmental disabilities and their families. Within zip code 91302, which encompasses greater Calabasas, the Regional Center currently provides services to 159 residents with developmental disabilities, including 103 persons under the age of 18, and 56 persons 18 years of age and older. Among these residents, 97.5 percent (155 persons) live with a parent, family member or guardian, with the remaining 2.5 percent living in a foster/group home or an independent/supportive living program.⁶ These percentages highlight the need for people with developmentally disabled family members to have a variety of housing options to provide ongoing care and support.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized housing.

Calabasas supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing and ensure reasonable accommodation. Housing Element programs to facilitate affordable housing - including Inclusionary Zoning, Affordable Housing Fund, Affordable Housing Development Assistance, and Density Bonus Incentives – can also assist

⁶ California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

residents with developmental disabilities. The expansion of the City's Home Repair Program to include loans for the development of accessory dwelling units may provide another housing option.

Female-Headed Family Households

The 2014-2018 American Community Survey identifies 1,034 female-headed family households (no husband present) in Calabasas, comprising twelve percent of total households. Of these female-headed households, over half (57%) have children, and of those with children, fifteen percent experience poverty. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care.

The Calabasas Community Tennis and Swim Center offers a variety of youth programs that can help supplement day care. Children and teens can participate in a variety of fitness activities and intramural sports leagues, arts and dance classes, after-school programs, and special camps and excursions. The Agoura Hills/Calabasas Community Center is also available for use by the City's young residents. This state-of-the-art recreational facility offers discounted memberships for students as well as a unique Child Watch Program that provides daycare for parents using the Community Center's facilities

Large Households

In Calabasas, large households with five or more members comprise six percent of the City's total households. Of the City's 565 large households, 37 percent (209 households) are renters. This percentage has increased since 2010, when less than 20 percent (143 households) of large households were renters. The 2014-2018 American Community Survey documents 960 rental units in Calabasas with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members, indicating a more than adequate supply of units for the City's large renter households. However, given that the average rents for a three-bedroom apartment is over \$3,000, affordable housing options may be limited. In contrast to many communities where a significant segment of large households may be lower income renters, the majority of Calabasas' large households are families who own their own homes and have relatively high incomes.

Homeless

Due to the relative inaccessibility and distance from urban centers, Calabasas does not attract many homeless individuals or families. The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA), included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. This count was done across the County on a single night in January 2020. Within Calabasas, the 2020 count identified two homeless (both unsheltered on the night of the PIT Count).⁷

LAHSA disperses funds to the eight Service Planning Areas (SPAs) in the County for coordinated responses to homeless issues (Calabasas is located in SPA 2). Los Angeles Family Housing, located in North Hollywood, provides services for SPA 2 including: outreach, housing placement assistance and a variety of supportive services.

⁷ The Los Angeles Homeless Services Authority, 2020 Greater Los Angeles Homeless County, 2020.

In Calabasas, persons identified as homeless tend to be transient in nature rather than a long-term resident population (i.e., encampments) and are most often located in parks, public spaces, and undeveloped open space, both privately and publicly owned. When a homeless person is encountered, staff visits the individual and outreach materials and service information are provided. This is done by either the City's public safety staff or the homeless outreach coordinator for the Las Virgenes/Malibu Council of Governments (COG). Follow up visits are carried out by the COG coordinator to see if the individuals can access the services needed. Members of the public are also able to use the City's website to notify City staff of the presence of homeless individuals.

In August 2021, the City entered into a Professional Services Agreement with the San Fernando Valley Community Mental Health Center, Inc. (SFVCMHC) to provide interim housing and support services to unhoused persons in Calabasas. The scope of services covers a variety of items, including: offering stabilization services in an interim housing facility; assisting clients in accessing a variety of services to address immediate needs; providing educational opportunities; and coordinating with permanent housing providers. This service agreement will assist the City in continuing to provide homeless outreach and assistance in a timely and efficient manner.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Calabasas has no agricultural land in active production nor do the adjacent cities of Westlake Village or Agoura Hills. According to SCAG's 2020 Housing Element dataset, none of the persons working in Calabasas are employed in farming occupations.

H. ASSISTED HOUSING AT RISK OF CONVERSION

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents information on recent conversions of affordable housing in Calabasas as well as analysis of the current three assisted rental projects, and evaluates those units at risk of conversion during the nine year, 2013-2023 planning period.

2014-2021 Planning Period

The City had identified 140 affordable units at Malibu Canyon at risk of going to market rate because the associated bonds were set to expire in 2016. Subsequently, the City was informed in 2017 of Avalon Bay’s (formerly Archstone Calabasas) intent to pay off their 2028 bond early, putting an additional 120 affordable units at risk of conversion. The City followed the steps outlined in the Housing Element program to work towards preservation, but was unsuccessful in both cases. Discussions with both the Los Angeles Community Development Commission (CDC) and California Housing Partnership (CHPC) informed the City that without significant financial resources, options to preserve these bond projects were quite limited.

The City undertook the following steps identified in the Housing Element to preserve the at-risk units:

- Conducted an economic analysis to determine the cost of buying down the rents which proved too costly as it would exhaust City’s Affordable Housing Trust Fund in just two years.
- Staff researched outside funding opportunities, including from LA County, but was unable to identify adequate funds for long-term preservation. Because ownership of Avalon Bay is a Real Estate Investment Trust (REIT), they were unable to use tax credits to extend affordability commitments.
- Met with both property owners to discuss options for preservation. Malibu Canyon was not interested in preservation, but Avalon Bay subsequently submitted an initiative to construct 161 new apartments on the site, in exchange for preservation of 80 of the original 120 affordable units. The initiative was not approved by the voters at the March 3, 2020 election.
- City staff has been available to provide assistance to each tenant explaining their rights and conversion procedures, and has proactively updated the City’s website to include resources for tenant rights and other affordable housing options within the City and the region.

Despite these actions, the program was not effective in preserving these affordable units.

2021-2029 Planning Period

The City does not have any affordable housing at-risk of conversion during this planning period. Canyon Creek apartments was financed using tax credits, which extend through 2066. The Paxton Calabasas project, which includes four very low income units, has affordability controls which extend to 2048. Avanti includes eight units for very low income tenants, which has deed restrictions until 2046. And Calabasas Creekside, projected to open in mid-2022, includes five very low income units with affordability controls that extend through 2077. Details about these projects are included in Table 22 which follows.

Table 22: Assisted Rental Housing Inventory

Project Name	Tenant Type	Source of Assistance	Total Project Units	Affordable Units	Potential Conversion Date
Canyon Creek Apartments 4803 El Canon Ave	Senior (age 62+)	City Housing Trust Funds; Tax Credits	75	74 Low Income	2066
Paxton Calabasas 4240 Las Virgenes	Family	Inclusionary Ordinance	74	4 Very Low Income	2048
Avanti 23500 Park Sorrento	Family	Inclusionary Ordinance; Density Bonus	80	8 Very Low Income	2046
Calabasas Creekside 23480 Park Sorrento	Senior (age 55+)	Inclusionary Ordinance; Density Bonus	42	5 Very Low Income	2077

Source: City of Calabasas, October 2020.

Any future affordable rental units provided through the City's inclusionary housing ordinance or subsidized through the Affordable Housing Fund would similarly carry long term affordability controls.

I. FUTURE HOUSING GROWTH NEEDS

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The regional growth allocation process begins with the Department of Finance's (DOF) projection of statewide housing demand for the planning period, which is then apportioned by regional councils of government throughout the state. SCAG is responsible for assigning these regional housing needs, known as the Regional Housing Needs Assessment (RHNA) for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, and the jurisdictions within each county. The main determining factors in SCAG's methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories (very low, low, moderate, and above moderate-incomes).

The State has allocated 1.34 million new housing units to the SCAG regions as part of the 6th cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020 meeting, SCAG's Regional Council adopted the Connect SoCal on which the RHNA is based. On March 4, 2021, the Regional Council adopted the final RHNA allocations to local jurisdictions.

SCAG has forecast the housing needs by income category for each jurisdiction within the six-county region for the 2021-2029 Housing Element planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element. Calabasas' RHNA housing needs for the 2021-2029 planning period was forecast at 354 net units, distributed among the four income categories as shown in Table 23.

Table 23: Regional Housing Needs Assessment 2021-2029

Income Level	% Area Median Income	Units	Percent
Very Low**	0-50%	131	37%
Low	51-80%	71	20%
Moderate	81-120%	70	20%
Above Moderate	120%+	81	23%
Total		354	100%

Source: SCAG 6th Cycle Final RHNA Allocation Plan, March 4, 2021.

** An estimated half of the City's 131 very low income housing needs (66 units) units are for extremely low income households earning less than 30% AMI.

III. HOUSING CONSTRAINTS

This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development in Calabasas.

A. GOVERNMENTAL CONSTRAINTS

In addition to market factors, actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, processing procedures and other local programs intended to improve the overall quality of housing may serve as potential constraints to the development and improvement of housing. The following section evaluates potential and actual governmental constraints upon the maintenance, improvement and development of housing for all income levels, along with local efforts to address these constraints.

As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website, and can be accessed via the following websites:

| *Code of Ordinances | City of Calabasas, CA | Municode Library*

<https://www.cityofcalabasas.com/government/community-development/planning-division/applications-review-bodies>

<https://www.cityofcalabasas.com/government/finance/related-links>

1. Land Use Controls

The General Plan Land Use Element sets forth the City's policies for guiding local development, and establishes the amount and distribution of land to be allocated for different uses within the City. The General Plan land use categories provide for the following range of residential land use types in Calabasas.

Table 24: Residential Land Use Districts

General Plan Land Use District	Zoning	Maximum Density	Primary Residential Type(s)
<i>Urban Residential and Mixed-Use</i>			
Residential-Single Family (R-SF)	RS	6 du/acre (12 du/acre for senior projects)	Single-family detached housing units, including large lot estates, suburban tract developments, and small lot residences
Residential-Multiple Family (R-MF12)	RM	12 du/acre	Attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes
Residential-Multiple Family (R-MF16)	RM	20 du/acre*	Attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes
Residential-Multiple Family (R-MF20)	RM	20 du/acre	Attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes
Residential-Mobile Home (R-MH)	RMH	8 du/acre	Mobile home parks
Mixed Use (MU) MU 0.6 MU 0.95 MU 1.0	CMU	20 du/acre	Office, retail, and commercial services, and higher density residential uses. For MU 1.0, residential must constitute a min. 50% of overall floor area in each project.
Planned Development	PD	60 units total	An area under common ownership intended for a mix of uses that warrants detailed planning due to unique features.
<i>Non-Urban Residential</i>			
Hillside Mountainous (HM)	HM	1 du/10 acres or 1 du/existing lot	Single family detached housing in a very low intensity, rural setting
Residential Rural (RR)	RR	1 du/acre or 1 du/existing lot	Single-family detached housing in a low intensity, rural setting
Rural Community (RC)	RC	2 du/acre or 1 du/existing lot	Single family detached housing compatible with rural development patterns

Source: Land Use Element, City of Calabasas General Plan, October 2015.

* The General Plan R-MF16 land use designation allows for 20 du/acre, which prevails over the zoning designation which currently allows for a max. 16 du/acre.

Development Code

The City regulates the type, location, density, and scale of residential development through the Development Code. Code regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Development Code also serves to ensure the continued quality of development in the community. The Code sets forth residential development standards for each zoning district, summarized in Table 25 and evaluated in the following section.

Table 25: Residential Development Standards

Zone District	Permitted Uses	Setbacks	Height	Lot Coverage	Max. Density/ Intensity
<i>Urban Residential</i>					
Residential, Single-Family (RS)	Single-family hsg, ADUs, manufactured housing, small resid care homes, transitional & supportive housing	Front: 20' Side: 10' Street Side:15' Rear: 20'	35'	50% or 35% depending on lot size	Minimum: 2 du/acre Maximum: 6 du/acre
Residential, Multifamily (RM)	Multi-family hsg, ADUs, manufactured housing, residential care homes, senior hsg, single-family hsg, transitional & supportive housing	Front: 20' Side: 10' Street Side:15' Rear: 20'	35'	55%	Minimum: 2 du/acre Maximum: 20 du/acre
Residential, Mobile Home (RMH)	Mobile Homes, small residential care homes	Front: 30' Side: 10' Street Side:30' Rear: 10'	18' or 1 story, whichever is less	55%	8 mobile homes per acre
Mixed Use (CMU)	Multi-family housing, senior housing, large residential care homes, office, retail, and entertainment uses	Front: none Side: none Street Side:10' Rear: none (20' if adj resid)	35' (2 stories hsg above comm'l)	62%	20 du/acre, 0.5 - 1.0 FAR (depending on location)
Planned Development (PD)	Multi-family housing, senior housing, single-family housing, office, retail & restaurant uses	Determined by Development Plan Process	35'	Determined by Dev. Plan Process	60 mf dus/ project site, 150,000 sf commercial/ project site
<i>Non-Urban Residential</i>					
Residential, Rural (RR)	Single-family housing, ADUs, manufactured housing, small residential care homes	Front: 30' Side: 10' Street Side:20' Rear: 20'	18' or 1 story, whichever is less	30%	Minimum: 1 du/10 acre Maximum: 1 du/acre
Rural Community (RC)*	Single-family housing, ADUs, manufactured housing, small residential care homes	Front: 30' Side: 10' Street Side:20' Rear: 20'	27' for pitched, 24' for parapet roof	35%	Minimum: 1 du/10 acre Maximum: 2 du/acre

Source: City of Calabasas, Development Code, July 2020

*Old Topanga and Calabasas Highlands setback standards supersede the underlying RC zone setbacks

Parking requirements are provided in Table 26 by residential uses. Multi-family parking requirements are fairly typical. To promote bicycle use and less reliance on the automobile for shorter trips, the City also imposes a minimum bicycle space requirement on multi-family units. This requirement is rather unique, but not overly burdensome to development.

In order to facilitate the provision of accessory dwelling units (ADUs), and consistent with State law, when a covered parking structure is demolished in conjunction with construction of an ADU, or is converted to an ADU, the required off-street parking for the primary unit is not required to be replaced. In addition, no additional parking is required for an ADU under any of the following circumstances: a) unit is located within one-half mile of a regularly scheduled public transit stop; b) unit is located within a City Council designated historic district; c) unit is part of the existing legal primary residence or an existing legal accessory structure; d) on-street preferential permits are required by the city but not offered to the occupant of the unit; or e) a publicly accessible car share vehicle parking facility is located within one block of the unit.

Table 26: Parking Requirements

Residential Uses	Vehicle Spaces Required	Bicycle Spaces Required
Single-family home	2 spaces within a garage	None
Condominium, small lot single-family home	As required for multi-family housing. Each drive-way with minimum dimensions of 20 ft. by 20 ft. outside of a public right-of-way or private street may be counted as 1 guest parking space	1 space per unit
Accessory Dwelling Unit	1 space	None
Junior Accessory Dwelling Units	None	None
Multi-family, and senior (not assisted living or convalescent home)	Studio: 1 covered space per unit	1 space per unit
	1-bedroom unit: 1.5 spaces per units (1 covered)	
	2+ bedrooms: 2 spaces per unit, plus 0.5 additional spaces for each bedroom over 2. 1 of every 2 required spaces shall be covered	
Senior Assisted Living/ Congregate Care	Guest Parking: 1 space per 3 units	1 space per 10 units
	.5 spaces per unit; plus 1 space/employee of largest shift plus 1 space per regular visiting doctor, or as determined by a parking study.	5% of vehicle spaces
Senior Convalescent Home/ Nursing Home	1 space for each 3 beds	
Mobile Home Park	2 covered spaces (may be in tandem) per unit; plus guest parking as required for multi-family housing	None
Emergency Shelter	1 space for each 250 sq.ft. gross floor area	None

Source: City of Calabasas, Development Code (Chapter 17.28), July 2020.

Subsequent to the 2030 General Plan Update (adopted in 2008), the City prepared an update of the existing Calabasas Development Code in 2010 to provide General Plan consistency, improve readability, and provide refinement of certain code provisions. The Development Code includes a Mixed-Use zone (CMU) to implement the Mixed-Use General Plan land use district, and accommodates residential densities of 20 units/acre. The majority of areas designated for Mixed-Use are characterized as underutilized and suitable for redevelopment, with several Mixed-Use sites included in the Housing Element sites inventory. Sites designated Mixed Use 1.0 require residential uses to constitute a minimum of 50% of the project's floor area.

The 2030 General Plan also established three distinct multi-family designations at 12, 16 and 20 units/acre, in contrast to the one prior 16 unit/acre multi-family designation. As a means of establishing appropriate development standards for 20 unit/acre zoning in Calabasas, the City's urban design consultant produced a site plan for a multi-family residential prototype utilizing the City's RM16 development standards, including height, setbacks, lot coverage, open space and parking. The outcome of this analysis demonstrated that the City's RM16 development standards could yield 20 units/acre. Therefore, with the exception of density (lot area per unit), the City's new RM20 development standards have been modeled after the current RM16 standards.

Recent approvals of projects with an affordable housing component illustrate how the General Plan land use designations facilitate housing development. In order to accommodate the Calabasas Creekside Senior Apartments, the City amended project's General Plan designation from Business-Professional Office to Mixed Use 0.95 and the zoning designation from Commercial Office (CO) to Commercial Mixed Use (CMU). These amendments will allow for conversion of an existing office building to accommodate 42 senior apartments (five deed restricted for very low income households) and 1,600 square feet of commercial use on the 1.92 acre site. Calabasas Creekside is anticipated to be available for occupancy in mid-2022.

For the 80 unit Avanti Townhomes, of which eight units are for very low income households, the City granted height concessions and reduced parking stall dimensions in compliance with the state density bonus law. The site was designated RM20, allowing for up to 90 units on the 4.5 acre site. However, the developer chose to build 80 larger (2,500 sf average), luxury units and did not seek a density bonus.

The City will continue to offer modified standards in support of affordable housing through its density bonus ordinance, described in the following section.

Local Ordinances

State law now requires jurisdictions to analyze in their Housing Elements any locally adopted ordinances that directly impact the cost and supply of residential development. The City of Calabasas has ordinances which set forth inclusionary housing and commercial impact fee obligations, provide for density bonuses, and regulate condominium conversions and short-term rentals, all of which are analyzed in the following section. The City does not have any growth control measures that could potentially limit housing supply.

Inclusionary Housing: The City has established an inclusionary housing program which requires new developments of five or more units to provide between 5 and 20 percent of the total number of units in a project at affordable rent/sales levels. Instead of requiring a fixed percentage of all units to be allocated for affordable housing, the City's program allows for a varying range of affordable units depending on the targeted income level:

- 20% of units for households with incomes up to 110% of AMI
- 15% of units for households with incomes up to 90% of AMI
- 10% units for households with incomes up to 75% of AMI
- 5% of units for households with incomes up to 50% of AMI

The City's ordinance also outlines the location of assisted housing units through the following requirements:

- The number of assisted housing units in any project, except for those designated for the elderly or disabled, should not exceed forty (40) percent of the total number of units in the project;
- Assisted housing should be located within reasonable proximity to public facilities, including public schools, transportation services and park and recreation facilities;
- Assisted units, except those for the elderly, should be distributed throughout the project site;
- When the above requirements are not feasible, affordable units may be developed and operated at an alternative development site. The resulting linked developments shall be considered a single housing development.

To meet the inclusionary requirements, developers have the option of:

- constructing the new affordable units on or off-site
- converting market rate housing to affordable housing through a "buy down" mechanism and restrictive covenants
- rehabilitating structures that currently do not comply with Uniform Building Code and/or Uniform Housing Code standards
- extending the lifetime of an existing restrictive covenant on affordable units that are "at risk" of conversion to market rate housing within 5 years
- pay an in-lieu fee that will be deposited into a designated fund to be used for the preservation and development of affordable housing

Because of the City's flexibility in implementing its inclusionary ordinance, the City's inclusionary provisions have not served as a constraint to development. Rather, the ordinance has been a tool to integrate affordable housing within market rate developments. During the 2014-2020 planning period, the following inclusionary projects have been developed or received entitlements:

- Avanti Calabasas – 80 condominiums, including 8 very low income rental units
- Paxton Calabasas – 78 townhome apartments, including 4 very low income units
- Calabasas Creekside (Raznick) Senior Apartments – 42 apartments, including 5 very low income units

Both Avanti and Calabasas Creekside were granted density bonus incentives to help offset the cost of providing affordable units. With 17 affordable units produced during the planning period, the inclusionary housing program has been an important tool to producing affordable housing in the community.

Affordable Housing Overlay: Affordable Housing Overlay (AHO) zones provide a package of incentives to developers who include a specified percentage of affordable units in their projects. Calabasas has drafted an AHO zone which the City intends to adopt in conjunction with the 6th cycle Housing Element as a key tool to increase the production of affordable housing beyond that currently being provided under the Inclusionary Housing Ordinance.

The City contracted with an economic consultant to confirm the proposed affordability requirements in the Overlay are adequately offset by the added density to ensure development projects are financially feasible (refer to Appendix D for the complete economic feasibility analysis). Based on the analysis, the Affordable Housing Overlay would allow for 20 - 40 units/ acre on designated sites in exchange for inclusion of the following amounts of affordable units:

- Rental projects: 25% lower income units (min. $\frac{1}{4}$ very low income)
- Ownership projects: 25% moderate income units

In addition, the Housing Overlay will include an option for affordable senior housing, allowing for densities of 20 - 50 units per acre for projects with 100% lower income units.

As an example, for any project that simply meets the City's inclusionary housing requirement of 5% of the units dedicated to very low income housing, a property owner would remain subject to the maximum allowable density of 24 dwelling units per acre for a parcel in the CMU or MF-24 zone. However, if the property owner proposes a project that includes at least 25% of the total units for very low and low income households, the AHO would allow an increase in density to 40 dwelling units per acre. It is the intent of the AHO to encourage development of more affordable housing by allowing greater density than would otherwise be permitted.

The AHO modifies certain development standards in order to accommodate the proposed higher density, including:

- Increased densities
- Increased height limits
- Increased floor area ratios
- Reduced project-specific open space standards

Table 27 on the following page outlines the proposed changes to the Development Standards for properties within the AHO.

Table 27: Development Standards under Affordable Housing Overlay

The site development limits below apply to multi-family housing projects and commercial mixed-use projects providing affordable housing units consistent with either the Inclusionary Housing requirements specified in CMC 17.22.020.A, or the Affordable Housing Overlay (AHO) zone, as articulated in CMC sections 17.18.060 and 17.22.025 for properties within the AHO zone and where the owner/developer elects to apply the AHO. For projects in either category, the standards herein supersede the corresponding standards for the respective underlying zoning district.

	Zoning District(s)	Affordability Level	Min. % Affordable Units	Min. - Max. Allowable Density	Minimum Open Space		Max. Allowable F.A.R.	Max. Allowable Height	
					Common	Private			
Inclusionary Housing	RM	Very Low, or	5%	20 - 24 d.u./ac.	400 s.f. per unit%	75 s.f. per BR, up to 225 s.f.	1.10	35'	
	RM	Low, or	10%						
	RM	Moderate	15%						
	CMU	Very Low, or	5%	20 - 24 d.u./ac.	400 s.f. per unit%	75 s.f. per BR, up to 225 s.f.	1.10	35'	
	CMU	Low, or	10%						
	CMU	Moderate	15%						
Affordable Housing Overlay (AHO)	RM - AHO (Rental)	Very Low	6.25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.4	50'	
		and Low	18.75%						
	RM - AHO (Owner)	Moderate	25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.4	50'	
	RM - AHO (Senior)	Very Low	50%	20 - 50 d.u/ac	75 s.f. (combined average) per unit		1.4	50'	
		and Low	50%						
	CMU - AHO (Rental)	Very Low	6.25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.5	50'	
		and Low	18.75%						
	CMU - AHO (Owner)	Moderate	25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.5	50'	
	CMU - AHO (Senior)	Very Low	50%	20 - 50 d.u/ac	75 s.f. (combined average) per unit		1.5	50'	
		and Low	50%						

At this time, eight sites in the Housing Element sites inventory have been identified to be included in the AHO, however, additional sites may be added via a General Plan Land Use amendment and Zone Change approved by the City Council.

Commercial Impact Fee: To mitigate the impact of new commercial development on the need for affordable housing, the City has also established an employment-housing linkage program. Under this program, the City requires new commercial developments to provide housing that is affordable to employees within the project site or to pay an in-lieu impact fee.

Impact fees are based on projected employment growth in Calabasas and the associated employee-generated demand for affordable units. Current fee amounts are \$2.00 per square foot for retail developments and \$3.00 per square foot for office and research/development (R&D) uses. The impact fees collected are placed in the Affordable Housing Fund to be used for affordable housing activities.

During the first six years of the planning period (2014-2019), approximately \$147,000 in commercial impact fees were deposited into the Affordable Housing Fund, bringing the total Fund balance to \$1.6 million (June 2020). City Council has directed \$500,000 in Affordable Housing Fund revenues towards the Home Repair and Accessory Dwelling Unit Loan Program.

Density Bonus: Numerous amendments have been made to State density bonus law over the last several years. The recent changes to density bonus law deal primarily with reduced parking ratios and exemptions (for sites near transit), requirements for replacement housing, adoption of streamlined processing procedures, bonuses for special needs populations, and other changes designed to facilitate the use of density bonus incentives. Calabasas' Zoning Code Section 17.22 sets forth the City's density bonus incentives consistent with Government Code Sections 65915 through 65918. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10% of units for lower income households
- 5% of units for very low income households
- A senior citizen housing development or mobile home park that limits residency based on age requirements
- 10% of units in a condominium for moderate income households.
- 10% of units for transitional foster youth, disabled veterans, or homeless persons
- 20% of units for lower income students in a student housing development
- 100% of units for lower income households, except that up to 20 percent may be for moderate income households

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting.

Pursuant to State requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density bonus cannot be accommodated under Calabasas' development standards, the City will modify applicable standards to accommodate the bonus.

Projects which comply with Calabasas' inclusionary housing ordinance (and meet the requirements of Code Sections 17.22.020(A) and 17.22.020(B)) are eligible for density bonuses and incentives. Staff provides information on density bonus incentives and inclusionary housing requirements to all project applicants. The Avanti mixed-use project and Calabasas Creekside Senior Apartments were both granted density bonuses during the planning period. In addition, the pending West Village project is also proposing use of density bonus incentives.

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires the approval of a tentative map, and parcel or final map prior to any condominium conversion. The City also mandates a Relocation Assistance Program that will assist displaced tenants in finding equivalent or better housing. Under the Calabasas General Plan, the City will not approve any condominium conversion when the vacancy rate within the City for multifamily housing is less than four percent.

Between 2014 and 2019, there were no applications for condominium conversions. While the City has not received any condominium conversion requests, it may be appropriate to strengthen the City's current Ordinance to preserve the existing rental housing stock and require affordable units in any future projects approved for conversion. Similar to many jurisdictions with inclusionary housing ordinances, Calabasas may want to extend its inclusionary housing requirements to condominium conversions to provide affordable homeownership opportunities.

Short Term Rentals: A short-term vacation rental (also called a vacation rental or STR) is a rental of a residential dwelling unit or accessory building for periods of less than 30 consecutive days. Over the past few years, short-term rentals have become an increasingly popular form of lodging throughout the country.

The City recognizes the potential land use issues that can arise from operating short-term rentals in Calabasas' neighborhoods, such as parking, noise and trash. In addition, housing units that might otherwise provide long term rental housing for tenants are removed from the rental market, further impacting the shortage of available rental housing in the community. Due to these factors, in 2018, the City Council adopted 7.12.175 of the Calabasas Municipal Code, prohibiting short-term rentals except for lawfully approved hotels, motels, and bed and breakfast inns.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, manufactured housing, mobile homes, accessory dwelling units, emergency shelters, transitional housing and single room occupancies. Table 28 summarizes the housing types permitted in Calabasas' zone districts.

Table 28: Housing Types by Residential Zone Category

Housing Types Permitted	Residential/Commercial Zone District									
	RS	RM	RMH	RR	RC	PD	HM	CMU	CT	CL
Single-Family	P	P		P	P	P	P			
Multiple-Family		P				P		C	C	
Manufactured Housing	P	P		P	P		P			
Accessory Dwelling Units	P	P		P	P	P	P			
Senior Residential Projects		P				P		C	C	
Residential Care Homes (<6)	P	P	P	P	P		P			
Residential Care Homes (7+)		C						C	C	
Transitional and Supportive Housing	P	P								
Emergency Shelters										P
Single Room Occupancy (SRO) ¹								C		

P = Permitted Use **C** = Conditionally Permitted Use

¹Similar to hotels, SROs are also permitted in the CO and CB zones, subject to a CUP.

Multi-Family Rental Housing

Multi-family dwelling units make up almost one-quarter (23%) of the housing stock in Calabasas. The majority of these units are in two large apartment communities: the 698-unit Malibu Canyon and the 600-unit Avalon Calabasas (formerly Archstone). The new Avanti project has 80 units, Paxton has 78 units and Calabasas Creekside has 42 units. The updated Calabasas Development Code now allows for multi-family housing in the RM (Multi-Family Residential) zone as a permitted use, eliminating the prior Conditional Use Permit (CUP) requirement. The City allows for densities of 2-20 units per acre in the RM zone, with additional densities achievable through density bonuses. In addition,

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following commercial zones conditionally permit multi-family and senior housing: CT (Old Town Commercial) and CMU (Mixed Use Commercial). The Calabasas Creekside Senior Apartment project (formerly the Raznick Mixed Use project) included changing project's General Plan designation from Business-Professional Office to Mixed Use 0.95 and the zoning designation from Commercial Office (CO) to Commercial Mixed Use (CMU).

A major focus of the City's 2010 Development Code was to establish clear, well-defined development standards, allowing for a greater range of uses "by right" without the requirement for a CUP. For example, multi-family development no longer requires a CUP in the RM or PD districts. Elimination of the CUP serves to facilitate development by providing greater certainty to developers. Also, the PD and CMU zones allow more flexibility in integrating residential uses within the community. CMU zoned sites developed under the new Affordable Housing Overlay would not be subject to a CUP and would only be subject to Site Plan review by the Planning Commission.

Manufactured Housing/ Mobile Homes and Mobilehome Parks

The City's Development Code considers mobile homes for permanent occupancy (defined as manufactured housing by the National Manufactured Housing Construction and Safety Standards Act of 1974) the same as single-family dwellings, and permits mobile homes (Section 17.12.020) in all zoning districts that allow single-family housing. Mobile homes are required to be placed on a foundation system in compliance with Section 18551 of the Health and Safety Code, and are required to be designed and constructed with roof eave and gable overhangs of not less than one foot.

Calabasas' prior Development Code permitted mobile home park subdivisions within the RM zone, subject to a Conditional Use Permit. As part of the 2030 General Plan Update, the City identified preservation of its existing mobile home park as a high priority, and developed a separate RMH mobile home park General Plan land use designation and zoning district to aid in maintaining the park in long-term mobile home park use.

This Housing Element includes a program for continued preservation of the mobile home park, including providing information on the State's Mobilehome Park Rehabilitation and Resident Ownership Program (MPROP). In January 2004, the City initiated a Rental Assistance Program for lower income tenants in the park, providing for a monthly subsidy for income-qualified tenants. In December 2010, the City Council made the Rental Assistance Program permanent and as of March 2020, this program was providing assistance to 42 residing in the mobilehome park.

Accessory Dwelling Units

Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

The State passed legislation in 2017 and 2019 to further assist and support the development of ADUs, including “by right” approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be approved at the staff level to help streamline the permit process. In January 2020, the City Council adopted an ordinance amending the City’s Zoning Code to be compliant with the latest State laws. This included updated standards for ADUs and Junior ADUs. Highlights of the ordinance amendment include:

- ADUs are permitted in all residential zoning districts, with the exception of the RMH (mobile home park) zone.
- Standards added for junior ADUs, with a size limit of 500 square feet.
- Maximum square footage of attached and detached ADUs (Attached units – shall not exceed the lesser of 1,200 sq. ft. or 50% of the living area of the primary unit; detached units – maximum 1,200 square feet).
- Height limits set at 16 feet for one-story units. If the unit is located above the garage; the applicable zoning district’s height standards apply.
- One off-street parking space for the ADU is required in accordance with State law (exceptions are detailed in the ordinance).

Calabasas recognizes that ADUs can be a housing opportunity for lower and moderate income households, including seniors and caregivers. The following describes recent activity related to ADUs in the City:

- Between the years 2014-2020, a total of 22 building permits were issued by the City for ADUs. In the first year since adoption of the City’s updated ordinance (Jan-Dec 2020), the City has seen a dramatic increase in ADUs, with seven units approved and another six units in process. These numbers well exceed the goal of 12 units set out in the previous Housing Element.
- In 2019, the City Council adopted a resolution expanding the City’s Home Repair Program to include loans for the development of ADUs. Funds in the amount of \$500,000 from the Affordable Housing Fund were designated for the program. The first \$50,000 loan was issued in 2020 to assist a senior homeowner convert a garage into an ADU.
- The updated Housing Element includes a program for the City to incentivize and promote ADUs, including the creation of architectural prototypes and continued use of the Home Repair Program to provide funding income qualified households to add an ADU.

The City’s website provides information about the ADU review process as well as the development standards.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Furthermore, pursuant to SB 520, State housing element

statutes now require jurisdictions to evaluate constraints upon the development, maintenance, and improvement of housing for persons with disabilities, and demonstrate local efforts to remove such governmental constraints. Housing for persons with disabilities encompasses a wide range of housing types, including: physically accessible housing for persons with mobility impairments; residential care facilities for persons with disabilities or the elderly; group homes; housing for persons with Alzheimer's and HIV/AIDS; housing with support services; and transitional housing that serves homeless with disabilities.

The City's provisions for housing for persons with disabilities includes:

- The Development Code permits residential care facilities⁸ (for six or fewer residents) in the RS, RM, RMH, RR, RC, OS and HM zoning districts.
- Residential care facilities for seven or more residents are conditionally permitted in the RM, CMU and CT districts. The CUP establishes conditions to ensure compatibility of the use within the neighborhood context, and does not regulate the user or establish undue conditions that serve as a constraint. (While not explicitly required by State law, the CUP could be considered a fair housing issue. The Housing Element thus includes a program to review the Zoning Code requirements for larger care facilities and amend the Code as necessary to ensure State law requirements related to fair housing and care facilities are met).
- Assisted living and congregate care facilities are permitted with a CUP in the RM zone, as well as in most commercial zoning districts.
- Extended care and convalescent care facilities providing nursing and health-related care (such as skilled nursing facilities, extended care facilities, convalescent and rest homes, board and care homes) are conditionally permitted in all commercial zones, with the exception of the Old Town Commercial (CT) zone.
- The City does not impose any spacing requirements between residential care facilities or other special needs housing. The City has not adopted any occupancy standards that apply to unrelated adults or families.
- The Community Development Director maintains the authority, without a public hearing, to grant setback and other minor modifications to the Zoning Code to provide reasonable accommodation to persons with disabilities. For example, handicapped ramps or guardrails (up to 30" in height) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents.
- The City provides housing rehabilitation funds to income-qualified households for accessibility improvements.

The City adopted Development Code Chapter 17.38, Reasonable Accommodation consistent with federal and state laws regarding providing reasonable accommodations. The Ordinance creates a procedure for an individual with a disability to request a

⁸ Residential care homes are defined as facilities providing residential social and personal care for children, the elderly, and persons with some limits on their ability for self-care, but where medical care is not a major element. Includes children's homes, halfway houses, rehabilitation centers, group homes and hospices.

reasonable accommodation from land use or zoning regulations, policies, and practices to provide that individual with an equal opportunity to use and enjoy a dwelling. A decision on whether to grant a reasonable accommodation is processed ministerially and made by the Director of Community Development, unless the project for which the request is made requires some other discretionary approval, in which case the request is handled concurrently with the application for discretionary approval. The written decision to approve, conditionally approve, or deny a request for reasonable accommodation shall be based on the following findings, all of which are required for approval:

1. The requested accommodation is requested by or on behalf of one or more individuals with a disability protected by federal or state law.
2. The requested accommodation is necessary to provide accommodation is requested by or on behalf of one or more individuals with a disability protected by federal or state law.
3. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy their dwelling or business.
4. The requested accommodation will not impose an undue financial or administrative burden to the city.
5. The requested accommodation will not result in a fundamental alteration of a neighborhood's character or will not substantially undermine any express purpose of the General Plan or any applicable specific plan.
6. The requested accommodation will not, under the specific facts of a case, result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

In making these findings, the review authority may approve alternative reasonable accommodations which provide an equivalent level of use and enjoyment.

Finding 5 could be considered a constraint on housing for persons with disabilities. Program 17 in the Housing Element directs the City to review and update findings for the Reasonable Accommodation Ordinance to remove any constraints to housing for persons with disabilities.

The North Los Angeles County Regional Center (NLACRC) serves over 28,000 individuals with developmental disabilities and their families in the San Fernando, Santa Clarita and Antelope Valleys. Within zip code 91302, which encompasses greater Calabasas, the Regional Center currently provides services to 159 residents with developmental disabilities. Of these residents, approximately 97.5 percent (155 persons) live with a parent, family member or guardian with the remaining 2.5 percent live in a foster/group home or an independent/supportive living program.⁹ These percentages highlight the need for people with developmentally disabled family members to have a variety of housing options to provide ongoing care and support.

⁹ California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

Calabasas has conducted a review of zoning, permit processing and building code requirements, and has identified two potential barriers to the provision of accessible housing: a) the CUP requirement for community care facilities with more than six residents, and b) subjective reasonable accommodation findings regarding neighborhood character. Programs have been added to the Housing Element to address these potential constraints.

Transitional and Supportive Housing

SB 2, effective January 2008, amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is defined as temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and typically includes a supportive services component to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents' transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Supportive housing can come in many different configurations, ranging from a small, service-intensive group home, to a multi-family development where tenants with disabilities live alongside other ambulatory tenants.

There are currently no supportive or transitional housing facilities within Calabasas. The City's Development Code has definitions of supportive and transitional housing and identifies these housing types as permitted uses within the R-SF and R-MF zone districts. As stated above, SB 2 requires transitional and supportive housing to be treated as a residential use of the same type in the same zone. These housing types can take the form of single or multi-family uses, or group housing. The City has included a program in the Housing Element to amend the Development Code to explicitly allow transitional and supportive housing in all zones where residential is permitted, including mixed use zones, subject to the same restrictions as similar residential uses in the same zone.

AB 2162 (effective January 2019), added additional provisions that jurisdictions must address in their regulation of supportive housing. These include:

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-use is permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria¹⁰

¹⁰ Criteria include: 55 year affordability restriction; occupancy by lower income households receiving public funding to ensure affordability; min. 25% of units, or 12 units, whichever is greater, restricted to residents who meet criteria of target population; a written plan for providing supportive services.

- Approval of an application for supportive housing that meets these criteria within specified periods
- Elimination of parking requirements for supportive housing located within ½ mile of public transit

The Housing Element program described above to amend the Development Code allow transitional and supportive housing in all zones where residential is permitted will also address these new requirements.

Emergency Shelters and Low Barrier Navigation Centers

SB 2 also requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”

As discussed previously in the homeless section of the Needs Assessment, due to the relative inaccessibility and distance from urban centers, Calabasas does not attract many homeless individuals or families. The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. This count was done across the County on a single night in January 2020. Within Calabasas, the 2020 count identified two homeless (both unsheltered on the night of the PIT Count).¹¹

Pursuant to SB 2, Calabasas conducted a review of its zoning districts and determined the Business Limited Intensity land use district (Commercial Limited CL zoning) most conducive for location of an emergency homeless shelter. The City's Land Use Element designates West Calabasas Road as Business Limited Intensity, and the current land use survey identifies approximately 24 vacant acres. While much of this acreage is hilly, staff has identified flat, buildable pads on several parcels, totaling approximately 11 acres. Parcels along Calabasas Road are accessible to transit, both from the City's free Shuttle Bus with routes throughout the City, and from the MTA bus line that connects Calabasas with the rest of the San Fernando Valley and Thousand Oaks to the west. Services within a one-mile radius include a Ralph's grocery store, a gas station, the Civic Center and library, and access to the Ventura Freeway.

The 2010 Development Code modified the Zoning Ordinance to permit shelters in the CL zone subject to the same development and management standards as other permitted

¹¹ The Los Angeles Homeless Services Authority, 2020 Greater Los Angeles Homeless County, 2020.

uses in the zone, and without a Conditional Use Permit or other discretionary action. The City's CL development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 5,000 sq ft
- Minimum lot width: 50 ft
- Floor Area Ratio: 0.2
- Site coverage: maximum 72% of net site area
- Building height: 35 ft
- Front and rear yard setback: 20 ft
- Side yard setback: none, or 20 ft if adjacent residential zone
- Rear Yard Setback: none; 20' if adjacent to residential zone

In addition to application of CL development standards, as permitted under SB 2, the City has adopted the following standards to regulate emergency shelters to enhance compatibility:

- Maximum number of occupants is 20;
- A minimum distance of 1,000 feet shall be maintained between shelters¹²
- Maximum stay at the facility shall not exceed 180 consecutive days
- One off-street parking space shall be provided for every 250 square feet¹³
- An interior waiting area shall be provided which contains a minimum of 200 square feet
- Exterior lighting shall be provided for the entire outdoor area;
- Security personnel shall be provided during the hours the shelter is in operation

Low Barrier Navigation Centers are defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements, and sets a timeline for jurisdictions to act on applications for such Centers. The requirements of this bill are effective through the end of 2026, at which point they are repealed unless extended. If the City receives an application for these uses, it will process them as required by State law. A program has been included in the Element to develop by-right procedures for processing low barrier navigation centers.

¹² Pursuant SB 2, the Housing Element includes a program to reduce the current separation requirements between shelters from 1,000 to 300 feet.

¹³ Pursuant to AB 139 (effective January 2020), the City has included a program in the Housing Element to amend the current parking standards for shelters from a ratio based on the size of the structure to a ratio based on to the number of shelter staff, and not in excess of parking required for other residential or commercial uses in the same zone.

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units (generally 80-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis, typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. Calabasas classifies SRO uses the same as hotels and motels. SROs typically have individual bathrooms and thus similar to hotels, are permitted in the CR, CMU, CB and CO zone districts, subject to a conditional use permit.

3. Development Fees

The City collects various fees from development to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, plan check services, and building permits, among others. Table 29 provides a listing of residential development permit fees in Calabasas.

Table 29: Development Fees for Residential Projects

Fee Type	Fee Amount
Planning and Zoning Fees	
Pre-Application Review	\$1,071
Administrative Plan Review	\$964 – single unit; \$1,927 – all other
Development Plan Review	\$9,021
Site Plan Review*	\$2,017 – single unit; \$4,023 – all other
Conditional Use Permit	\$1,939 – single unit; \$3,877 – all other
Variance*	\$1,277 – single unit; \$2,555 – all other
Development Agreement	\$6,847
General Plan Amendment	\$6,298
Zone Change	\$4,326
Specific Plan	\$13,335
Oak Tree Permit	\$1,613 – single unit; \$3,227 – all other
Tentative Tract Map	\$6,824
Tentative Parcel Map	\$5,547
Scenic Corridor Permit	\$426 – single unit; \$607 all other
Community Development Forum Fee	\$535
Impact Fees	
Park and Recreation Fee	Amount of parkland dedication = # project units x pop density/unit x .003 In-lieu fee based on fair market land value of park acreage dedication requirement.
Traffic Impact Fee	\$1,230/unit
Bridge & Thoroughfare Fee (Westside of City)	\$1,717 per townhome unit \$1,971 per multi-family unit \$3,179 per single-family unit
Inclusionary Housing In-Lieu Fee	\$19,000 per apartment unit \$48,100 per townhome/condo unit \$66,900 per single-family unit
School District Fees	\$3.20/sq.ft.
Environmental Fees	
Exempt Projects	\$448
Negative Declaration	\$1,333
Mitigated Negative Declaration	\$7,866
Environmental Impact Report	\$10,030
Environmental Consultant	Cost + 15%

Source: City of Calabasas, Planning Department Fee Schedule, Effective July 1, 2020; Las Virgenes Unified School District.

As a means of assessing the cost that City fees contribute to the cost of development in Calabasas, the City has calculated the total Planning, Building, Public Works, and Impact Fees associated with development of a hypothetical 60-unit apartment project.¹⁴ As indicated in Table 30, City development fees run approximately \$13,750 per unit, exclusive of School District, Water District and County Public Works fees, and assuming on-site provision of required inclusionary housing units. Fees for condominium projects and single-family subdivisions would be somewhat higher as they would also be subject to parkland dedication requirements under the Quimby Act.

Table 30: City Development Fees for 60 Unit Apartment Project

Fee Type	Total Project Fees	Fees per Unit
Planning/Building Fees		
Community Development Forums	\$535.00	\$8.92
Pre-Application	\$1,071.00	\$17.85
Site Plan Review	\$4,023.00	\$67.05
Oak Tree Permit	\$3,227.00	\$53.78
Scenic Corridor Permit	\$852.00	\$14.20
Environmental (CEQA)	\$100,000.00*	\$1,666.67
Public Hearing Notification	\$300.00	\$5.00
Doc. Scanning & Archiving	\$316.00	\$5.27
CEQA - Environmental Impact Report	\$10,030.00	\$167.17
Building Permit (including inspection)	\$250,558.00	\$4,175.97
Electrical Permit	\$18,860.00	\$314.33
Mechanical Permit	\$12,737.00	\$212.28
Plumbing Permit	\$25,427.00	\$420.78
Sub-Total	\$427,756.00	\$7,129.27
Public Works Fees		
Traffic Mitigation Fee	\$73,800.00	\$1,230.00
Bridge & Thoroughfare Fee	\$118,260.00	\$1,971.00
Traffic and Parking Reviews	\$2,251.00	\$37.52
Engineering Review	\$200,000.00	\$3,333.33
Grading Permit	\$2,889.00	\$48.15
Storm Water Pollution Prevention Plan	\$561.00	\$9.35
Sub-Total	\$397,761	\$6,629.35
Total City Development Fees	\$825,517.00	\$13,758.62

Source: City of Calabasas Community Development Department, 2020.

Based on a \$250/sf average development cost for a 1,200 sf low rise apartment (Metropolitan Policy Program at Brookings www.brookings.edu 5/5/20), Calabasas development fees constitute less than five percent of unit development costs. In summary, Calabasas' planning and development fees do not serve as a constraint to the production

¹⁴ Table 29 presents those fees charged by the City of Calabasas, and do not include those charged by the School District, sewer and water connection fees charged by the Water District, or drainage fees charged by Los Angeles County Public Works.

housing. Furthermore, as an incentive for the provision of on-site affordable housing units, the City has updated its inclusionary in-lieu fees to reflect full cost recovery, and offers fee reductions as an incentive through the density bonus ordinance. And pursuant to AB 641, the City allows developers of affordable housing projects with a minimum of 49 percent very low and low income units to defer payment of development fees until issuance of a certificate of occupancy.

4. Processing and Permit Procedures

Calabasas' development process and permitting procedures are not a constraint to development. Before development can occur, it is necessary to obtain certain permits and approvals. These procedures, although necessary to ensure that the development is safe and in compliance with local regulations and building code requirements, can sometimes lead to delays in projects and subsequently increase costs. Moreover, excessive processing time may act as a constraint on the production of affordable housing, because it increases carrying costs to the developer for land, financing, and so forth.

Recognizing the complexity of the development process, the City offers easy-to-read brochures to help developers and homeowners better understand planning and development procedures. The City is also committed to an efficient review process. In particular, the City offers expedited CEQA (California Environmental Quality Act) review for residential developments with units affordable to lower and moderate-income households.

The City has eliminated the Conditional Use Permit requirement for multi-family projects in the RM (Multi-family Residential) and PD (Planned Development) zones. Multi-family projects on CMU zoned sites developed under the new Affordable Housing Overlay would not be subject to a CUP and would be subject only to site plan review before the Planning Commission. The following describes the different levels of decision-making bodies in Calabasas, and the responsibilities of each:

- The **Development Review Committee (DRC)** consists of a representative from relevant City Departments (Community Development, Public Works, etc.) and other agencies involved with the physical development of the City. The DRC was created to review development/improvement proposals, provide applicants with design comments, and make recommendations to the Community Development Director and/or Planning Commission, as provided by the Development Code. The DRC serves as a recommending body on conditional use permits, variances, tentative maps, and planned developments.
- The City's **Architectural Review Panel (ARP)** reviews projects for their aesthetic quality. The ARP makes advisory recommendations to the Planning Commission and the City Council in matters pertaining to site plan reviews, and evaluating the architectural designs of buildings, landscape plans and other site features. Projects are reviewed by the ARP prior to a completed application, thereby ensuring no delay in processing an application. The ARP is made up of three members and two alternate members appointed by the Planning Commission, with at least one member required to be a licensed architect. Due to its expertise, the ARP's input ensures a high quality design that reduces the need for the decision makers to discuss architectural issues during the public hearing process. The ARP reviews commercial and residential projects within

scenic corridors, the Old Topanga/HIGHLANDS Overlay Areas, proposed subdivisions, hillside developments, and other projects as requested by the Community Development Director or Planning Commission. All multi-family and mixed-use projects constructed during the past two Housing Element cycles, inclusive of new affordable housing, have benefited from the ARP review process without delays or barriers to the process.

- The **Community Development Director** has decision-making authority on administrative plan reviews, minor use permits, sign permits, minor scenic corridor permits, temporary use permits and zoning clearances. For subdivisions, the Director has authority over lot line adjustments, lot mergers, conditional certificates, and certificates of compliance, and provides recommendations on tentative maps.
- For projects that require a conditional use permit, site plan review, scenic corridor permit, tentative map or variance, the **Planning Commission** serves as the decision-making body. Property owners within 500 feet of the proposed project are notified. A public hearing is scheduled at least 10 days and not more than 60 days after acceptance of the fully completed application.

The typical review process for a multi-family development application in Calabasas can be described as follows. As a means of saving time and costs, applicants are encouraged to request a **pre-application conference** with staff prior to completion of project design. The purpose of this conference is to inform the applicant of relevant Development Code requirements, explore possible modifications to the project, and to identify any technical studies that may be necessary for the environmental review process. The pre-application conference is conducted with the Development Review Committee, providing the applicant with early input from all relevant departments and external entities. The cost for the pre-application conference is currently \$988, and is credited towards future application costs.

Prior to submittal of a formal development application, the applicant is required to hold a Community Development Forum, to inform the public of their intent to develop a site with a new multi-family or mixed-use project. The purpose of the Community Forum is for the applicant to engage the community early on, listen to any concerns, and to address as part of the formal application. City staff's experience has been that the Community Forum results in building better support for projects by allowing open dialogue early in the project design stage, rather than waiting for public input until the project is being decided before the Planning Commission.

Upon submittal of the **formal development application**, City staff conducts a completeness review, and informs the applicant in writing within 30 days of any missing information. Corrections and/or additions are made to the project application and supporting documents, and resubmitted to staff. Review includes distribution of the project to members of the Development Review Committee. If the DRC doesn't have any questions, staff maintains responsibility for review. To the extent members of the DRC do have questions or concerns with the application, a DRC meeting is scheduled with the applicant within 30 days. Once the application is revised and resubmitted to address identified issues, it is forwarded on to the Architectural Review Panel for review of project aesthetics.

Upon completion of project review by the Development Review Committee, and as necessary, the Architectural Review Panel, the City holds a second Community

Development Forum in order to provide the public with information regarding a project that will soon be scheduled for a public hearing. The City hosts the second Community Forum, which occurs parallel to development review and thus does not add additional time to the process. After the second Community Development Forum is completed and story poles are installed, the application will be deemed complete. A staff report is prepared summarizing the conclusions of the Department and each reviewing body. The staff report includes recommendations on the approval, approval with conditions, or disapproval of the application, and is provided to the applicant. In total, the average processing time for multi-family development in Calabasas ranges from six to twelve months, which is very reasonable and not considered an undue constraint on development. For example, the 80-unit Avanti mixed use project received project approval within 12 months of submittal of a complete application.

The following Table 31 summarizes the steps for project review for a multi-family project being developed under the Affordable Housing Overlay:

Table 31: Multi-Family Project Review

Action/Request	Processing Time	Notes
Pre-application conference	30 days	Optional
Community Forum #1	N/A	Occurs prior to project submittal
Formal application submittal	N/A	
Completeness Review/ Submittal to Development Review Committee (DRC)	30 days	If DRC has questions/concerns, schedule meeting within 30 days
Architectural Review Panel	30 days	Typically scheduled while the project is still under review
Community Forum #2	30 days	Takes place before a project is deemed complete
Application Deemed Complete	30-60 days	
CEQA	30 days	
Site Plan review before Planning Commission	15 days	

Average processing times in Calabasas to obtain a permit to construct a new single-family residence on a legal lot is six months. Most remaining single-family parcels are either within scenic corridors or are hillside parcels, and would therefore fall within the parameters of the Architectural Review Panel and would require, at a minimum, a public hearing with the Planning Commission, thereby adding to the processing times.

In accordance with section 65913.4 of the California Government Code, also known as SB 35, a permit applicant may submit an application for a development that is subject to the streamlined, ministerial approval process and is not subject to a conditional use permit, if they meet the objective planning standards as outlined in the Government Code. Since the adoption of this section of the Government Code, the City has not yet received an application under these provisions. The City is prepared to act in accordance with the

provisions of California Government Code Section 65913.4 and to provide streamlined, ministerial approval when it applies. The City has developed a Preliminary Application for projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

Due to new laws like SB 330 and SB 35 that require ministerial review of qualifying multi-family housing development applications, the City will be developing Objective Design and Development Standards for review of ministerial applications (refer to Housing Element Program #19).

New Technologies and Streamlined Processing

The City's Community Development Department adopted a new permit tracking system, SmartGov, in May 2019. SmartGov is a centralized, web-based land management system that links the City's Building and Safety, Planning, Code Enforcement, and Public Works Departments into one unified system that can efficiently manage the various tasks of the different departments. Activities such as permit issuance, inspections, and citizen inquiries are accessible to City staff through SmartGov. The system also allows residents to request inspections, find the status of their project, and achieve other simple tasks online. SmartGov is expected to dramatically increase the efficiency of the development review and permitting process and lessen internal administrative costs.

In the Fall of 2019, the City applied and was awarded an SB 2 planning grant from the State. The application for these funds included up to \$100,000 to provide enhanced technology to expedite the building permit process. This effort has successfully been implemented, allowing applicants and homeowners to submit permit applications online, providing for electronic plan checks, and allowing for mobile building inspections with contemporaneous on-site report production.

5. Site Improvements

Before permits requiring discretionary action can be granted, it must first be determined that public facilities are adequate to accommodate any increased demand created by the proposed project. Residential developers are required to provide and/or fund infrastructure necessary for utility connections to the project, including water, electric and sewer, as well as funding their portion of any off-site system expansions or upgrades that are necessary to serve the project. The cost of off-site improvements varies depending on the nature of development (i.e., hillside or flatland development).

Developers of projects that will include streets are required to install the streets, curbs, gutters, sidewalks, utility systems and landscaping; these facilities are typically dedicated to the City. Subdivisions are designed to provide rights-of-way for pedestrian paths, bikeways and multiple use trails as identified in the General Plan Circulation Element. Calabasas' residential street standards are based upon the County of Los Angeles Subdivision Ordinance, and include the following street right-of-way widths:

Cul-de-sacs (up to 700 ft.)	58 ft.
Cul-de-sacs (> 700 ft)	60 ft.
Local streets (up to 1,400 ft)	58 ft
Local streets (> 1,400 ft)	60 ft.
Collector streets	64 ft.

Since Calabasas is a built-out community, most residential projects are small infill developments and not of a size that warrant a circulation system other than private driveways. Most future development will necessitate few site improvement requirements, and thus not add significant costs to development.

6. Building Code

State law requires that all jurisdictions in California enforce the building codes as mandated by the California Building Standards Commission. The State building codes establish construction standards necessary to protect public health, safety and welfare, and the local enforcement of these codes does not unnecessarily constrain the development of housing. The City has adopted by ordinance the following model codes, along with all required updates:

- California Residential Code (2019)
- California Building Code (2019)
- California Mechanical Code (2019)
- California Plumbing Code (2019)
- California Electrical Code (2019)
- County of Los Angeles Fire Code (2019)
- California Energy Code (2019)
- California Green Building Standards Code (2019)

The City of Calabasas, like most cities in California has adopted the Uniform Building Code (UBC). This code includes minimum standards for building materials, plumbing, electrical, fire, energy and other minimum standards. It is also intended to protect the public and provide a healthy and safe dwelling unit. These minimum standards cannot be revised to be less stringent without sacrificing basic safety considerations.

In terms of the local enforcement of the Building code, while staff monitors housing conditions, code enforcement in Calabasas is primarily complaint based. And as described under Housing Element Programs, the City will continue to offer a Home Repair Program to assist low and moderate income property owners of dilapidated units cited for code violations to make needed repairs to make the units safe and habitable.

B. MARKET CONSTRAINTS

Potential market constraints included within the provisions of the Housing Element requirements include issues of land costs, construction costs, availability of financing, and length of time for building permit issuance. Analysis of these issues can shed light on the private market forces, which affect housing availability and affordability.

1. Price of Land

A key component of the total cost of housing is the price of raw land. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. As an example, a 4.5 acre mixed use site cost \$15 million, equating to \$76/sf, whereas a 21 acre multi-family site with 5 flat, buildable acres cost \$4.5 million, equating to \$20/sf of buildable acreage. While Calabasas cannot control costs driven by market conditions, it can continue to offer increased densities and reduced parking requirements to effectively reduce the per unit cost of land.

Site improvements also contribute to the cost of land. Most remaining vacant single-family parcels in Calabasas have severe topographic constraints and necessitate significant grading to accommodate development. Infill parcels identified by the 2030 General Plan Update for multi-family and mixed-use development for the most part don't face the same topographic constraints, and are thus less costly to develop than the hillside areas.

2. Cost of Construction

In addition to land and site development costs, a major cost associated with the development of housing is the cost of building materials, which have increased faster than the rise in inflation in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete, steel, etc.) have increased by 20 percent, compared to a 7.5 percent rise in inflation. This particularly impacts the cost of high-density, Type V construction which requires costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City may allow affordable units to be slightly smaller in size (maintaining the same number of bedrooms) and have different interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at one time; this is of particular benefit when density bonuses are used for the provision of affordable housing.

3. Availability of Mortgage and Rehabilitation Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table 32 summarizes HMDA data for both Calabasas and Los Angeles County, providing information on the approval status of all home purchase, refinance and home improvement loan applications during 2019.

- Of the total 457 completed applications for home purchase loans in Calabasas, 86 percent were approved and 14 percent were denied, comparable to the approval rate County-wide. Review of mortgage loan denial rates by Calabasas' census tracts does not identify any tract with denial rates ten points or above the 14 percent citywide average.
- The volume of applications for refinance loans in Calabasas was more than double that of home purchase loans, with 80 percent of the total 1,094 applications receiving approval and 20 percent denied. This approval rate is higher than the regional average.
- The number of applications for home improvement loans in Calabasas was 132, with 55 percent of applicants receiving approval and 45 percent being denied, a higher denial rate than County-wide. Home improvement loans typically have higher denial rates because homeowners may already have high debt-to-income ratios on their home mortgage or refinance loans.

Table 32: Status of Home Purchase and Home Improvement Loans 2019

Loan Type	Completed Loan Applications	Loans Approved		Loans Denied	
		Calabasas	L.A. County	Calabasas	L.A. County
Conventional Home Purchase Loans					
# Applications	457	395		62	
% Approval/Denial		86%	87%	14%	13%
Refinancing					
# Applications	1,094	871		223	
% Approval/Denial		80%	73%	20%	27%
Home Improvement Loans					
# Applications	132	73		59	
% Approval/Denial		55%	69%	45%	31%

Source: Home Mortgage Disclosure Act Data, 2019. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

4. Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. Calabasas' recent experience has been that townhome projects tend to build at below maximum densities, while apartment and mixed-use projects develop at the upper end of the density range. The following presents the developed densities in recent multi-family projects in the City, all of which were zoned to permit densities up to 20 units/acre:

- Avanti Townhomes – 17.8 units/acre
- Calabasas Creekside Senior Apartments – 22 units/acre
- Paxton Apartments – 3.7 du/acre gross (15.6 units/acre net)

The Avanti townhome project provided large, 2,500 sf units, resulting in densities approximately 10% below the maximum. In contrast, Calabasas Creekside will provide smaller senior citizen apartments and was granted a density bonus to exceed the maximum 20 unit/acre density. The majority of the 21 acre site the Paxton project was built on is sloped and not developable, resulting in a 3.7 unit/acre overall density, though calculating density based on the site's five buildable acres results in a net density of 15.6 units per acre.

In order to incentivize development which better implements densities planned in the Housing Element sites inventory, the City is evaluating establishment of an affordable housing overlay zone. Parcels designated with an affordable housing overlay would receive significant density increases above the base density, along with a variety of development incentives, in exchange for development of a greater percentage of affordable units than required by the City's inclusionary ordinance or State density bonus law. The City is also considering establishing a new minimum 20 du/acre land use designation with associated development standards to support achievement of these densities.

5. Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

The majority of residential permits in Calabasas are for single-family homes, with building permit issuance generally taking six to twelve months after Planning approvals. Hillside properties may take a few months longer due to the need for technical and engineering studies. The 80 unit Avanti mixed use project provides an example of the time frame for a

recent multi-family project. This project received entitlements in July 2013 and grading permits were issued in April 2014. The project consisted of phased construction of eight buildings, with the first occupancy issued in April 2016.

In Calabasas, most approved projects are constructed in a reasonable time period. As of October 31, 2020 only four units approved over one year ago had not yet pulled building permits.

On March 4, 2020, Governor Newsom proclaimed a state of emergency due to COVID-19. The Legislature observed that the pandemic slowed the processing of approvals, permits, and entitlements for housing development projects, resulting in the premature expiration of some entitlements. AB 1561, effective January 1, 2020 finds, “A uniform statewide entitlement extension measure is necessary to avoid the significant statewide cost and allocation of local government staff resources associated with addressing individual permit extensions on a case-by-case basis.” Under this legislation, any housing entitlement that would expire between March 4, 2020 and December 31, 2021 is to be extended by 18 months. Additionally, Calabasas issued its own Executive Order to extend planning entitlements for an additional 180 days after the expiration of a state of emergency due to COVID-19.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

1. Environmental Constraints

Hillside and Ridgeline Areas

Many areas in Calabasas consist of slopes where the topography acts as a limitation to various types of development. Moderately sloped areas present minor limitations due to the need for excavation and grading. Steeper slopes present severe limitations, requiring extensive excavation and possibly blasting during construction. In addition, development potential in some steeply sloped areas is limited due to lack of access and utilities.

The City has established Hillside and Ridgeline development standards to protect the public health and safety with regard to fire hazards and slope stability and to ensure that buildings are located in the most accessible, least visually prominent, and most geologically stable portions of the hillside or ridgeline. These standards apply to proposed developments on sites with a natural slope greater than ten percent or that include a designated ridgeline, which are located along the western, central, and southern portions of the City. The City requires buildings to be sited where they will be screened by existing vegetation, rock outcroppings, or depressions in topography. In wooded areas, dispersed buildings are preferred because they save trees and minimize visual impacts. The City also requires structures placed on or near ridgelines to be situated so that they do not appear silhouetted against the sky when viewed from any roadways designated as a scenic corridor. Ridgeline buildings are to be located in a way that maintains the natural appearance of the ridge. Hillside and ridgeline developments are required to provide two off-street parking spaces for guests in addition to the parking normally required for a residence.

Consistent with Calabasas' commitment to foster environmentally responsible development, the City's 2030 General Plan Safety Element includes the following policy:

Policy VII-4 Discourage development within potential landslide areas with severe soil limitations as the City's preferred management strategy, and a higher priority than attempting to implement engineering solutions.

Significant Ecological Areas

Other constraints to development include Los Angeles County Significant Ecological Areas (SEAs) in the City and surrounding areas. SEAs contain unique or unusual plant and/or species assemblages, or areas or habitat that are rapidly declining in the Los Angeles area. While development within the City is not subject to the County's restrictions or limitations on developments within SEAs, these Los Angeles County SEAs may not be feasibly developed or may require extensive mitigation to ensure that plant and animal species are preserved. Currently, there is one Los Angeles County SEA in and around Calabasas, the Santa Monica Mountains SEA, which are located along the southern and western portions of the City.¹⁵

¹⁵ Los Angeles Department of Regional Planning. 2019. Figure 9.3 Significant Ecological Areas and Coastal Resources Areas Policy Map. <https://planning.lacounty.gov/site/sea/maps/>

Earthquakes and Seismic Hazards

The City's geology and close proximity to the Malibu Coast Fault, San Fernando Fault, and Simi-Santa Rosa Fault, as well as other active regional faults, such as the San Andreas Fault, may pose some concerns for development.¹⁶ These faults could produce strong earthquakes which would generate substantial ground shaking, and potentially trigger liquefaction, landslides, mud, and debris flow during a period of heavy rain. Although it is not possible to prevent earthquakes, their destructive effects can be minimized through comprehensive hazard-mitigation programs and efforts. As identified in the 2030 General Plan Safety Element, the City requires building design to be commensurate with the expected level of ground shaking in a major earthquake, based on site-specific soils and geologic conditions, as well as on the level of risk associated with the potential damage to the building. For all buildings, once environmental protection policies are met, construction techniques are regulated according to the latest edition of the California Building Code (CBC) with City of Calabasas amendments or increased requirements as necessary to reduce geologic and seismic risks to acceptable levels.

Soils with a high clay content found in the natural portions of the City, such as in the Santa Monica Mountains, may present limitations to urban development due to their shrink-swell potential. Areas with expansive soils can cause problems such as damage to building foundations if not properly mitigated prior to construction. However, the City requires geologic studies prior to development to evaluate the potential for geologic and soil hazards, and requires these conditions to be corrected during construction. Typical measures to treat expansive soils involve removal, proper fill selection, and compaction. The 2030 General Plan EIR concludes that expansion should not be a significant constraint to development of individual sites provided that adequate soil and foundation studies are performed prior to construction.

As identified in the 2030 General Plan Safety Element, potential liquefaction hazard zones are located in portions of Calabasas. In particular, areas in the western portion of the City in the vicinity of Las Virgenes Creek may be subject to seismically induced liquefaction. Prior to approval of development projects in liquefaction or landslide hazard zones, site-specific engineering studies are required to analyze the feasibility or most appropriate design and construction techniques to mitigate potential problems. The 2030 General Plan EIR concludes that liquefaction impacts are less than significant with implementation of the Calabasas Building Code and policies contained in the Safety Element.

Floodplains

The City generally falls into an area of minimum flooding, as defined by the Federal Emergency Management Agency. However, areas found along canyon bottoms along the alignments of the primary drainage courses of Las Virgenes Creek in the western portion of the City and Arroyo Calabasas in the south-eastern portion of the City are designated within 100-year flood potential zones. These canyon areas would have limitations on development. However, to protect existing development in these areas, the City participates in the Federal Flood Insurance Program.

¹⁶ California Department of Conservation. n.d. Fault Activity Map of California.
<https://maps.conservation.ca.gov/cgs/fam/>

The City requires a development permit for any structure being built within a designated special flood hazard area, and the Municipal Code calls for all new buildings in the flood hazard area to be constructed with materials resistant to flood damage. New construction is required to be adequately anchored in order to prevent flotation, collapse or lateral movement of the structure. Equipment and other service facilities must also be designed to prevent water from entering or accumulating within its components during a flood.

Wildfire Hazards

Large areas of southern California are particularly susceptible to wildfire due to the regions' weather, topography, and native vegetation. The California Department of Forestry and Fire Protection (CalFire) ranks fire hazard of wildland areas of the state using four main criteria: fuels, weather, assets at risk, and level of service. According to CalFire, the entire City of Calabasas is in a Very High Fire Hazard Severity Zone and the historical record indicates that wildfire risk in and around the City is high.¹⁷ Most notably, the Woolsey Fire, which began on November 8, 2018 and was contained on January 1, 2019, burned 96,949 acres in Ventura and Los Angeles counties. The fire destroyed 1,643 structures, damaged an additional 341 structures, and caused three fatalities total.¹⁸ In Calabasas, at least nine single-family homes were destroyed, two commercial buildings were badly damaged, and dozens of commercial and residential buildings were damaged. In addition to wildfire, the City could also experience structural fires, which occur in buildings, and industrial fires, which generally result from the ignition of flammable materials.

As identified in the 2030 General Plan EIR, a number of fire safety requirements and regulations apply to new development in the City. These include, but are not limited to, driveway width requirements, sprinklers, alarms, and maintaining adequate pressure and supply for hydrants. The 2030 General Plan Safety Element includes the following policies to specifically address wildfire hazards and development in the City:

Policy VII-12 Emphasize prevention of physical and economic loss associated with wildland fire through early identification of potentially hazardous conditions prior to project approval.

Policy VII-14 Discourage development and encourage sensitive siting of structures within hazardous fire areas as higher priorities than attempting to implement fuel modification techniques that would adversely affect significant biological resources.

Policy VII-15 Require design and siting of new development within areas subject to wildfires in a manner that minimizes the threat of loss from wildland fire.

Policy VII-16 Ensure that new development is designed so as to facilitate access by firefighting equipment and to maintain adequate evacuation routes.

Policy VII-17 Do not permit development within areas that do not have adequate water pressure or fire flows until sufficient pressure and fire flows can be reliably provided.

¹⁷ The California Department of Forestry and Fire Protection (CalFire). 2008. Calabasas Very High Fire Hazard Severity Zones in LRA. <https://osfm.fire.ca.gov/media/5809/calabasas.pdf>

¹⁸ The California Department of Forestry and Fire Protection (CalFire). 2019. Woolsey Fire. <https://www.fire.ca.gov/incidents/2018/11/8/woolsey-fire/>

2. Infrastructure Constraints

Another consideration for new development is the cost of providing adequate infrastructure, major and local streets, curbs, gutters, sidewalks, water and sewer lines, and street lighting, which must be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, adding to the cost of new housing units, and eventually passed on to the homebuyer or property owner. Maintaining adequate evacuation routes throughout the City is of particular concern in the community. As described in the 2030 General Plan, new development must facilitate access by firefighting equipment and maintain adequate evacuation routes.

The Las Virgenes Municipal Water District (LVMWD) provides both water and wastewater service in Calabasas. In accordance with State mandates, LVMWD has developed an Urban Water Management Plan (UWMP), which is updated every five years. The UWMP is a planning tool that generally guides the actions of water management agencies, providing managers and the public with a broad perspective on a number of water supply issues. Based on conservative water supply and demand assumptions out to 2040, the 2015 LVMWD UWMP identifies sufficient water supply to meet demand.¹⁹ Analysis of the potable water system in the Integrated Water System Master Plan in 2014 resulted in recommended improvements to enhance system operations and reliability. Recommendations include piping, storage and pumping improvements. Implementing these projects would improve LVMWD's potable water infrastructure and optimize recycled water use to meet the existing and projected demand but do not change the availability of existing supplies or result in new supplies. The UWMP does not identify any wastewater treatment capacity issues.

¹⁹ Las Virgenes Municipal Water District. 2016. 2015 Urban Water Management Plan Final.
<https://www.lvmwd.com/home/showdocument?id=6877>

IV. REVIEW OF PROGRAM ACCOMPLISHMENTS

State Housing Element law requires communities to assess the achievements under their adopted housing programs as part of the update of the Housing Element. The 2014 Calabasas Housing Element contains a set of goals, policies and programs for the eight-year time frame of the housing element (2014-2021). Table 33 reviews each of the twenty programs in the Housing Element, including progress in implementation, effectiveness and continued appropriateness for the updated Housing Element. The results of this analysis will help to shape the comprehensive housing program strategy developed for the 2021-2029 Housing Element update.

Table 33: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
1. Single-family Rehabilitation Program Action: Assist 5 households annually, for 40 units over the planning period.	Progress: Between 2014-2020, the City assisted 28 households rehabilitate their homes using CDBG funds. Effectiveness: The program has been effective in providing financial assistance to lower income homeowners to help improve their homes. While the City assisted an average of four households annually rather than its goal of five, it assisted a far greater number of extremely low and very low income households than anticipated. Continued Appropriateness: With the ongoing need to maintain the city's older housing stock, and mobile homes in particular, this program remains appropriate to the 2021-2029 Housing Element.
2. Home Repair Program Action: Coordinate with code enforcement to identify low/mod homeowners and provide loans on as needed basis.	Progress: This program was initiated in 2012 to assist low and moderate income homeowners of severely dilapidated units cited for code violations to make needed repairs. In 2019, the City expanded the program to also offer loans for the development of accessory dwelling units (ADUs) to help meet the City's housing needs. The first \$50,000 loan was issued in 2020 to assist a senior homeowner convert a garage into an ADU. Effectiveness: As currently structured, this program has had limited success. Refining the program to better assist low and moderate income homeowners add an ADU to their property could be a more effective use of funds. Continued Appropriateness: Evaluate refocusing this program on providing financial assistance to support the creation of ADUs, and include the revised program in the updated Element.

Table 33: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
3. Rental Assistance Program Action: Provide ongoing assistance to 50 households, contingent on funding.	<p>Progress: The City has continued to provide rental assistance to lower income, senior and disabled households. Rental payments are adjusted annually based on CPI, and have increased from \$190 to \$250/month during the planning period. As of October 2020, this program was providing assistance to 50 households with 42 of these households residing in the mobile home park.</p> <p>Effectiveness: The program is effective in addressing one of Calabasas' primary affordable housing needs – rental overpayment – and encompasses assistance to those most in need, senior households earning lower incomes.</p> <p>Continued Appropriateness: The program assists households at-risk of displacement due to rising rents, and remains appropriate to the Housing Element update.</p>
4. Rental Registration Program Action: Continue to maintain the rental database.	<p>Progress: Annual rent information provided by apartment owners is entered into the City's rental database in July every year, and reported to the City Council.</p> <p>Effectiveness: The program provides an effective tool to monitor rent levels in the community, and to ensure 60-day notification of any rent increase in excess of 5%.</p> <p>Continued Appropriateness: AB 1482 (effective 1/2020) provides additional tenant protections, including limits on annual rent increases and prohibition of evictions and non-renewals of leases without just cause. The Rental Registration program should be updated in the Housing Element to reflect these new tenant protections offered under State law.</p>
5. Mobile Home Park Preservation Action: Should tenants indicate interest in purchasing their mobile home park, provide information on the State's MPROP (Mobile Home Park Rehabilitation and Resident Ownership Program) funding and assist with the subdivision map waiver process.	<p>Progress: The City maintains the mobile home park designation for Calabasas Village Mobile Estates under both the General Plan and Development Code, and provides rental assistance to many of the park's residents. The City has had meetings with both the mobile home park property owner and HOA to assist with negotiating the park's long-term lease.</p> <p>Effectiveness: The City's actions have been effective in preserving the mobile home park. Space rents have however been increasing, pursuant to the terms of the lease agreement.</p> <p>Continued Appropriateness: This program remains appropriate to the Element. The City will provide the HOA with information on funding available through the State's MPROP program to assist in mobile home park purchase, as well as long-term loans to individuals to ensure continued affordability.</p>

Table 33: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
6. Preservation of Assisted Housing Action: Preserve 140 at-risk units. Conduct economic analysis; meet with property owner; explore outside funding/program options; provide technical assistance to tenants.	<p>Progress: The City had identified 140 affordable units at Malibu Canyon at risk of going to market rate because the associated bonds were set to expire in 2016. Subsequently, the City was informed in 2017 of Avalon Bay's (formerly Archstone Calabasas) intent to pay off their 2028 bond early, putting an additional 120 affordable units at risk of conversion. The City followed the steps outlined in the Housing Element program to work towards preservation, but was unsuccessful in both cases. Discussions with both the Los Angeles Community Development Commission (CDC) and California Housing Partnership (CHPC) informed the City that without significant financial resources, options to preserve these bond projects were quite limited.</p> <p>Effectiveness: The City undertook the following steps identified in the Housing Element to preserve the at-risk units:</p> <ul style="list-style-type: none"> ➤ Conducted economic analysis to determine the cost of buying down the rents which proved too costly as it would exhaust City's Affordable Housing Trust Fund in just 2 years. ➤ Staff researched outside funding opportunities, including from LA County, but was unable to identify adequate funds for long-term preservation. Because ownership of Avalon Bay is a Real Estate Investment Trust (REIT), they are unable to use tax credits to extend affordability commitments. ➤ Met with both property owners to discuss options for preservation. Malibu Canyon was not interested in preservation, but Avalon Bay subsequently submitted an initiative to construct 161 new apartments on the site, in exchange for preservation of 80 of the original 120 affordable units. The initiative was not approved by the voters at the March 3, 2020 election. ➤ City staff has been available to provide assistance to each tenant explaining their rights and conversion procedures, and has proactively updated the City's website to include resources for tenant rights and other affordable housing options within the City and the region. <p>Despite these actions, the program was not effective in preserving these affordable units.</p> <p>Continued Appropriateness: With the loss of these two bond projects, the City no longer has any affordable housing at-risk of conversion. Canyon Creek apartments was financed using tax credits, which extend through 2066, and units produced through the City's inclusionary ordinance require 30 year affordability covenants (future inclusionary units will require 55 year covenants). Nonetheless, an ongoing preservation program remains appropriate to the Element, and will include provisions established under AB 1521 for increased tenant noticing requirements and required owner reporting to HCD.</p>

Table 33: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
7. Condominium Conversion Ordinance Action: Implement the City's current ordinance. Evaluate strengthening to require inclusionary units in projects approved for conversion.	<p>Progress: Between 2014 and 2019, there were no applications for condominium conversions and no inclusionary housing requirements imposed on condominium conversions.</p> <p>Effectiveness: Calabasas's condominium conversion regulations are designed to help mitigate the impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.</p> <p>Appropriateness: The City's condominium conversion regulations remain an appropriate mechanism to ensure the safety and quality of units and to help mitigate the impacts on displaced tenants.</p>
8. Residential Sites Inventory Action: Maintain current inventory of residential sites, and provide to interested developers in conjunction with information on incentives. Monitor impact of max 20 du/acre densities on feasibility, report on in annual Housing Element Report to HCD, and modify maximum density as appropriate.	<p>Progress: The Community Development Department staff continues to maintain a current inventory of residential sites for potential development. Three mixed income projects received planning entitlements during the planning period with densities ranging from 15 to 22 units/acre.</p> <p>Effectiveness: The City has been highly effective in providing information to the development community on site opportunities.</p> <p>Continued Appropriateness: Maintaining an inventory of suitable sites to address the City's regional housing needs (RHNA) remains an appropriate program for the Housing Element. The City will consider allowing higher residential densities at select locations as part of the updated Element.</p>
9. Second Units Action: Re-evaluate second unit standards and educate public on availability. Prepare design guidelines and sample site plans. Seek to achieve 12 new second units.	<p>Progress: The City updated its second unit ordinance (now referred to as accessory dwelling units, or "ADUs") in January 2020, consistent with the most recent changes in State law governing ADUs and Junior ADUs. During the first seven years of the planning period (2014-2020), a total of 22 building permits were issued for ADUs, with an additional nine applications in process at the end of 2020, well exceeding the eight-year goal for 12 units.</p> <p>Effectiveness: The City's new ADU regulations have been effective in producing new units. The City has begun collecting information on anticipated rent levels as part of the ADU application, providing information on the affordability of these units in the community.</p> <p>Continued Appropriateness: ADUs provide housing opportunities for seniors, caregivers, and other modest income households, and thus a continuation of the program remains appropriate to the Element. Pursuant to new Housing Element requirements, the current program will be augmented to incentivize and promote ADUs, such as through creation of architectural prototypes and funding assistance offered through the City's Home Repair Program.</p>

Table 33: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
10. Annexation of Unincorporated Areas Action: Pursue phased annexation of adjacent unincorporated areas.	<p>Progress: The City initiated annexation proceedings for two areas: West Agoura Road and Craftsman Corner. The West Agoura Road annexation was ultimately denied by LAFCO, but the Craftsman Corner annexation is still in process, this area recently added to Calabasas' sphere of influence annexation and the Tax Exchange Agreement currently being developed with the County.</p> <p>Effectiveness: The City has been diligently working towards annexation of the 145 acre Craftsman's Corner into Calabasas. The City's 2030 General Plan includes a vision to revitalize Craftsman's Corner as part of the City's "East Village" area, offering additional sites for mixed use development.</p> <p>Continued Appropriateness: Annexation of Craftsman Corner is in process and remains appropriate to the updated Element.</p>
11. Inclusionary Housing Program Action: Provide developers with information on available options and incentives to fulfill inclusionary requirements. Identify specific projects and programs for expenditure of in-lieu fee revenues.	<p>Progress: The City continues to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments. During the planning period, the following projects have been developed or received entitlements:</p> <ul style="list-style-type: none"> ✓ Avanti Calabasas – 80 condominiums, including 8 very low income rental units ✓ Paxton Calabasas – 78 townhome apartments, including 4 very low income units ✓ Calabasas Creekside (Raznick) Senior Apartments – 42 apartments, including 5 very low income units <p>Both Avanti and Calabasas Creekside were granted density bonus incentives to help offset the cost of providing affordable units.</p> <p>Effectiveness: With 17 affordable units produced during the planning period, the ongoing use of the mandatory inclusionary housing program has been key to Calabasas' success in producing affordable housing.</p> <p>Continued Appropriateness: The inclusionary program remains appropriate for the updated Housing Element.</p>
12. Commercial/ Industrial Impact Fee Program Action: Provide affordable housing opportunities to Calabasas' workforce. Identify specific projects and programs for expenditure of impact fee revenues.	<p>Progress: During the first six years of the planning period (2014-2019), approximately \$147,000 in commercial impact fees were deposited into the Affordable Housing Fund, bringing the total Fund balance to \$1.6 million (June 2020).</p> <p>Effectiveness: While the City has had limited commercial development, funds generated nonetheless assist in addressing affordable housing needs. City Council has directed \$500,000 in Affordable Housing Fund revenues towards the Home Repair and ADU Loan Program.</p> <p>Continued Appropriateness: As one of the City's few sources of funds to support affordable housing, the Commercial/Industrial Impact Fee program remains appropriate to the Element.</p>

Table 33: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
13. Affordable Housing Development Assistance Action: Provide financial, regulatory and site identification assistance in support of affordable housing, with the goal to achieve one project in planning period.	<p>Progress: As discussed under the Inclusionary Program above, three mixed income projects were entitled and/or constructed during the planning period, providing 17 very low income units. The City provided density bonus incentives and concessions on two of these projects. In addition, the City provided a \$50,000 low interest loan to a low/mod household for conversion of a garage into an ADU.</p> <p>Effectiveness: The City's regulatory and financial incentives have been effective in producing affordable units.</p> <p>Continued Appropriateness: Providing assistance in support of affordable housing remains appropriate to the Housing Element.</p>
14. Green Building Action: Implement Green Initiative and promote the City's Green Building Program.	<p>Progress: The City has adopted the 2019 California Building Standards Code, including the California Energy Code and the CALGreen Code. Each of these codes have increased measures for energy efficiency, resource conservation, green building, and sustainability. The City's comprehensive Green Initiative encompasses numerous programs aimed at reducing greenhouse gas emissions, using finite natural resources more efficiently, and improving the quality of the environment. Programs which fall under this initiative include: Property Assessed Clean Energy (PACE) Retrofit Program; Recycling Program; Polystyrene and Single-Use Plastic Straw & Cutlery Ban; Secondhand Smoke Control Ordinance; Alternative Fuel Vehicle Fleet; and Watershed Management Programs.</p> <p>Effectiveness: The City has implemented CALGreen and provides information to the public about green building and the City's Green Initiative via the website.</p> <p>Continued Appropriateness: Promoting energy conservation and sustainable design in new and existing development remains appropriate to the updated Housing Element.</p>
15. Density Bonus Program Action: Promote density bonus incentives via dissemination of the Affordable Housing brochure.	<p>Progress: Staff provides information on density bonus incentives and inclusionary housing requirements to all project applicants. The Avanti mixed-use project and Calabasas Creekside Senior Apartments were both granted density bonuses during the planning period. In addition, the pending West Village project is also proposing use of density bonus incentives. While the City did not prepare an Affordable Housing brochure, the City includes information on affordable housing incentives on its website.</p> <p>Effectiveness: This program has been effective in facilitating the production of mixed income housing in the City.</p> <p>Continued Appropriateness: Providing density and other incentives to facilitate the production of affordable housing remains appropriate to the Element.</p>

Table 33: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
16. Development Code Amendment Action: Amend the Code to reduce separation requirement between shelters to 300 feet.	<p>Progress: The City has not yet amended the Development Code to reduce the minimum distance between emergency shelters from 1,000 to 300 feet. The City has not, however, had any inquiries or applications for an emergency shelter.</p> <p>Effectiveness: This program has not been implemented.</p> <p>Continued Appropriateness: Amendment of the Code to reduce shelter separation requirements consistent with SB 2 remains appropriate to the Element. Pursuant to AB 139, the amendment will also encompass changes to the parking standards for shelters from a ratio based on shelter size to a ratio based on the number of shelter staff.</p>
17. Fair Housing Program Action: 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.	<p>Progress: Calabasas continues to contract with the Housing Rights Center (HRC) to provide housing discrimination assistance and tenant/landlord information. The City provides information on its website regarding fair housing services offered through HRC.</p> <p>Effectiveness: The City's fair housing program is effective in providing services and education regarding housing discrimination and tenant/landlord rights and responsibilities.</p> <p>Continued Appropriateness: Fair housing services remain appropriate to the updated Element.</p>
18. Universal Design/Visibility Action: Develop Universal Design and Visibility brochure, and provide to residential builders.	<p>Progress: The City has adopted reasonable accommodation procedures as part of the Development Code, and offers grants to qualified low income households for needed accessibility improvements. The City did not however implement a Universal Design program.</p> <p>Effectiveness: The program was not implemented.</p> <p>Appropriateness: Ensuring persons with disabilities continue to have fair access to housing remains important and will be implemented through reasonable accommodation policies as well as through the fair housing program. A Universal Design program is not viewed as appropriate for the updated Housing Element.</p>
19. Senior Housing Opportunities Action: Actively pursue senior housing opportunities and housing support services. Consult with senior housing and gerontology experts to assist in adequately planning for the community's senior citizens.	<p>Progress: The new Senior Center opened in 2016 on the Civic Center property, and offers a variety of recreational and support services to seniors. The City granted planning entitlements to a new senior housing facility, Calabasas Creekside Senior Apartments, which will provide 42 apartments, including 5 very low income units.</p> <p>Effectiveness: With the opening of the new Senior Center, a broad range of support services are offering to Calabasas' seniors, including housing referrals to independent senior living, assisted living, board & care, and memory care facilities.</p> <p>Continued Appropriateness: Senior citizens continue to represent a growing segment of Calabasas' population. Providing a variety of housing opportunities and support services remains an appropriate program for the Element.</p>

Table 33: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
<p>20. Housing Opportunities for Persons Living with Disabilities</p> <p>Action: Work in cooperation with the NLACRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.</p>	<p>Progress: Within zip code 91302, which encompasses greater Calabasas, the North Los Angeles Regional Center (NLACRC) currently provides services to 159 residents with developmental disabilities, indicative that NLACRC's resources are well publicized. Among these residents, approximately 97 percent live with a parent, family member or guardian and three percent live in a foster/group home or an independent/supportive living program. a community care facility. These percentages highlight the need for people with developmentally disabled family members to have a variety of housing choices to provide ongoing care and support.</p> <p>Effectiveness: The City provides a link to the North Los Angeles Regional Center on its housing resources webpage on the City website, and has been effective in providing information on services available through the Regional Center for persons with developmental disabilities.</p> <p>Appropriateness: This program remains appropriate to the Housing Element.</p>

Summary of Progress and Continued Appropriateness of 2014-2021 Goals, Policies and Programs

The goals and policies of the 2014-2021 Calabasas Housing Element remain appropriate to the updated element, and all of the Element's housing programs remain appropriate for continuation.

The Table below summarizes the quantified objectives contained in the City's 2014-2021 Housing Element, and compares the City's progress in fulfilling these objectives:

Table 34: Progress Towards 2014-2021 Quantified Objectives

Income Level	New Construction (2014-2020)		Rehabilitation (2014-2020)		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	44		1	8	50	50
Very Low	44	15	1	7		
Low	54		38	13	140	0
Moderate	57	8				
Above Moderate	131	184				
Total	330	207	40	28	190	50

New construction goal reflects Calabasas' 2014-2021 RHNA. Of allocation for 88 very low income units, half is allocated to extremely low income and half to very low income households. Progress includes

Rehabilitation goal and progress reflects the Residential Rehabilitation Program.

Conservation goal and progress reflects the City's Rent Subsidy Program, and Preservation of low income at-risk housing.

New Construction: The City's 2014-2021 Housing Element was adopted on December 11, 2013. A major focus of the General Plan on which the Housing Element is based was to provide expanded sites for multi-family and mixed-use development at appropriate densities to address the City's regional housing needs (RHNA), along with a comfortable sites buffer. And while the Element provided sufficient sites capacity, the actual number of units constructed during the 2014-2020 period (207) represents just 63 percent of the City's RHNA (330). Through the City's inclusionary ordinance, the City was able to achieve twelve very low income units integrated within market rate developments, with entitlements for an additional five very low income units. In addition, the City issued building permits for 22 accessory dwelling units (ADUs), and based on information collected by the City on units to be occupied family members or household staff rent-free, along with review of rent levels on Zillow, three of these ADUs are affordable to households earning very low incomes and eight are affordable to moderate income households.

Rehabilitation: In terms of rehabilitation, the City's goal was to assist five households per year, for a total of 40 households. During 2014-2020, the City was successful in assisting 28 lower income households rehabilitate their homes using CDBG funds. While the City assisted an average of four households annually, it assisted a far greater number of extremely low and very low income households than anticipated.

Conservation: The City's conservation goal included continued provision of monthly rental subsidies to 50 households via the Rental Assistance Program, which the City has continued to maintain, as well as increasing the subsidy amount. The second component of the conservation goal was for preservation of the 140 at-risk bond units in Malibu Canyon Apartments at risk of going to market rate because the associated bonds were set to expire in 2016. Subsequently, the City was informed in 2017 of Avalon Bay's (formerly Archstone Calabasas) intent to pay off their 2028 bond early, putting an additional 120 affordable units at risk of conversion. A described earlier in Section II.H, the City followed the steps outlined in the Housing Element program to work towards preservation of both these projects, but was unfortunately unsuccessful in both cases.

Special Needs Households: In terms of special needs households, Calabasas provided monthly rental assistance to 50 senior, disabled and other lower income households who may otherwise be at risk of homelessness; provided rehabilitation assistance to 28 lower income households, primarily benefiting seniors and persons with disabilities residing in the City's mobile home park; approved and granted a density bonus for a 42 unit senior housing complex, inclusive of five units affordable to seniors earning very low incomes; adopted an accessory dwelling unit (ADU) ordinance to facilitate the addition of ADUs which can benefit seniors, persons with disabilities and female-headed households; and opened a new Senior Center which offers a variety of recreational and support services to seniors, including housing referral services.

V. ENERGY CONSERVATION OPPORTUNITIES

“Green buildings” are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact. The City of Calabasas is committed to securing its long-term sustainability by implementing a green initiative to improve the quality of the environment, reduce greenhouse gas emissions and use finite natural resources efficiently. The City’s green initiative is aimed at promoting environmentally responsible development, upgrading existing city facilities, and educational outreach.

Calabasas adopted its first green building ordinance in January 2004, requiring all new and substantially renovated non-residential buildings greater than 500 square feet in size to utilize environmentally efficient site and building design, sustainable construction practices, and rapidly renewable or recycled building materials. On September 23, 2009, City Council adopted the California Green Building Standards Code which establishes mandatory Statewide green building standards and applies to all projects within the City, including residential. This Code was last updated in 2019 consistent with updates by the State, and will again be updated in 2022 pursuant to Statewide changes, at which time the City will prepare an updated Green Building Checklist and provide to building applicants upon inquiring about project development.

Calabasas’ green initiative encompasses numerous activities summarized on the City’s Green City webpage, with numerous links to outside resources. The following highlights some of the City’s green projects and programs:

- **Property Assessed Clean Energy (PACE) Program** - City of Calabasas is working with Los Angeles County to provide energy efficient retrofits to its residents. The County is investing approximately \$11 million in federal grant funds to develop a PACE program to serve the county's 88 cities. The program is designed to encourage private property owners to invest in energy efficiency retrofits and is key part of a broader home retrofit program for LA County. The LA County PACE program is authorized under California's AB 811, which enables municipalities to provide private property owners with the ability to finance energy efficiency and renewable energy improvements through a voluntary property tax assessment that is paid back over 20 years.
- **Calabasas Civic Center** -In July 2008, the City of Calabasas completed construction of a high performance, resource-friendly Civic Center consisting of a City Hall and Public Library. Both buildings were designed to meet a “Gold” standard from the United States Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) Green Building Rating System for new construction. Sustainable design features include the use of energy and water efficient HVAC and plumbing systems, recycled and locally manufactured materials, use of a “cool” energy star rated roof, drought tolerant landscaping, low flow irrigation system, use of recycled water for landscape, use of natural daylight, increased views, systems to monitor and provide healthy indoor air quality and much more. Both the City Hall and Public Library were awarded a LEED Gold Certification by the United States Green Building Council (USGBC) on January 20, 2010.

- **Recycling Program** – With the passage of AB 939, Calabasas has set up a number of recycling programs to ensure it meets and exceeds the State's goal of a 50 percent diversion rate including programs for curbside recycling, construction waste recycling, electronic waste recycling, and household hazardous waste round-ups. In addition, staff provides outreach and technical assistance to residents, businesses and the schools to maximize waste prevention and recycling.



- **Alternative Fuel Vehicle Fleet** – The City's vehicle fleet consists of automobiles, trucks, and vans for City employees and public transit shuttles and old-fashioned trolley cars to serve the public. Recognizing that standard gasoline using automobiles consume considerable energy and contribute significantly to air pollution, the City continues to build a vehicle fleet consisting of alternative fuel vehicles that run off of compressed natural gas (CNG) or involve hybrid gas/electric engines to improve fuel efficiency. Recently, the City added nine hybrid vehicles to the City's fleet for use by inspectors, saving gallons of gas from being consumed each year.



- **Green Rebates and Incentives** – The City's Green City webpage includes a comprehensive listing of available financial incentives for use of green appliances and utilities in single-family homes, multi-family structures, and commercial properties. The webpage also provides detailed information for residents on how to retrofit their homes to make them greener.

- **Polystyrene Ban** – In 2007, the City Council adopted an ordinance banning the use of Polystyrene (Styrofoam) by retail food establishments, nonprofit food providers and City facilities. The ordinance requires food establishments to use environmentally acceptable packaging.

- **Second-Hand Smoke Ordinance** – The City enacted a comprehensive second-hand smoke ordinance in 2006 which restricts smoking in all public places, including parks, sidewalks, parking lots, patios and outdoor balconies.



The Calabasas 2030 General Plan is predicated on creating a more sustainable community for existing and future residents. The Land Use Element establishes a new Mixed Use designation where people can live, work and shop without getting in their cars, and continues to permit the integration of residential uses in most commercial districts. The Conservation Element establishes numerous policies in support of sustainable development, including:

- Promote neighborhood designs that minimize energy use – e.g., mixed-use development to allow residents to live where they work and shop

- Promote site design to minimize energy use – e.g., maximize solar access by use of non-reflective glass on south facing walls
- Promote building designs that minimize energy use – e.g., design buildings to maximize internal lighting
- Promote incorporation of energy conservation measures in existing and new developments