CITY of CALABASAS

March 11, 2010

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Dear Ms. Melinda Coy:

City staff has completed the Annual Housing Element Progress Report and presented it to City Council during a public hearing held on March 10, 2010. Following the hearing, the Council moved to receive and file the report. Per your request, we hereby submit our annual report for the 2009 reporting year regarding Housing Element implementation.

Sincerely,

Thomas Bartlett, A.I.C.P.
City Planner

HOUSING POLICY
DEVELOPMENT, HCD
MAR 15 2010

100 Civic Center Way
Calabasas, CA 91302
(818) 224-1600
Fax (818) 225-7324

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Calabasas

Mailing Address: 100 Civic Center Way
Calabasas, CA 91302

Contact Person: Mr. Thomas Bartlett Title: City Planner

Phone: (818) 224-1703 FAX: (818) 225-7329 Email: tbartlett@cityofcalabasas.com

Reporting Period by Calendar Year: from: 2008 to 2009

HOUSING POLICY
DEVELOPMENT, HCD

MAR 15 2010

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Calabasas

Reporting Period 2008 - 2009

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	3	3				
(10) Total by income Table A/A3 ► ►						3	3				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Calabasas

Reporting Period 2008 - 2009

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	3					3	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Calabasas

Reporting Period 2008 - 2009

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	137											137
	Non-deed restricted												
Low	Deed Restricted	86											86
	Non-deed restricted												
Moderate	Deed Restricted	93											90
	Non-deed restricted		3									3	
Above Moderate		205	64	8	1	3						76	129
Total RHNA by COG. Enter allocation number:		521	67	8	1	3						79	442
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Calabasas

Reporting Period 2008 - 2009

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Single-family Rehabilitation Program	Assist 10 households annually. Evaluate extending to moderate income households.	Evaluate moderate income by 2009	A total of seven (7) households were assisted through the Residential Rehabilitation Program. Six homeowners received direct grants for a total of $30,750; one homeowner received a deferred loan for a total of $14,265.
Rental Assistance	Provide ongoing assistance to 40 households, contingent on funding.	2008-2014	Between 2008 and 2009, the City provided a monthly rental subsidy for 45 Calabasas households.
Rental Registration Program	Continue to maintain the rental database.	Update database annually	Annual rent information provided by apartment owners is entered into the City's rental database in July of every year, and reported to the City Council.
Mobile Home Park Preservation	Adopt permanent mobile home park zoning. Provide tenants information on MPROP funding as appropriate.	Adopt zoning in 2009	The permanent mobile home park zone is being adopted as part of the City's Development Code update. City Council will hold a public hearing on the Draft Development Code in January 2010.
Preservation of Assisted Housing	Preserve 260 at-risk units. Contact property owners. Explore outside funding; offer incentives; provide technical assistance to tenants.	Contact Owners in 2008. Proceed with other actions one year prior to expiration (2012 & 2015).	The City contacted the program manager at LA County CDC. The program manager told the City that he would be contacting the owners and researching the feasibility of extending the program.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Calabasas

Reporting Period 2008 - 2009

Modification of RM Zoning Standards	Revise RM zoning standards to permit 20 du/acre, and eliminate requirement for CUP.	Complete rezoning by June 2009	The RM zoning standards are being modified as part of the City's Development Code update. City Council will hold a public hearing on the Draft Development Code in January 2010.
Residential Rezoning Program	In conjunction with the General Plan update, redesignate sites for at least 140 units at 20 du/acre, and 130 units at 12-20 du/acre	Complete rezoning by June 2009	Residential sites are being rezoned as part of the City's Development Code update. City Council will hold a public hearing on the Draft Development Code in January 2010.
Annexation of unincorporated areas	Pursue phased annexation for adjacent unincorporated areas.	Annexation study of Craftsman Corner by 2010	Annexations for the adjacent "Mont Calabasas" and "Mountain View Estates" area are currently in progress.
Second Units	Amend the second unit ordinance to provide greater consistency with State statutes, and educate public on availability.	Amend ordinance and disseminate educational information within the Affordable Housing Brochure by 2009.	The second unit ordinance is being amended as part of the City's Development Code update. City Council will hold a public hearing on the Draft Development Code in January 2010.
Affordable Housing Development Assistance	Provide financial, regulatory and site identification assistance in support of affordable housing production consistent with the General Plan.	Achieve development of 75 affordable units in 2009.	On January 16, 2008, City Council committed to providing Thomas Safran Associates with $1,000,000.00 of funding from the City's Affordable Housing Trust Fund contingent upon the applicant securing his other sources of funding within two years. Building permit issuance is anticipated for February 2010, and groundbreaking is anticipated for March 2010.
Green Building	Implement Green Initiative; promote the City's Green Building Program, and evaluate expansion to residential use.	Conduct educational outreach beginning in 2008. By 2009 evaluate expanding green building to residential construction	On September 23, 2009, City Council adopted the California Green Building Standards Code, which will be applied to all projects within the City, including residential.
Zoning Ordinance Revision	Amend the Zoning Ordinance to: 1) define supportive & transitional housing as a residential use; 2) allow emergency shelters in the CL zone.	Amend the zoning ordinance in 2009	The zoning ordinance is being amended as part of the City's Development Code update. City Council will hold a public hearing on the Draft Development Code in January 2010.