



CITY of CALABASAS

March 28, 2012

Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

Subject: Annual Progress Report

To whom it may concern,

Enclosed is the City of Calabasas' Annual Progress Report for Fiscal Year 2010-2011 in compliance with California Government Code Section 65400(b). The Annual Progress Report can also be viewed on our City's website at <http://www.cityofcalabasas.com/departments/planning/studies-reports.html>. If you have any questions please call me at (818) 224-1709.

Sincerely,

A handwritten signature in cursive script that reads "Krystin Rice".

Krystin Rice
Planning Assistant

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

Jurisdiction City of Calabasas
Reporting Period 2010 - 2011

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's housing element, to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	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)

No. of Units Permitted for Moderate	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 Above Moderate	3					3

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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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.	Income Level		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Very Low	Low											
Very Low	Deed	Restricted Non-deed restricted	137				54					54	83
	Deed	Restricted Non-deed restricted					20						20
Low	Deed	Restricted Non-deed restricted	86										
	Deed	Restricted Non-deed restricted											
Moderate	Deed	Restricted Non-deed restricted	93	3				1				4	89
	Deed	Restricted Non-deed restricted											
Above Moderate			205	64	8	1	3	0	3			79	126
Total RHNA by COG. Enter allocation number:			521										
Total Units			67	8	1	3	75	3				157	364
Remaining Need for RHNA Period													

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

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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.	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	2008-2014	The City continues to provide rehabilitation assistance using CDBG funds. The City provided assistance to ten (10) households in Fiscal Year 2010-2011 and seven (7) households in Fiscal Year 2011-2012. The City continued to provide monthly subsidies to 50 residents through 2011. The subsidies increased from \$183/month to \$184/month in July 2011.
Rental Assistance	Provide ongoing assistance to 50 households, contingent on funding.	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.
Rental Registration Program	Continue to maintain the rental database.	Pursue phased annexation for adjacent unincorporated areas.	Annexation study of Craftsman Corner by 2010	On July 13, 2011, the Local Agency Formation Commission for Los Angeles County (LAFCO) approved the Mont Calabasas annexation into the City of Calabasas. The annexation application for the adjacent "Mountain View Estates" remains pending before LAFCO. On January 16, 2008, City Council committed to providing Thomas Sarfan Associates with \$1,000,000 of funding from the City's Affordable Housing Trust Fund contingent upon the applicant securing his other sources of funding within two years. In February 2010, the City loaned the funds to the developer. In Fall 2011, the development opened its doors and the project is now 100% occupied. The City currently has \$1,230,377.64 remaining in the Trust Fund and is exploring various options for spending the remaining funds.
Annexation of unincorporated areas	Pursue phased annexation for adjacent unincorporated areas.	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.	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 and expressed interest in preserving the at-risk affordable units. A conference call between the City and the CDC is scheduled for March 1, 2012, with preservation of these at-risk units being the topic of discussion.
Affordable Housing Development Assistance	Provide financial, regulatory and site identification assistance in support of affordable housing production consistent with the General Plan.	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).	Preservation of Assisted Housing

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<p>Condominium Conversion Ordinance</p>	<p>Implement the City's current ordinance. Evaluate strengthening to require inclusionary units in projects approved for conversion.</p>	<p>Complete review/revision of ordinance by 2009.</p>	<p>The City continues to implement the current ordinance. No work has been initiated yet on strengthening the ordinance.</p>
<p>Inclusionary Housing Ordinance</p>	<p>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>	<p>Identify programs in Housing Element (2008) for Housing Trust Fund. Develop and disseminate Affordable Housing Brochure (2009).</p>	<p>The Inclusionary Housing ordinance is available to the public on the City's website via the link to our updated Municipal Code. Additionally, planning staff has been working with the applicants of two, sizeable pending projects that are incorporating new affordable units into their respective proposed developments.</p>

General Comments:

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