

HOUSING AFFORDABILITY SURVEY RESULTS

IMPORTANT NOTE: The following results are based on the 83 surveys received by the City from September 19 through October 7, 2005. The survey was strictly voluntary and was meant to serve an informational purpose only. It had no scientific basis. Consequently, the responses represent the views and characteristics of those who chose to participate, and do not represent the views and characteristics of the general Calabasas population.

1. RESPONDENTS' RESIDENTIAL BACKGROUND

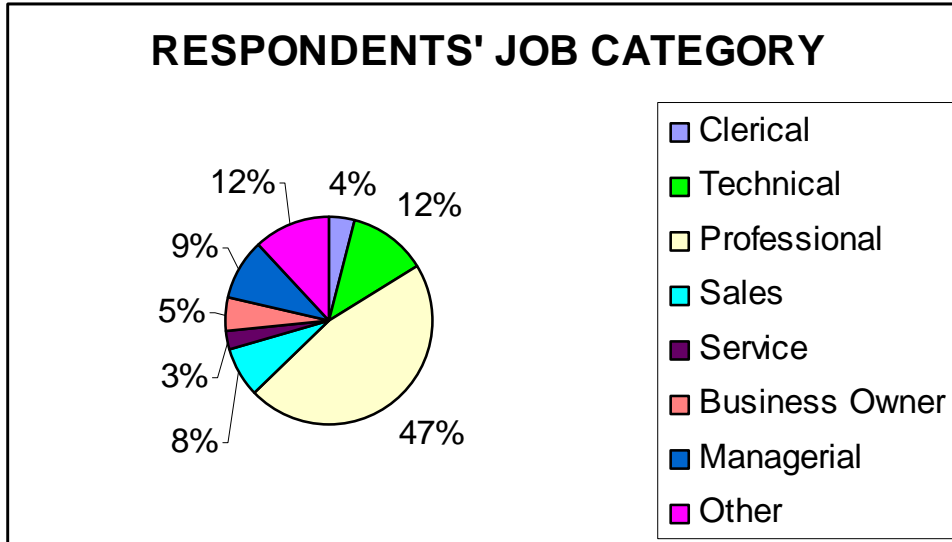
- **92%** of respondents are residents of Calabasas
- The average number of years these residents have lived in Calabasas is **9.4**
- **40%** of respondents live in single-family housing
40% of respondents live in an apartment
2% of respondents live a mobile home
18% of respondents live in a condominium
- **51%** of respondents are renters and **49%** are owners

2. RESPONDENTS' EMPLOYMENT BACKGROUND

- **80%** of respondents are employed outside their home
- **68%** of respondents do not work in Calabasas
32% of respondents work in Calabasas
- Mileage of one-way commute to work:

Less than 5 miles	19%
5 to 10 miles	27%
10 to 20 miles	28%
20 to 30 miles	19%
30 to 40 miles	6%
40+ miles	0%

3 RESPONDENTS' JOB CATEGORY:.



4. RESPONDENTS' HOUSING OPINIONS:

- Average response rating for greatest unmet housing needs (1=No such need, 2=Low Need, 3=Medium need, 4=High need):

New Construction of Affordable Housing	3.4
First-time Homebuyer Assistance	2.9
Apartment Rental Assistance	2.6
Handicapped Accessibility Improvements	2.3
Residential Rehabilitation Assistance	2.1
Mobile Home Park Rental Assistance	2.0

- Average response rating for the type of affordable construction most needed in Calabasas (1=No such need, 2=Low Need, 3=Medium need, 4=High need):

Senior Housing With Supportive Services	2.7
Ownership Housing Affordable to Community's Workforce	3.2
Rental Housing Affordable to Community's Workforce	2.9

- **50%** of respondents said they or their family would potentially be interested in Senior Housing in Calabasas
50% of respondents said they or their family would NOT be interested in Senior Housing in Calabasas
- **81%** of respondents indicated that they prefer Independent Living senior facilities
11% of respondents indicated that they prefer Assisted Living senior facilities
8% of respondents indicated they prefer Independent and Assisted Living senior facilities

Housing Workshop Questions (Planning Division response in italics):

1. “How can I, as a Calabasas resident for over 15 years, be alerted of any upcoming affordable housing project assistance? Is there a notification system that will be put into place? If so, would we be able to know as soon as possible?”

The City of Calabasas will continue its past efforts at informing residents of affordable housing assistance by posting notices, advertising in The Acorn and on our City website, www.cityofcalabasas.com.

2. “How does the 2% strategy increase housing affordability and availability?”

The 2% Compass Strategy promotes more development around transit and job centers and along corridors. In this way it tries to create more infill housing relative to distance to jobs in order to better match supply and demand. The infill, higher density or mixed-use housing should cost less than lower density ranch style single-family homes (because of differentials in land costs per unit), and better meets the needs of a diversifying population where more and more households are non-traditional and are not growing families. This strategy also promotes shorter commute distances and more compact development so there should be less auto emissions, less vehicle miles traveled and less development pressure on 98% of the region, especially sensitive environmental habitat areas and productive farmland.

3. “Where do we go from here?”

“We know the problem – what are you going to do about this? The trust fund of 1.3 million is one house – this is nothing.”

“Who gets chosen by developers for low-income housing availability – those people they choose? Is there an immediate need list? Too many car dealerships going up where apartments could be. Apartments near commons? Workforce? If ABC/Ty Pennington can build in 7 days why can’t we in a month?”

“Traditional buildings seem to target the frail-needy seniors – the rest of us fall through the cracks. It’s insulting and traumatic to be dependent on outside assistance with lower output for housing. I would never need to be dependent on government services.... All or most of us wish to be as independent as possible. Presently, the largest expense in my budget is my rent at Archstone Calabasas. The percentage of rent paid is large considering what restrictions I have. Not good!”

“We have been presented all the graphs on building in other areas – historical numbers, plus all the trends which have nothing to do with why we’re here! – i.e.

to find out what Calabasas City intends to do about this areas inventory to supply reasonable housing for seniors and low-income persons/families. All that education and extraneous numbers and graphs mean nothing in the reality of a lack of housing in our area. Cut to the chase! What are you going to do? How, when, and what kind?"

The \$1.5 million we currently have in our Housing Trust Fund can in fact do quite a lot because it can leverage as much as ten times more money.

The Planning Division is actively encouraging property owners to include affordable housing in their projects. In 2006, we anticipate perhaps as many as three large projects with affordable housing components to seek approvals (entitlements) from the City. We are also working on updating the City's current affordable housing in-lieu fee and plan to forward a recommendation to the City Council by Spring 2006. This fee will improve the City's ability to grow the Affordable Housing Trust fund.

This City does not currently maintain a listing of residents interested in affordable housing.

4. "What were the prices of the Olson town homes?"

Please refer to the Olson Company's website at www.theolsonco.com.

5. "Since land is scarce why don't we look at vertical multi-purpose site development?"

We agree that greater density will help to create more affordable housing units. In certain zoning districts, the City of Calabasas' Development Code does allow for mixed-use development; note, however, that the City's maximum height limit is 35 feet, or about three stories.

6. "With such little developable land left even if you raise the in-lieu fee (which obviously should have been done already) do you really expect much revenue from that? Position: No new construction - use what we have. Why can't consideration be given to our neighboring cities for affordability since they are so close and Calabasas is so small. Affordability should be spread over the whole city – not concentrated in one area."

Raising the in-lieu fee will help, but encouraging affording housing development is our first approach. Additional funds may allow the City to purchase property; high land costs in Calabasas is one of the biggest obstacles to attracting affordable housing developers.

Affordable units are required by for every City in California – including Calabasas. The State determines each City's RHNA (Regional Housing

Needs Assessment) goals, which are the number of new residential units (including low, moderate, and high-income housing) each community needs to provide and this must be included in every community's Housing Element.

7. "Please explain when AIMCO/Malibu Canyon apartments will be audited regarding the affordable housing needs and the fees charged. Will this information be open to the public? New fees charged: pets, water, sewer, trash."

The City has no responsibility in monitoring the affordability programs at either Malibu Canyon Apartments or Archstone Calabasas. The bonds used to create affordable units at Malibu Canyon and Archstone Calabasas were issued by the Housing Authority of the County of Los Angeles (HACOLA) and are monitored and administered by the Los Angeles County Community Development Commission (LACDC). The apartments provide quarterly income compliance reports to the LACDC to document 20% of the project's units are occupied by low and moderate income tenants, as well as bi-annual income re-certification of 100% of the low income tenants. In addition, the LACDC conducts annual on-site monitoring of 10% of the project tenants income files. These are public files, and can be obtained through these agencies upon written request. The LACDC can be contacted at www.lacdc.org.

The City conducted a review of fees and determined that the current charging practices are in compliance with State law; the results of our review are available on the City of Calabasas Planning website.

8. "Rent control? (Specifically at mobile home parks and apartments)."

The City has implemented a rent registration ordinance, which allows us to monitor rental increases over time. This data will determine if additional efforts should be considered by the City. At the current time, the data indicates that rental increases are in line with regional trends and that there is no significantly low vacancy rate.

9. "What role does the large number of gated communities play in the affordable housing crisis?"

At the time most such subdivisions were approved (often 10 to 15 years ago), the gated communities were not required to provide affordable housing. As a result, an opportunity was lost to expand the affordable unit base in the City.

10. "The space rental in Calabasas Village is going up 5% in January. This yearly rate hike is much more than many of us can afford. I am 64 ½. My SS is \$855 per month. I will always have to work. That is very scary. I receive \$75 per month

assistance. Can you help with making the owner of Calabasas Village charge less to low-income people? Thank you!"

The Owner of the mobile home park has partnered with the City for the past two years to offer rent subsidies under the City's rental assistance program. He is also registering the units under our rental registration program, which is designed to track any unusually high increases in rent. However, since the mobile home park is regulated by the State of California, there is no legal way that the City can control rental increases at this location. We recommend that you refer to the Los Angeles County Community Development Commission's web site (www.lacdc.org) to look for other forms of assistance that may be able to help you in offsetting these additional costs.

11. "We need assistance in buying here in Calabasas. Make the developers put aside a percentage in order to build here or they will not be able to build. 1.3 million dollars that you have in the affordable housing trust fund will buy one home. This amount is nothing. You pick and choose who lives in this community but yet you have 4 or 5 sexual offenders living in Calabasas. Someone is getting paid to overlook this problem. Affordable housing does not mean low class people, rather its stands for hardworking people. I want to hear what is going to be done. We know the problem."

Of the 90 active projects being processed by the City, over 95% involve existing single family homes or lots, and do not provide opportunities for affordable housing. For any new project in which affordable housing may be viable, affordable housing units are being vigorously encouraged by the City. We are hopeful that up to three may move forward in the coming year which will include an affordable component.

We post all our active projects on the City Planning website, and welcome the public to meet with the project planner to discuss them. There are many opportunities for public participation in the development process, such as speaking with the Planner in charge, or attending the Development Review Committee, Director's Hearing, Planning Commission or City Council meeting to express your concerns and views.

Other Housing Workshop Comments

NOTE: The following comments are reproduced as they were submitted by survey respondents and workshop participants. They are statements rather than questions; therefore, no responses are warranted or provided.

1. "Mixed-use housing."

2. "We need to spread out affordable units – as was intended – instead of building large multi-family developments."
3. "A large portion of the population is 65 years old and aging. Comfortable housing close to their families is needed. We need to create housing for the aging population – ranchettes, one-story; close to family."
4. "I want to know about ownership housing in new projects in this area for all ages."
5. "Affordable housing between \$500,000 and \$800,000 – opportunity to upgrade from condo to home (one-story)."
6. "Moderate income housing programs for single parents."
7. "It's a great place to live – too bad only the top 1% of families could afford to own a home here."
8. "My husband and I are professionals, yet cannot afford a home in Calabasas. Even townhomes or condos with green areas for children to play it would be nice (current townhomes on Las Virgenes have no play areas). We love it here, but will have to move if there aren't any affordable housing options. Thank you."
9. "We need more low-income housing for purchase or moderate and first time homebuyers' incentives like Thousand Oaks. It's impossible to own in the city of Calabasas, if you make under 100,000.00 a year. We've been renting here for 14 years and contributed to the schools etc. It's a shame we can't own here."
10. "Calabasas is a suburban family city. It does not need affordable housing as land values do not support this. There are areas which are relatively close by where land values are more appropriate and a greater number of people could benefit. The residents of Calabasas pay taxes which should be used for this."

"The City was founded as a result of intense development which was not being overseen by the county and its residents did not vote for forming a city in order to create a large government body which seems to be growing out of control if it is looking at things such as affordable housing and senior living. Just focus on crime and the environment and you will be doing what was intended by the residents who voted to form the city."
11. "Many residents, greater than those on any 'affordable housing' program, earn too little to buy a HOME in Calabasas or surrounding areas, yet earn too much to qualify for any assistance or loan program, hence the need for 'affordable apartments.'"

12. "The word assistance is repeated so many times. Why do working people with good jobs need assistance? I get so many job offers in the mail (supply and demand). None of these offers can pay the rents in a dysfunctional market; and I make too much in my present job to qualify for assistance. Does California want to humiliate its workers? Calabasas is situated close to 3 hospitals. All have Surgical IS systems I am very familiar with. Is it preferable that I add to the freeway mess by living far from my work?"
13. "Luxury low-rise townhome/condos."
14. "Calabasas is close to areas that have lower rental and housing rates. This is an upscale community and that is why people have moved here. If any affordable housing is considered it should be senior housing/assisted living for current residents. This is the only type of affordable housing that would benefit the community."
15. "A common problem for most So Cal areas: housing prices are far too high for first-time buyers regardless of profession and too high for those in single-income families that don't have a high income."
16. "I feel the rental market here has a bit of monopoly. Las Virgenes Apts. Are renting for a high sum."
17. "Calabasas needs to focus its attention on resolving the current gridlock in traffic and not allowing any further building or development. It has become so over-built and over-developed; it is not even attractive to the people who live here. It has become a really unpleasant place in which to live."
18. "Preservation of stable neighborhoods should be a priority for any future housing plans. Use existing transportation thoroughfares to avoid establishing urban blight."
19. "It was said today that there is not enough available land left to build in Calabasas. There seems to be land when homes go for \$1 million dollars! This is a false picture. Would love to hear about 55 and older community in very near future!"
20. "I have worked in Calabasas for over 20 years and would like to continue to work and live here."
21. "I want to see affordable needs met without new construction. I also do not want to see affordable needs concentrated in one area – it should be throughout Calabasas. I also think that due to the small size of our city and the lack of buildable property consideration should be given to the proximity of other cities to assist in affordable needs since they are so close."

22. "I have lived at Malibu Canyon apartments in affordable housing since 2000 with my two children. I love the City of Calabasas, the schools, the safe streets and the community. Since AIMCO has purchased Malibu Canyon apartments, we have incurred fees for trash, water, sewer, and pets. They are not audited and make money on the utilities. I would be grateful if someone would step in and audit the records. I don't know if they are following the rules of affordable housing."
23. "Rent control on existing rental properties. New construction of affordable housing."
24. "Special needs and long term resident rental units should be the #1 priority at this time. The senior subsidy of \$75 is quite low and very helpful at present. Construction is needed now – please hurry."
25. "More mixed use zoning to permit small apartments to be built above retail for affordable rental or owner-occupied housing. Every development (residential) must have a requirement for one-story homes for seniors or handicapped. City should monitor existing low-cost housing built with subsidies or increased density, etc. Reduced interest mortgages for firefighters, etc., but must apply only for houses less than a certain value."
26. "Transportation is pretty good even in the rural areas – you have done a reasonable job! Given the price of running our cars good transportation is needed."
27. "Senior with a single adult – sharing a house; single being able to be involved with a foster program – takes care of two issues."
28. "Need affordable housing for emerging seniors (baby boomers); affordable rental housing for special needs sons and daughters; caregivers attached to senior citizen developments/sliding fees; use some of the land owned by City or available land for affordable rentals and homes."
29. "We must do something in the form of multi-family affordable apartments before all land is used up on single-family homes that have paid the fee to build."
30. "First, please increase the amount on in-lieu fees to your fund considering the limitations of the infrastructure such as transportation, fire/safety/utilities, major roadways in and out of the area. Large multiple unit dwellings could place too much pressure on the community and absorb too many of its resources. There is access to very low cost housing in the nearby communities, so allowing greater access to low-cost transportation in and out could be a solution. Regarding care for seniors,... a community center in a designated area close to existing medical facilities (allowing transportation to a hospital in a short time) might not be feasible in the City, but why not close by? In part sponsored by the City to

assume access. ... Also a senior center can provide a lot. Higher levels of care require not only more and better skilled personnel, but require an anonymous amount of regulation as well as support services.”

31. “My husband earns between \$80-120K per year working freelance. We earn too much to qualify for many "affordable" programs but not enough to purchase a 3 bedroom home so that we could start a family or even have the space for our home offices. Having moved from Atlanta, GA, and Milwaukee, WI, before that, it's hard to fathom that \$100K a year isn't even enough to purchase a 3BR home or condo. And with the new subdivisions starting in the millions, we don't have much hope for owning a home any time soon. Renting wouldn't be so bad but we were basically forced out of our first apartment when they wanted to renovate and increased rents by \$300 a month! It may have been legal but it certainly did not seem ethical.”