

# 2021-2029 6<sup>th</sup> Cycle Housing Element Update



CITY *of* CALABASAS

Planning Commission Study Session

February 4, 2021

# Presentation Overview

- **Housing Element Sites Inventory**
  - **Affordable Housing Overlay**
  - **Minimum Densities**
  - **Site Inventory Options A and B**
- **Next Steps**

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



# Housing Element Site Options

**Developed 2 housing site inventory options based on:**

- **Community Input**
  - ✓ **On-line Housing Survey (913 responses)**
  - ✓ **Sept 3<sup>rd</sup> virtual Community Workshop**
  
- **Planning Commission Input**
  - ✓ **July 16<sup>th</sup> Study Session**
  - ✓ **October 15<sup>th</sup> Study Session**
  
- **Satisfaction of HCD sites requirements & RHNA allocation**



# Affordable Housing Overlay (AHO)

## Proposed for Both Site Options

- **City's inclusionary ordinance produces approx. 10% affordable units per development. At this rate, City would need to zone for approx. 2,700 new units to meet its low/mod RHNA obligation.**
- **Applying an AHO to designated sites would allow a density increase in exchange for providing an increased % of affordable units beyond City's inclusionary requirements.**
- **Based on structure of City's inclusionary requirements and research on other AHOs, staff suggests allowing an increase in density from 20 to 35 units/acre for projects that include a minimum 25% lower income units.**



# Affordable Housing Overlay (AHO)

<b>Example: 2 acre site CMU Zone</b>	<b>Base Density 20 du/acre</b>	<b>Total Units: 40 Affordable Units: 4 (10%)</b>
	<b>AHO Density 35 du/acre</b>	<b>Total Units: 70 Affordable Units: 18 (25%)</b>

- An AHO reduces the total # of sites required
- HCD permits the sites inventory to calculate capacity based on designated sites utilizing the AHO
- New development standards would need to be created to support achievement of densities permitted under the AHO



# Minimum Densities

## Proposed for Both Site Options

- **20 units/acre is *minimum* density threshold for sites to be credited towards lower income RHNA.**
- **City's Mixed Use and Multi-family zones permit a *maximum* 20 units/acre. Most recent projects not building to the max density.**
- **Staff recommends adjusting permitted densities in the CMU and RM-16/20 zones to 20-24 units/acre. Current development standards will need review to ensure support established densities.**

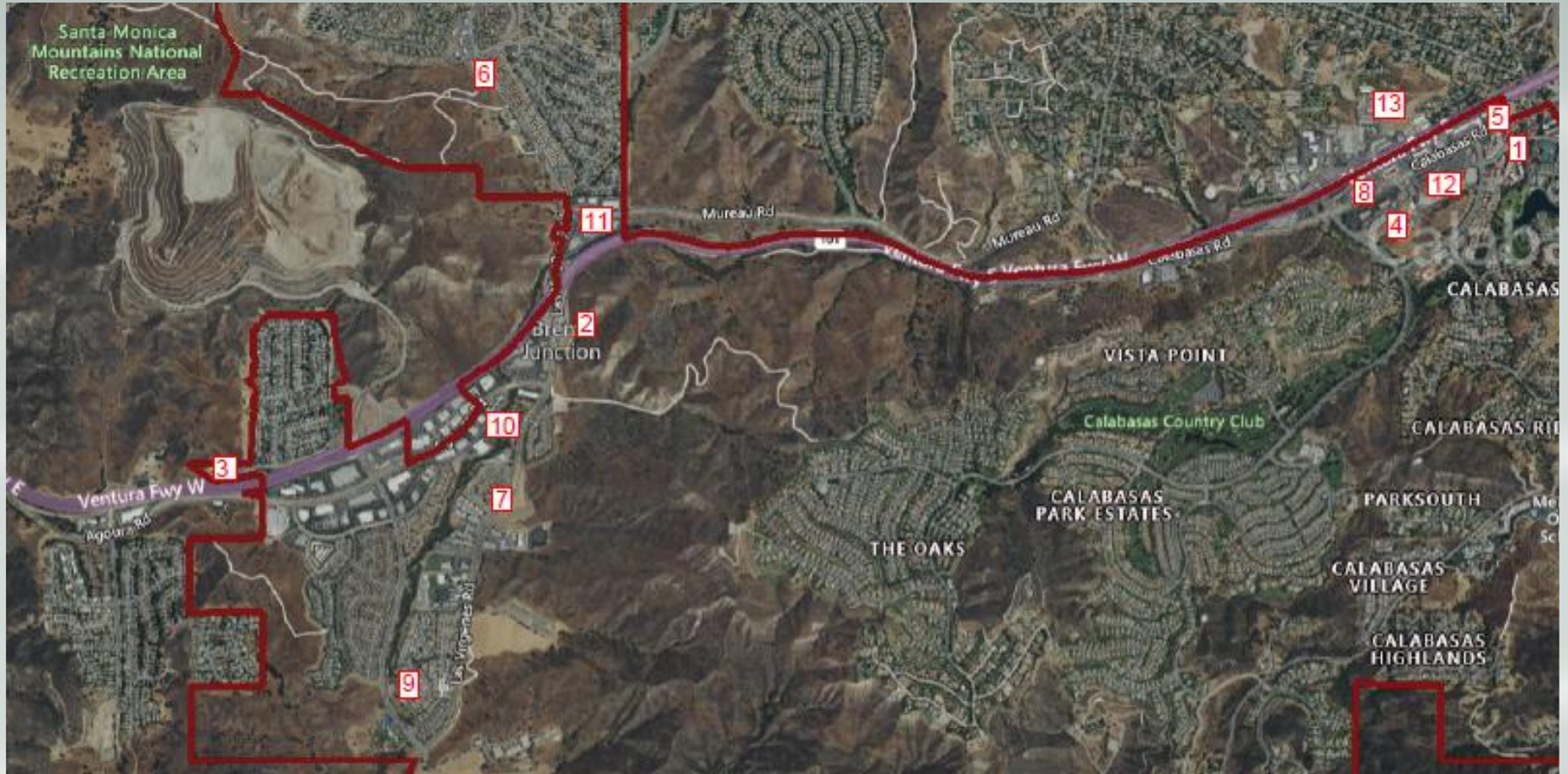


# Housing Site Inventory Option A

- All new housing can be accomplished on properties already zoned for either commercial mixed-use or multi-family residential
- Applies AHO to select CMU properties @ 35du/acre
- Applies AHO to Avalon Apartment complex @ 25 du/acre
- Includes select sites in Craftsman Corner at current 20 du/acre CMU density



# Locations of Option A Sites

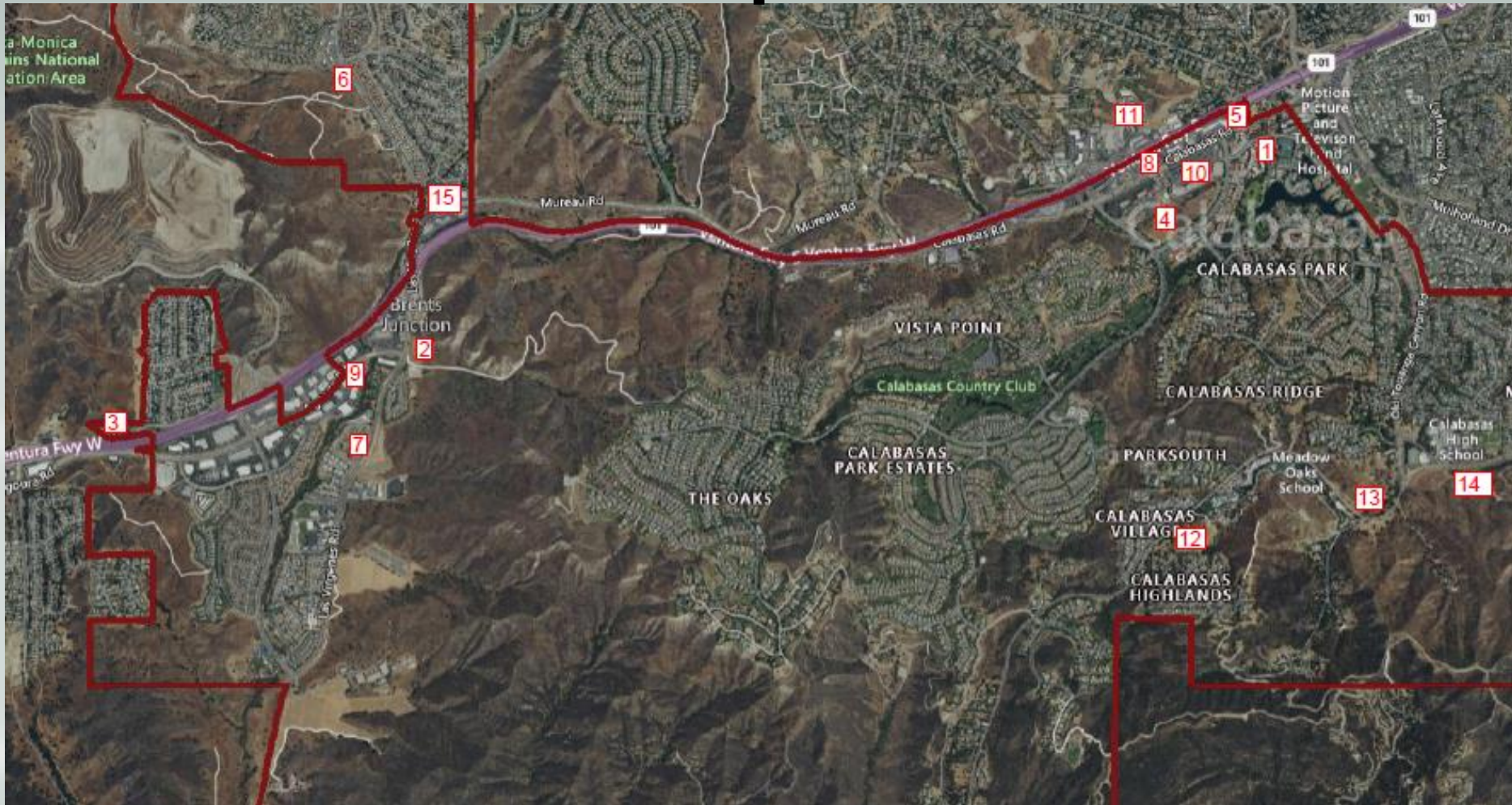


# Housing Site Inventory Option B

- Same as Option A, but removes Avalon Apartments from the inventory
- To offset loss off unit potential from Avalon, adds vacant sites along Mulholland Highway and upzoning of these sites from RR and HM to RM-16



# Locations of Option B Sites



Task	June 2020	July	Aug	Sept	Oct	Nov	Dec	Jan 2021	Feb	Mar	April	May	June	July	Aug	Sept	Oct	
<b>Public Outreach and Vetting of Sites</b>																		
Housing Element Website																		
Planning Commission (PC) Study Session																		
Community-wide Workshop																		
On-Line Housing Needs & Sites Survey																		
City Council Study Session																		
<b>Document Preparation</b>																		
General Plan Update Prep																		
SCAG Adoption Final RHNA										<b>RHNA</b>								
Public Review Draft GP Elements																		
60 Day HCD Review of Hsg Element																		
<b>CEQA</b>																		
Public Review Draft EIR																		
Final EIR																		
<b>Public Hearings/Adoption</b>																		
Public Hearing Draft GP Elements																		
PC/City Council Public Hearings																		
Adopted GP Elements																		



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