



**DATE: OCTOBER 18, 2012**  
**TO: PLANNING COMMISSION**  
**FROM: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT** *MK*  
**SUBJECT: STUDY SESSION ON THE CITY'S 2013-2021 HOUSING ELEMENT**

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**I. PURPOSE**

The purpose of this item is to conduct a study session to receive public input on the preparation of the City's upcoming 2013-2021 Housing Element. This report provides background on the City's Housing Element and describes the process for preparing and adopting the Housing Element.

**II. BACKGROUND**

Upon recommendation of the Planning Commission at its October 16, 2008 meeting, the City Council adopted the City of Agoura Hills 2008-2014 Housing Element on November 12, 2008. The State Housing and Community Development Department (HCD) certified the document on January 16, 2009, pursuant to state housing law requirements. Each year since 2009, Planning and Community Development Department staff has prepared a report outlining the progress the City has made toward achieving the goals and policies of the Housing Element by accomplishing the programs set forth in the Housing Element. These have included adopting the Residential Density Bonus Ordinance, the Inclusionary Housing Ordinance, and the Reasonable Accommodations Ordinance, as well as adopting Zoning Ordinance Amendments to address state requirements for special types of housing, and preparing public informational materials about housing opportunities in Agoura Hills. All programs outlined in the 2008-2014 Housing Element have been accomplished as of this year. Since 2008, 10 residential units, all single family homes, have been constructed in the City.

The Housing Element is one of the seven state-mandated elements of the City's General Plan, and must be updated regularly pursuant to Government Code Section 65588. The State HCD has established October 2013 as the deadline for the next Housing Element cycle.

### **III. PURPOSE AND REQUIREMENTS OF THE HOUSING ELEMENT**

#### **A. State Requirements**

According to the State of California General Plan Guidelines (2003), Housing Element law requires all local governments in the state to adequately plan to meet their existing and projected housing needs, including their fair share of the regional housing need (Regional Housing Needs Assessment or RHNA). Housing Element law is the state's primary market-based strategy to increase housing supply. Further, the Guidelines state that in order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory plans that provide opportunities for, and do not unduly constrain, housing development for all income groups.

The purpose of the Housing Element, consistent with the state Guidelines, is to: 1) conserve and improve housing and neighborhoods; 2) provide adequate housing sites; 3) assist in providing affordable housing; 4) remove governmental and other constraints to housing investment; and 5) promote fair and equal housing opportunities. It is important to note that the City must identify potential sites appropriate for various types of housing within City boundaries; however, the Housing Element does not require that these housing units actually be constructed. In other words, the City must plan for these units in terms of having available sites that could feasibly be used for housing.

The four major, and required, components of a Housing Element are the following:

- Housing Needs Assessment: An analysis of the City's demographic, household and housing characteristics and related housing needs.
- Housing Constraints: A review of potential market, governmental, and infrastructure constraints to meeting the City's identified housing needs.
- Housing Resources: An evaluation of residential sites and financial resources available to address the City's housing goals.
- The Housing Plan: A plan for addressing the City's identified housing needs, constraints and resources through housing goals, policies and programs.

#### **B. RHNA/Fair Share of Housing**

State 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. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or RHNA, to Southern California jurisdictions. Pursuant to the RHNA planning period, the City's Housing Element is an eight-year plan extending from 2013-2021. As defined by the recent Final Recommended RHNA, Agoura Hills' need for the 2013-2021 period has been established at 115 new units, distributed among four household income categories of "very low," "low," "moderate," and "above moderate." This figure is comparable to the RHNA of 109 units assigned to the City in the last RHNA cycle (2008-2014 Housing Element). As previously noted in this report, the Housing Element must show that there is

sufficient land within the City and regulatory procedures to accommodate these units, should a developer desire to build them; however, they do not necessarily need to be constructed.

**Table 1. 2013-2021 Cycle Final Recommended RHNA for Agoura Hills**

<b>Income Category</b>	<b>Number of Units</b>
Very Low	31
Low	19
Moderate	20
Above Moderate	45
<b>Total RHNA</b>	<b>115</b>

The following table shows the maximum household income to qualify under the various income categories. Above moderate households are those making above 120 percent of the Area Median Income (AMI), which is \$64,800 for a four-person household.

**Table 2. Maximum Household Income by Category**

<b>Income Category</b>	<b>Max. Income 4-Person HH<sup>1</sup></b>
Very Low	\$42,150
Low	\$67,450
Moderate	\$77,750

Source: 2012 State Income Limits, Los Angeles County – State HCD);

<sup>1</sup>Household

Ms. Karen Warner, the City’s Housing Element consultant, will provide a brief presentation at the study session about the Housing Element and housing and demographic trends in Agoura Hills, and will be available to respond to questions on the requirements and content of the 2013-2021 Housing Element.

### **III. SCHEDULE**

Planning and Community Development Department staff and the City’s Housing Element consultant will prepare the 2013-2021 Housing Element, with an expected Public Draft Housing Element and an environmental document pursuant to the California Environmental Quality Act (CEQA) available early spring 2013. The Revised Draft Housing Element will be presented to the Planning Commission for recommendation, followed by the City Council for adoption, in early summer 2013. The Final Housing Element is anticipated to be submitted to the State HCD for certification in mid-summer 2013.

### **IV. RECOMMENDATION**

Staff recommends that the Planning Commission conduct a study session to receive public input on the preparation of the City of Agoura Hills 2013-2021 Housing Element. No decision or action is required of the Planning Commission at this time.

Case Planner: Allison Cook, Principal Planner