

Agoura Hills 2021-2029 Housing Element Update



**City Council/Planning Commission Workshop
March 30, 2021**



Presentation Overview

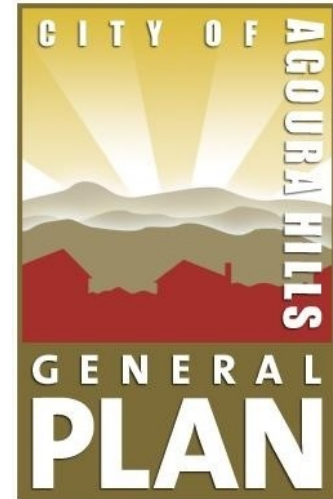


- **Housing Element 101**
- **Agoura Hills Housing Needs**
- **Regional Housing Needs Assessment (RHNA)**
- **HCD Review of Site Inventory Requirements**
- **Next Steps/ Project Schedule**
- **Q & A**

What is the Housing Element?



- **Part of City's General Plan** - requires cities to:
“adequately plan to meet existing and projected housing needs of all economic segments of the community”
- **5 Major Components:**
 - ✓ Evaluation of Accomplishments
 - ✓ Housing Needs Assessment
 - ✓ Evaluation of Constraints to Housing
 - ✓ Identification of Residential Sites
 - ✓ 2021-2029 Program Strategy
- **Required to be updated every 8 years**
- **Review by State HCD for compliance with State law**



Benefits of HCD Compliance



- Presumption of **legally adequate** Housing Element in courts
- If courts invalidate Element, **suspend City's authority** to issue building permits until brought into compliance
- Maintain **discretionary review** over affordable housing projects
- Maintain eligibility for **State housing funds**
- Don't face **RHNA carry-over** into next Housing Element cycle



AGOURA HILLS HOUSING ELEMENT
DEEMED IN COMPLIANCE BY HCD

The Housing Element Does Not:



Require the City to build the units planned for

- *However, projects may be eligible for a streamlined approval process in cities that have not made sufficient progress in addressing growth needs*

Provide funding

- *Though eligibility for State housing funds require an HCD compliant Housing Element*

Authorize construction on Housing Element sites

- *Development projects still need to go through City approval process*

2000-2020 Demographic Trends



Zero population growth, yet changing households



Families with children (from 47% to 33%)



Household size (from 2.98 to 2.77)



Single person households (from 14% to 22%)



TRENDS SUGGEST HOUSEHOLDS AGING IN PLACE,
LIMITED HOUSING OPPORTUNITIES FOR YOUNG FAMILIES

2000-2020 Demographic Trends



Growth in senior population

 Age 65+ residents (from 6% to 14%)

- ❖ **35% of seniors age 75+**
- ❖ **30% seniors have 1+ disabilities**
- ❖ **1,600 senior homeowner hh, 200 senior renter hh**
- ❖ **> 1/3 senior homeowners live alone**



HOUSING NEEDS OF AGOURA HILLS' SENIORS:

- ✓ **Home accessibility improvements**
- ✓ **Assistance with housing maintenance**
- ✓ **Accessory dwelling units, shared housing to prolong independent living**
- ✓ **Supportive living environments**

Workforce Housing Needs



- 1/3 of Agoura Hills employment base in lower paying retail, hospitality, construction & service industries
- Disparity between types of local jobs and high costs of housing
- 95% of persons employed in 9,000 primary jobs in AH commute in from outside the City



Evaluate workforce housing opportunities to reduce commuting



Who in Agoura Hills Needs Housing that is Affordable?



- **People who work in Agoura Hills and cannot afford to live here**

Teachers, nurses, retail and hospitality workers, childcare providers

- **Special needs households**

Senior citizens, disabled persons, single-parent households



- **Children of long-time Agoura Hills residents**

Regional Housing Needs (RHNA)



- **RHNA = Regional Housing Needs Allocation**
- **Requires cities to zone for “fair share” of region’s housing needs**
 - ✓ **Based on State population growth (as determined by HCD)**
 - ✓ **Mix of housing for all economic segments**
 - ✓ **Affordability linked to zoning and density**
- **RHNA is a planning target, not a building quota**

Setting the Table for RHNA



The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning



Agoura Hills 2021-2029 RHNA



Income Level	2020 Income (3 person hh)	Units	“Default Density”
Very Low (<50% AMI)	\$50,700	127 units	Min. 20 du/acre
Low (51-80% AMI)	\$81,100	72 units	Min. 20 du/acre
Moderate (81–120% AMI)	\$83,500	55 units	Min. 10 du/acre
Above Moderate (>120% AMI)	> \$83,500	64 units	
Total		318 units	

Comparison of 5th and 6th RHNA Cycles



Jurisdiction	5 th cycle RHNA	6 th cycle RHNA	% Change
Agoura Hills	115	318	+176%
Calabasas	330	354	+7%
Hidden Hills	18	40	+127%
Malibu	2	79	+3800%
Westlake Village	45	142	+215%
Las Virgenes/Malibu COG	510	933	+82%
SCAG	412,137	1,341,827	+225%

Residential Sites Analysis



- ✓ Approved & Pending projects
- ✓ Vacant and underutilized sites
- ✓ Accessory dwelling units

Translating the RHNA Numbers On the Ground: The Sites Inventory



What is the Sites Inventory?

- *Identifies specific sites in the community suitable for residential development to meet Agoura Hills' RHNA.*
- *Includes analysis to determine if sites are appropriate to accommodate the RHNA for low- and very low-income households.*
- *Determines if additional governmental actions are needed to provide sites to accommodate RHNA (e.g. appropriate zoning changes, development standards, and infrastructure capacity)*

Sites Inventory Framework



Jurisdiction Identifies Sites with Potential for Development

1.) Do sites have appropriate zoning?

- Analysis or default density for lower-Income RHNA
- Housing for a variety of types
- **Affirmatively Furthering Fair Housing (2021)**

2.) Are sites suitable for development?

- Use of site in previous cycles
- Infrastructure and environmental constraints
- Non-vacant site analysis
- Small or large site size

3.) How much development capacity is realistic?

- Minimum Density or Analysis

Are there potential alternatives to meet RHNA?

- Second Units
- Manufactured Housing
- Conversion, preservation, substantial rehabilitation

Inventory of Sites

(Listing and Maps of Sites)

Determination of Adequate Sites

Is there enough development opportunity to meet the RHNA by Income?

If shortfall = rezone program

Site Eligibility Requirements (AB 1397)

- **Sites Identified in Prior Planning Period**
- **Small Sites**
- **Large Sites**
- **Replacement of Protected Units**
- **By-right Requirements**



Affirmatively Furthering Fair Housing in the Sites Inventory

- **Meaningful Actions**
- **Analysis of Socio-economic Concentration**
- **Identifying Sites to Promote Inclusive Communities (AB 686)**



Accessory Dwelling Units (ADUs)

- **How to Count ADUs toward the RHNA**
- **Effects of New Laws and Housing Elements**
- **Policies and Programs**



- **Planning Grants**
- **Technical Assistance Plans**
- **Pre-approved Data and Other Services with SCAG**
- **Building Blocks: Comprehensive Housing Element Guide**
- **Single Points of Contact**
- **Pre-submittal Consultation and Review**

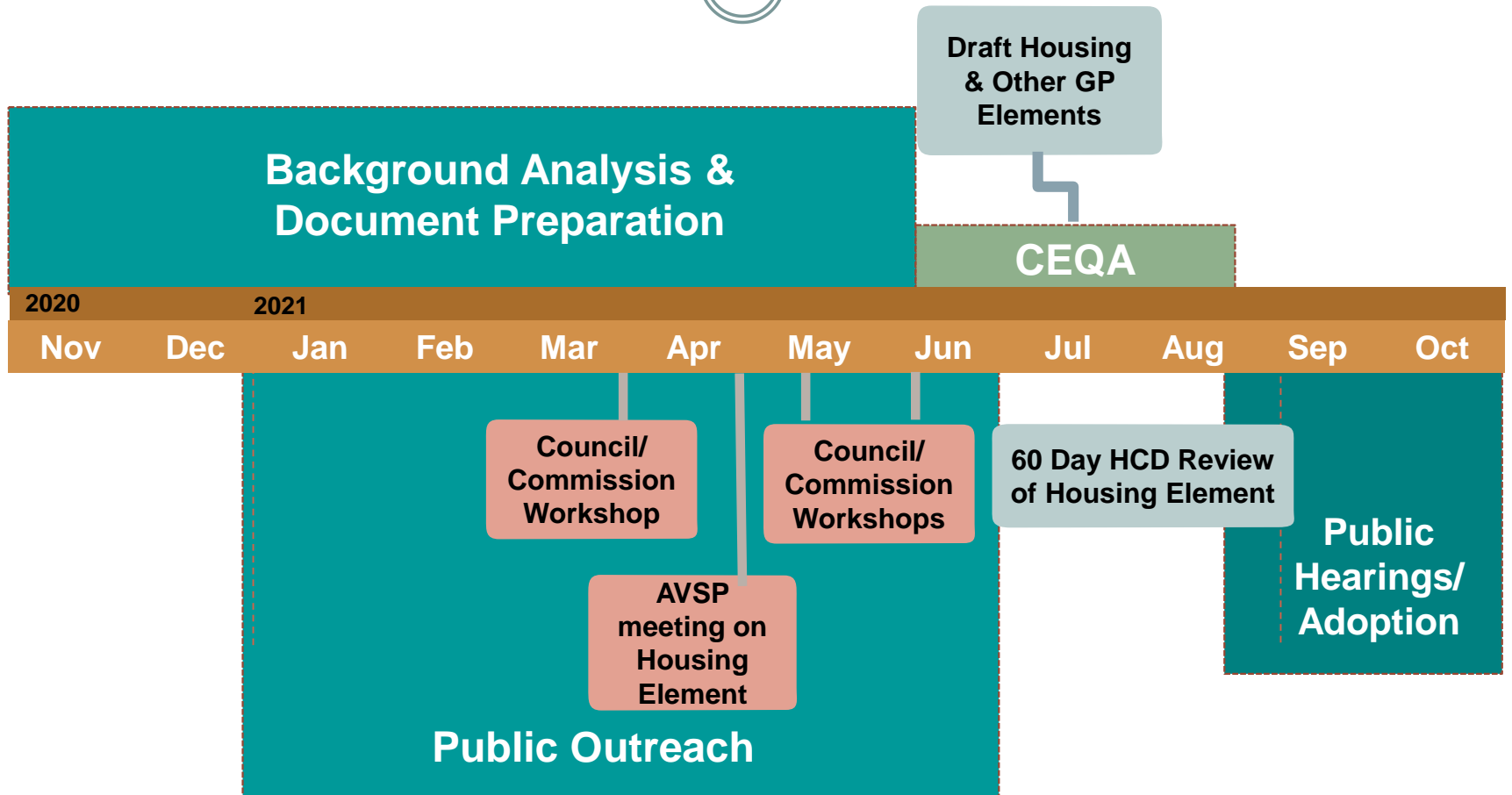
**How HCD
Can Help**

Elements of General Plan Update/ Environmental



- **Safety Element** (SB 379, AB 2140, SB 1241) - Update to address climate adaptation and resiliency strategies, very high fire hazard severity zones, and local hazard mitigation planning.
- **Environmental Justice** (SB 1000) - Assess areas of disadvantaged communities and develop environmental justice policies for incorporation into the Land Use, Housing and Safety Elements.
- **Circulation Element** - Update to reflect VMT thresholds adopted by the City.
- **Land Use Element** – Est. new land use categories for multi-family housing consistent with Housing Element.
- **Program Environmental Impact Report (EIR)** – In compliance with CEQA Guidelines

Project Schedule





Public Comment



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