



Housing Element 6th Cycle
Planning Commission Meeting
May 20, 2021



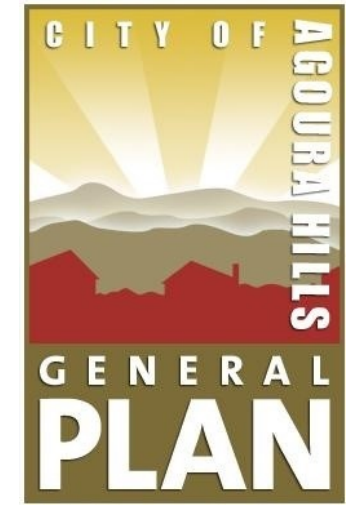
Agenda

1. Housing Element Background
2. New Parameters for Sites Inventory
3. Affordable Housing Overlay concept
4. Inclusionary Housing Policies
5. Potential Housing Element Sites



General Plan Housing Element

- Housing Element - requires cities to:
“adequately plan to meet existing and projected housing needs of all economic segments of the community”
- Identifies Residential Site Capacity to Meet **RHNA Allocation**
- Past 2 Housing Elements have relied on **AVSP sites** to address majority of RHNA
- Element required to be **updated every 8 years (2021-2029)**
- Element reviewed by **State HCD** for compliance with State law



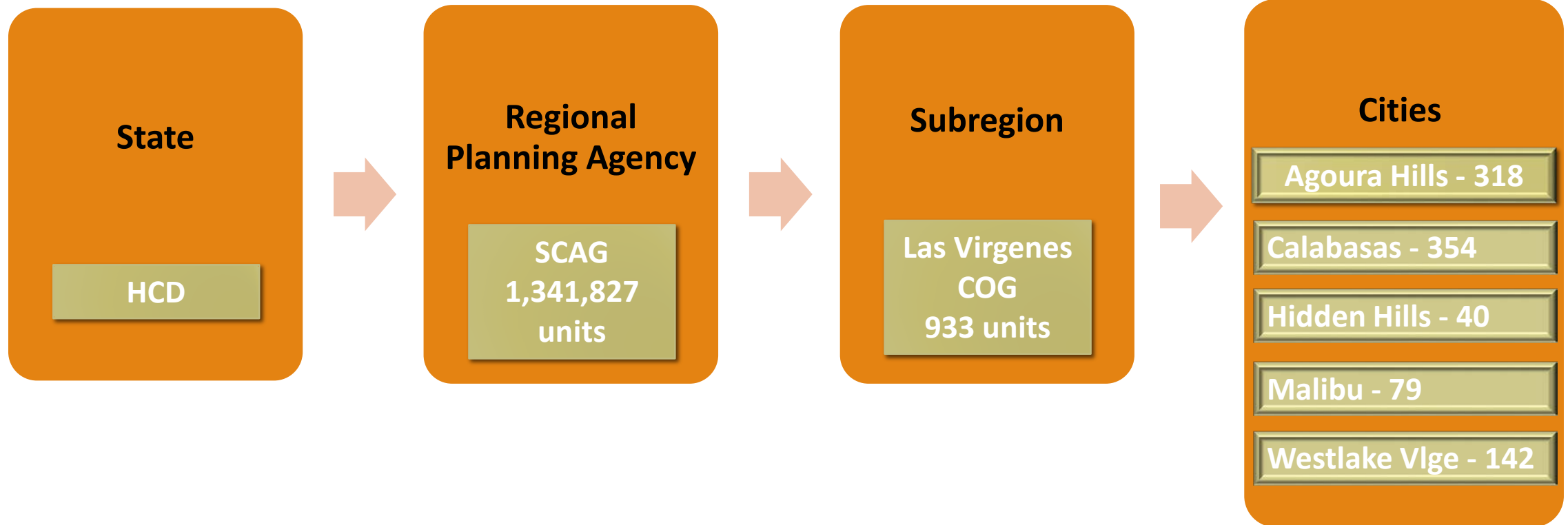


Benefits of HCD Compliance

- Presumption of **legally adequate** Housing Element in courts. If courts invalidate Element:
 - ✓ Suspend City's authority to issue building permits
 - ✓ Impose fines of up to \$100k per month
- Maintain **discretionary review** over affordable housing projects
- Maintain eligibility for **State housing funds**
- Don't face **RHNA carry-over** into next Housing Element cycle



Regional Housing Needs Assessment (RHNA)



Setting the Table for RHNA

- RHNA represents the minimum number of housing units cities are required to provide “adequate sites” for through zoning





2014-2021 Housing Element Sites Inventory

Income Level	2014-2021 RHNA	Default Density Thresholds	Vacant Residential Parcels	Agoura Village Specific Plan
Very Low	31	20 units/acre		193
Low	19			
Moderate	20	16 du/acre	23	
Above Moderate	45	<16 du/acre	84	
Total	115		107	193



Agoura Hills 2014-2021 RHNA 5th cycle Housing Element

Income Level	RHNA	2014-2020 building permits	Deficit/ Surplus
Very Low (<50% AMI)	31 units	0	(- 31 units)
Low (51-80% AMI)	19 units	0	(- 19 units)
Moderate (81-120% AMI)	20 units	17 units	(- 3 units)
Above Moderate (>120% AMI)	45 units	59 units	+ 14 units
Total	115	76 units	(-39 units)

Accessory dwelling units (ADUs) represent only affordable units provided



Agoura Hills 2021-2029 RHNA 6th cycle Housing Element

Income Level	2021 Income (3 person hh)	Units	“Default Density”
Very Low (<50% AMI)	\$53,200	127 units	Min. 20 du/ acre
Low (51-80% AMI)	\$85,150	72 units	Min. 20 du/ acre
Moderate (81–120% AMI)	\$86,400	55 units	Min. 16 du/ acre
Above Moderate (>120% AMI)	> \$86,400	64 units	
Total		318 units	

6th cycle RHNA more than 2.5 x higher

Need for policy shift to:

- Provide sufficient sites and zoning
- Produce affordable units



New Parameters for Sites Inventory

- Need to est. zoning with *minimum* 20 unit/acre densities for sites to be credited towards lower income RHNA.
 - ✓ Review & revise RH development standards to ensure achievement of densities without variances
- Sites reused from current Housing Element must allow development by-right (no discretionary review) for projects proposing 20% lower income units
- Sites part of a rezone program must allow development by-right for projects proposing 20% lower income units
 - ✓ Est. objective development standards for review of by-right development



Affordable Housing Overlay (AHO)

- 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.
- AHO could allow for designation of fewer multi-family sites in exchange for providing opportunities for higher densities
- Based on structure of City's inclusionary requirements and research on other AHOs, staff suggests allowing an increase in density from 20 to 30 units/acre for projects that include a minimum 25% low and moderate income units
 - Very low Income – 12%
 - Low Income – 8%
 - Moderate Income – 5%



Affordable Housing Overlay (AHO)

Example: 1 acre RH site	Base Density 20 du/acre	Total Units: 20 Affordable Units under Inclusionary Program: 3 (15%)
	AHO Density 30 du/acre	Total Units: 30 Affordable Units under AHO: 8 (25%)

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



No Net Loss Law (SB 166)

- Requires sufficient adequate sites to be available at all times throughout the RHNA planning period
- Must replenish sites capacity, if:
 - ✓ Sites are developed with fewer units than assumed in Housing Element
 - ✓ Sites are developed for higher income/affordability level than assumed in Housing Element
- Recommended that the City create a buffer in the housing element inventory of at least 15-30% more capacity than required
- City often has projects built at lower density than Code allows



Inclusionary Housing Policy

- City's primary tool to produce affordable units
- Requires projects with 10+ units to provide 15% percent low and moderate income households (min. 7% very low, 4% low, 4% mod)
- Need for policy shift to require on-site affordable units to address RHNA
 - ✓ Raise in-lieu housing fee to amount equivalent to providing on-site affordable unit, as supported by nexus study
(in-lieu fee currently \$15,313 for rental, \$21,821 for ownership units)

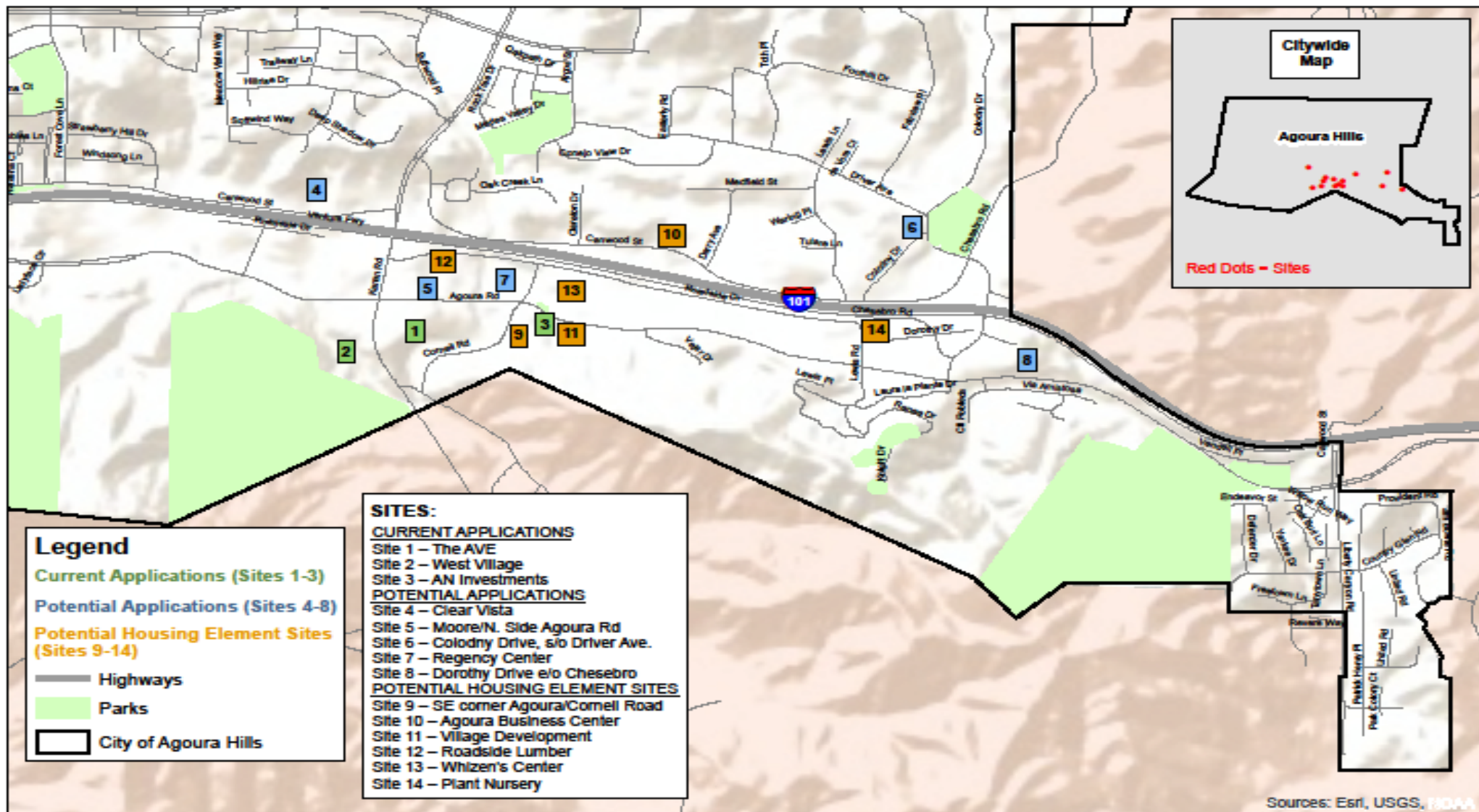


Potential Housing Sites

Zoning for multi-family housing

- RM zone (6-15 DU/AC) – no vacant sites
- RH zone (15-25 DU/AC) – no vacant sites
- Agoura Village Specific Plan (PD) zone – vacant sites

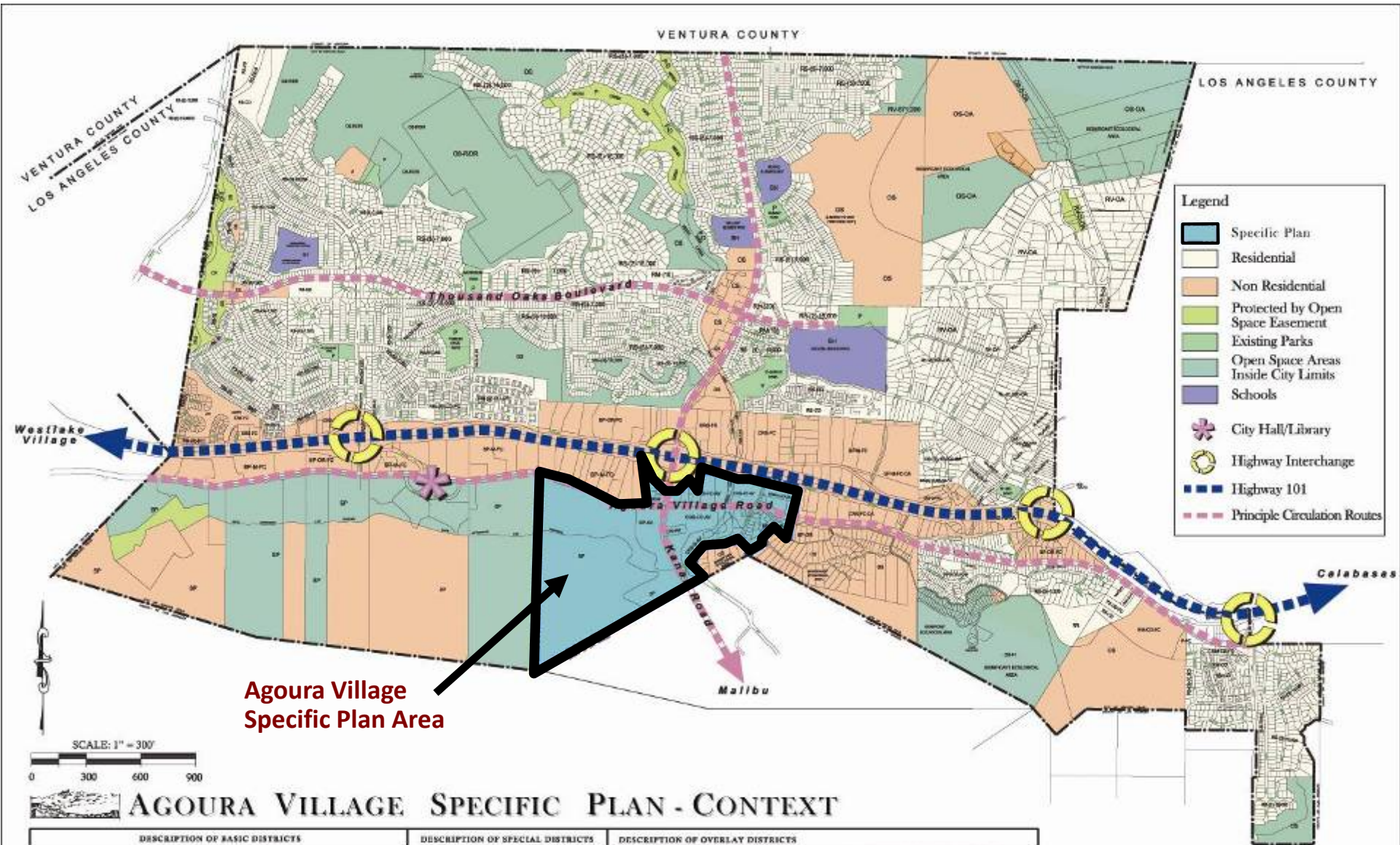
City of Agoura Hills Potential Housing Element Sites



0 0.25 0.5 1 Miles

Sources: City of Agoura Hills,
& US Census Bureau.





**Agoura Village
Specific Plan Area**

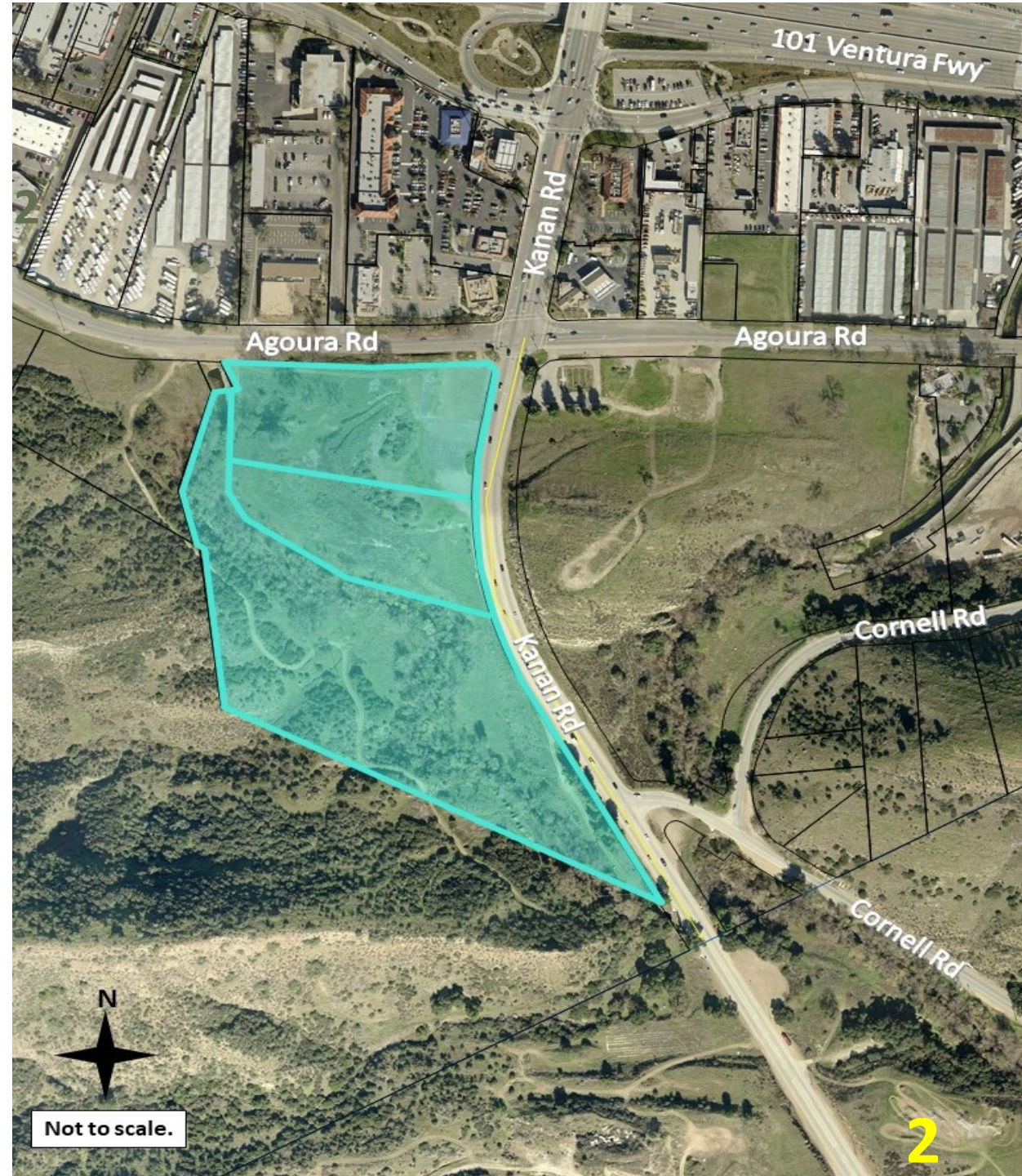
AGOURA VILLAGE SPECIFIC PLAN - CONTEXT

DESCRIPTION OF BASIC DISTRICTS		DESCRIPTION OF SPECIAL DISTRICTS		DESCRIPTION OF OVERLAY DISTRICTS	
22 RURAL RESIDENTIAL	CS SHOPPING CENTER COMMERCIAL	P LOCAL TRAIL	D DRAINAGE WAY, FLOOD PLAIN, WATERCOURSE	<p>* THE NUMERICAL SURFIX AFTER THE BASIC DISTRICTS, SPECIAL DISTRICTS, OR OVERLAY DISTRICTS INDICATES THE MINIMUM LOT SIZE PERMITTED. FOR ALL DISTRICTS EXCEPT RURAL RESIDENTIAL, 30,000 SQ. FT. MINIMUM LOT SIZE.</p> <p>† APPLICABLE TO THE 65, 85A, 85B AND 85C DISTRICTS. THE DISTRICT PERmits 1/4, 1/2, 3/4 AND 1 ACRE LOTS. FOUR UNITS PER ACRE.</p>	
23 VERY LOW DENSITY	CO RETAIL, SERVICE COMMERCIAL	SP SPECIAL PLAN	GH GEOTECHNICAL HAZARD		
24 LOW DENSITY	CO EDUCATIONAL COMMERCIAL	SH SCHOOL	PC PROPOSED CORRIDOR		
25 SINGLE FAMILY RESIDENTIAL	CO-O2 BUSINESS PARK OFFICE RETAIL	O OFFICE	OD OLD AGOURA DESIGN		
26 MEDIUM DENSITY RESIDENTIAL	CO-O4 BUSINESS PARK MANUFACTURING	U UTILITY	OT OPEN SPACE DESIGN		
28 HIGH DENSITY RESIDENTIAL		OW OPEN WATER	CD CLUSTER DEVELOPMENT		
		OS OPEN SPACE RESTRICTED	AV ANTI-VILLAGE		
		OS-2 OPEN SPACE RESTRICTED			
		OS-3 OPEN SPACE RESTRICTED			
		OS-4 OPEN SPACE RESTRICTED			



Potential Housing Sites

Sites with Current Formal Applications
in AVSP







Potential Housing Sites

Vacant Sites without Formal Applications
in AVSP







Potential Housing Sites

Sites that May Be Underutilized
in AVSP





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AVSP and RHNA

	AVSP	ADUs	Total	RHNA	Difference
Total Units	589*	80	669	318	---
Very Low	30	14	44	127	(83)
Low	19	34	53	72	(19)
Moderate	19	5	24	55	(31)
Above Mod	521	27	548	64	484

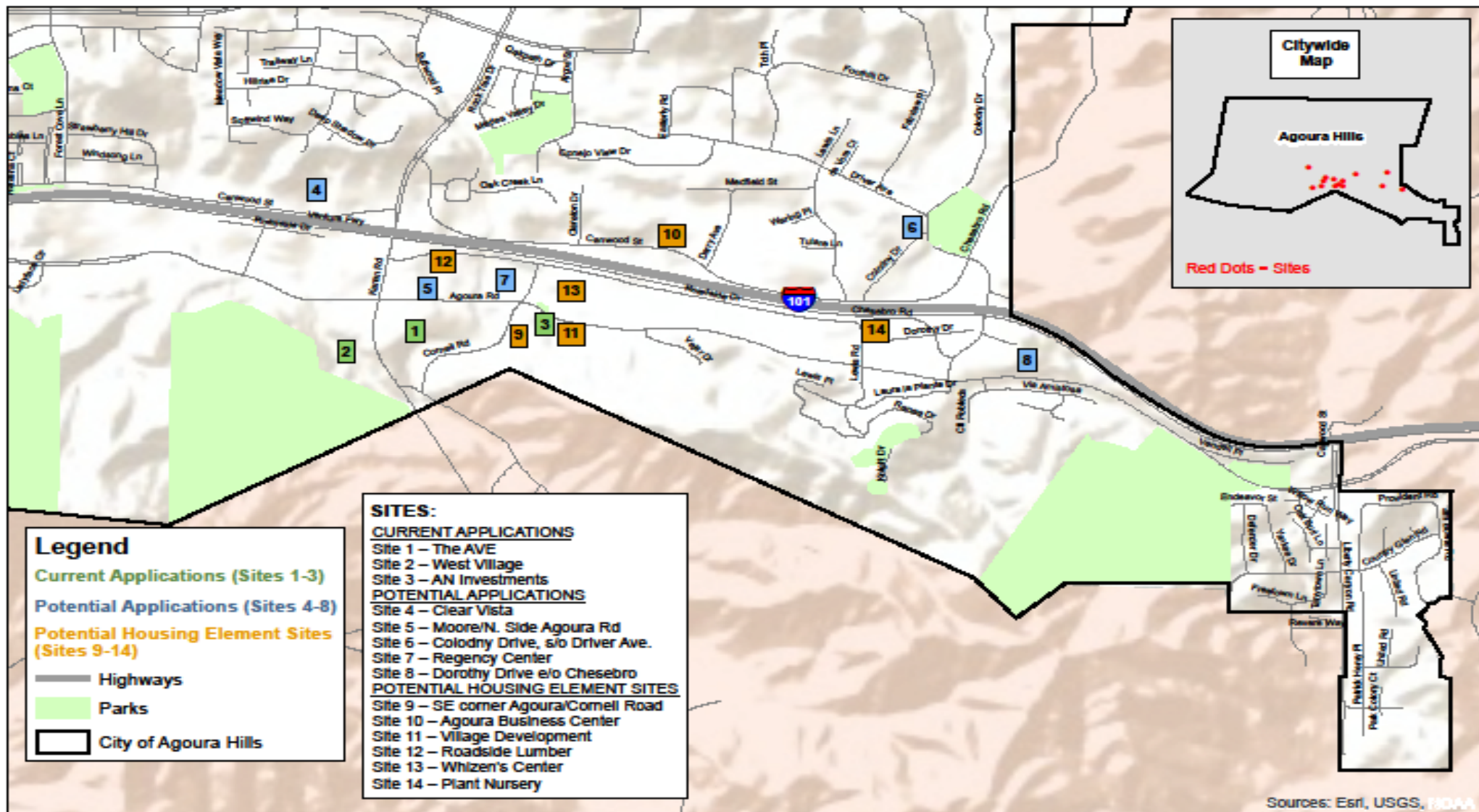
* Current AVSP allows 293



Potential Housing Sites

Vacant and Underutilized Sites
Outside AVSP

City of Agoura Hills Potential Housing Element Sites



0 0.25 0.5 1 Miles

Sources: City of Agoura Hills,
& US Census Bureau.









Not to scale.



Proposed Approach to Meet RHNA



Proposed Approach

- A. Apply an Affordable Housing Overlay Zone to All Sites (#1-14)

- B. Re-Zone the Sites Outside the AVSP (#4, 6, 8, 10, 14)

- C. Re-Zone the AVSP sites (#1, 2, 3, 5, 7, 9, 11, 12, 13)



Proposed Approach

A. APPLY AN AFFORDABLE HOUSING OVERLAY ZONE TO ALL SITES

- Dwelling Units per Acre: 30
- Affordable Units: 12% VL 8% L 5% M (25%)
- Objective Design and Development Standards
- Consider 1 Overlay Citywide, or Separate Overlay for AVSP



Proposed Approach

B. RE-ZONE SITES OUTSIDE AVSP TO HIGHER DENSITY RESIDENTIAL

- Dwelling Units per Acre: 20 to 25
- Affordable Units: 7% VL 4% L 4% M (15% per IHO)
- Objective Design and Development Standards



Proposed Approach

C. RE-ZONE THE AVSP SITES

- Dwelling Units per Acre: 20 - 25
- Affordable Units: 7% VL 4% L 4% M (15% per IHO)
- Objective Design and Development Standards



Proposed Approach

Ex. of Overlay vs. Upzone Base District to Achieve Affordable Units

Site 8	AH Overlay (30 DU/AC)	(25 DU/AC) with IHO
Total Units	119	99
Very Low	14	7
Low	10	4



Proposed Approach

Contributions to RHNA from Proposed Approach

	DUs from Sites 1-14	ADUs	Total DUs Provided	RHNA Needed	Difference (Suplus)
Very Low	162	14	176	127	49
Low	108	34	142	72	70
Moderate	68	5	73	55	18
Above Moderate	1,036	27	1,063	64	999
<i>TOTAL</i>	<i>1,374</i>	<i>80</i>	<i>1,454</i>	<i>318</i>	<i>1,136</i>



Questions?



Planning Commission Meeting

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