



Housing Element 6th Cycle
City Council Meeting
June 9, 2021



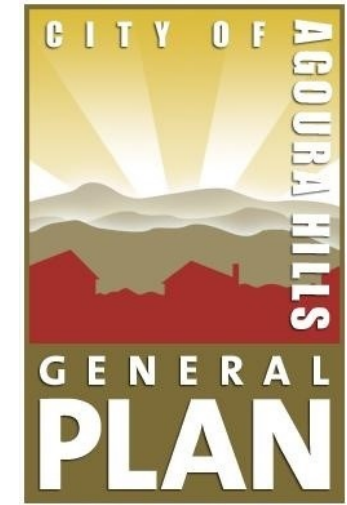
Agenda

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



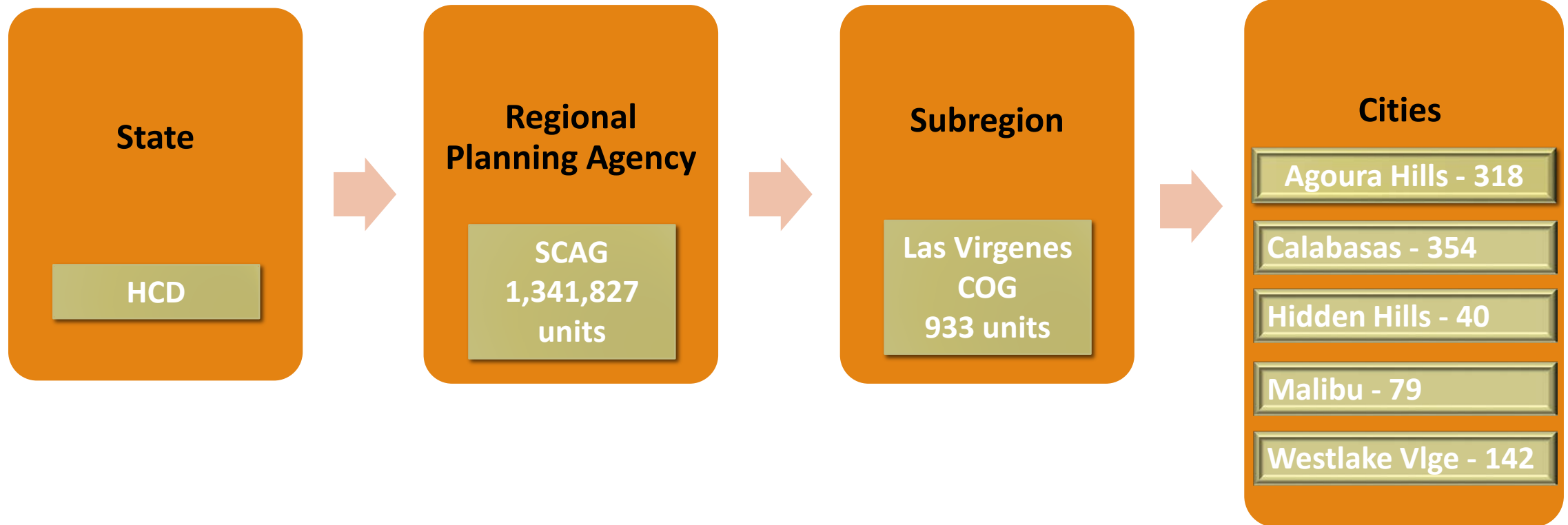


Benefits of HCD Compliance

- 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
 - ✓ Court appointed agent with powers necessary to remedy housing element deficiencies
- 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
- Development on following sites must be permitted “by right” for projects that include 20% lower income units
 - ✓ Sites reused from current Housing Element
 - ✓ Sites part of a rezone program to address lower income RHNA shortfall
- **Will be important to establish objective design and development standards for use in reviewing by-right development**



Affordable Housing Overlay (AHO)

- Applying an AHO to designated sites would allow a density increase and by-right development processing in exchange for providing an increased % of affordable units beyond City's inclusionary requirements
- Based on structure of City's IHO and research on other AHOs, staff suggests allowing a density of 30 units/acre for projects that include a minimum 20% low and very low income units (*triggering by-right development*)
- Property owners would retain the option of developing under base zone district. Staff recommends rezoning Housing Element sites to a base zone of RM (6-15 du/acre), with the exception of mixed use sites in the AVSP, which would retain the current 20 du/acre density



Affordable Housing Overlay (AHO)

Example: 1 acre RM site	Base Density 15 du/acre	Total Units: 15 Affordable Units IHO: 15% = 2 units	Discretionary Review
	AHO Density 30 du/acre	Total Units: 30 Affordable Units under AHO: 20% = 6 VL/L units	Non-discretionary/ By Right

- AHO would meet requirements of rezone program under Housing Element law – min. 20 du/acre densities, by-right processing if min. 20% lower income units
- 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

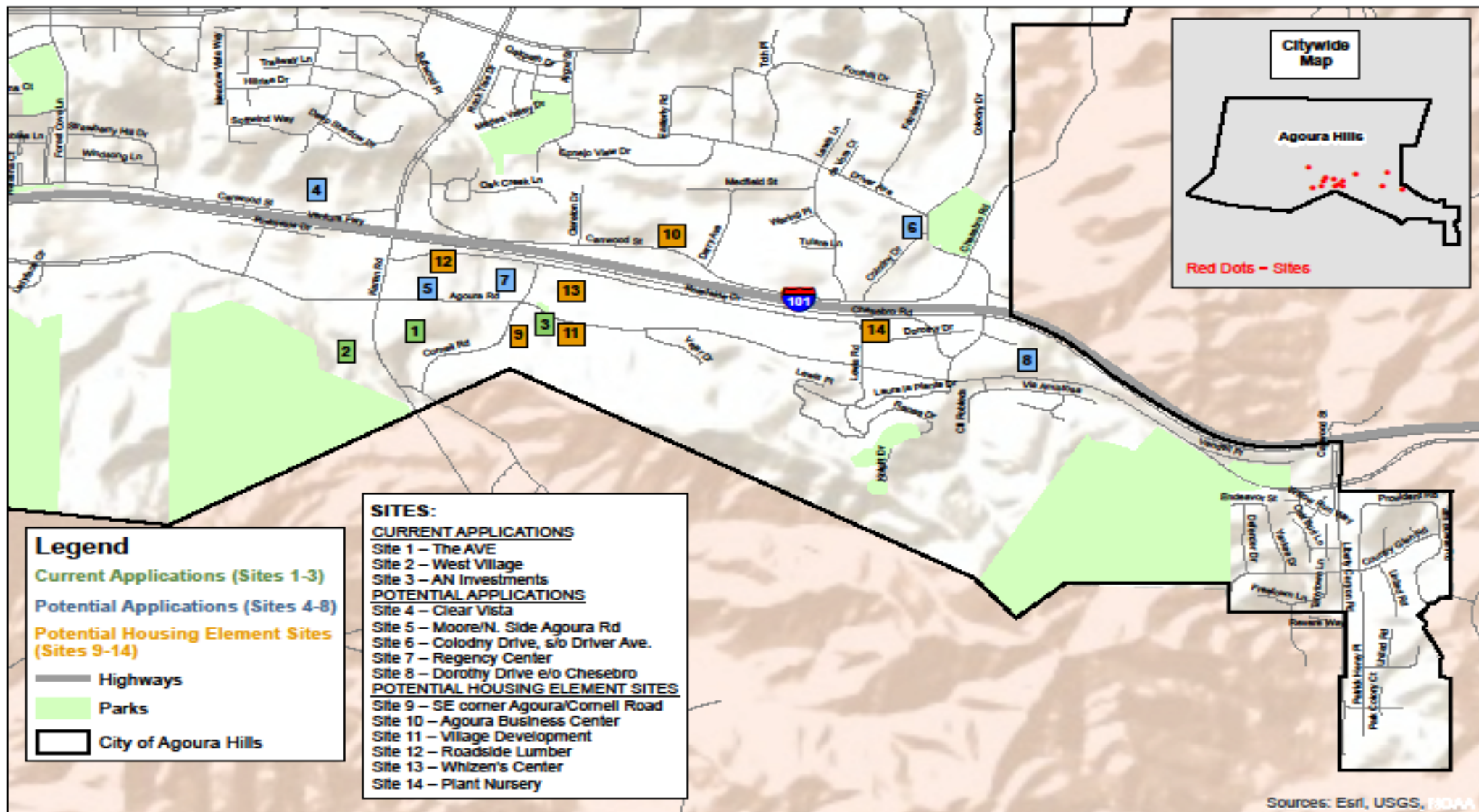


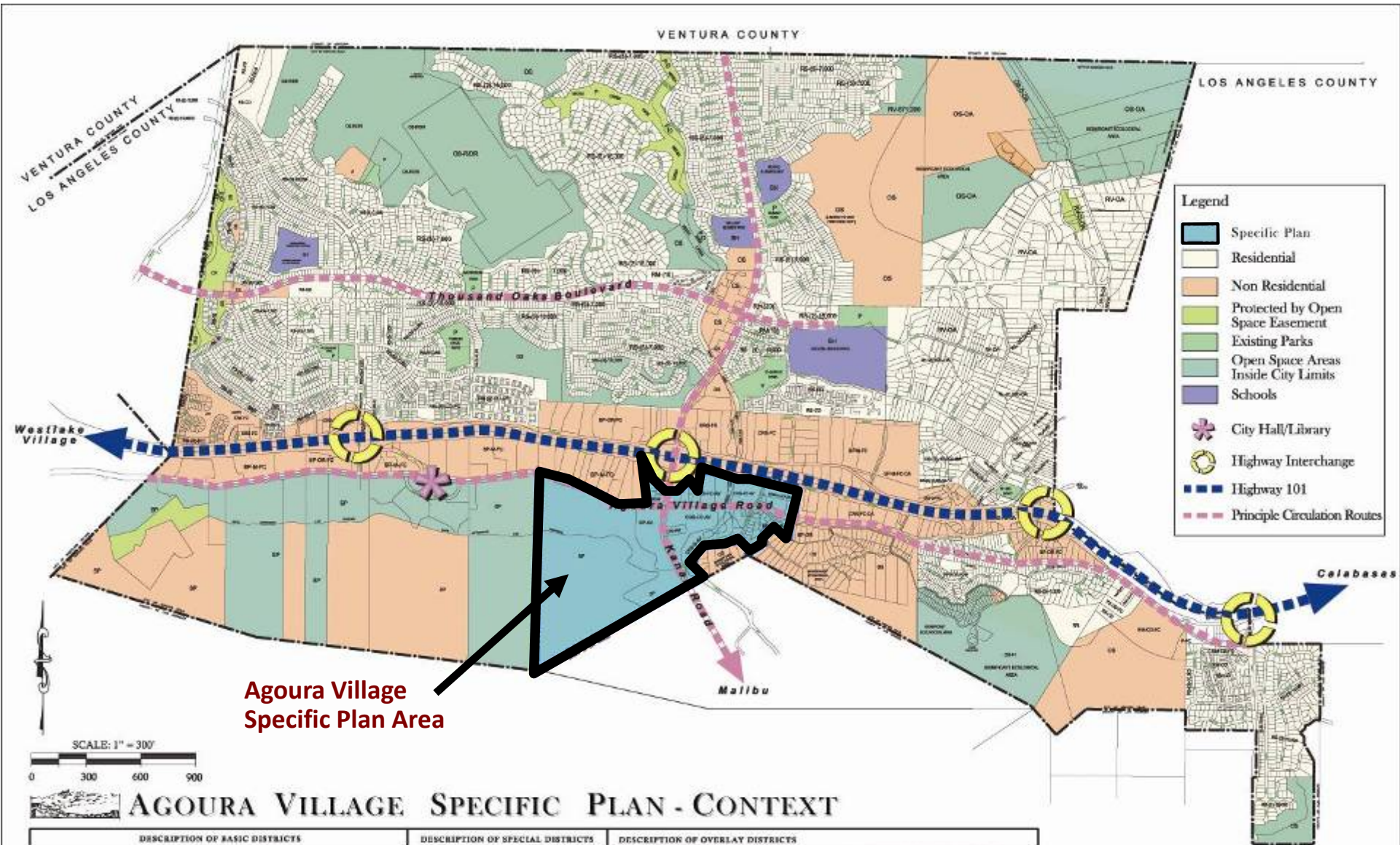
Potential Housing Sites

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





**Agoura Village
Specific Plan Area**

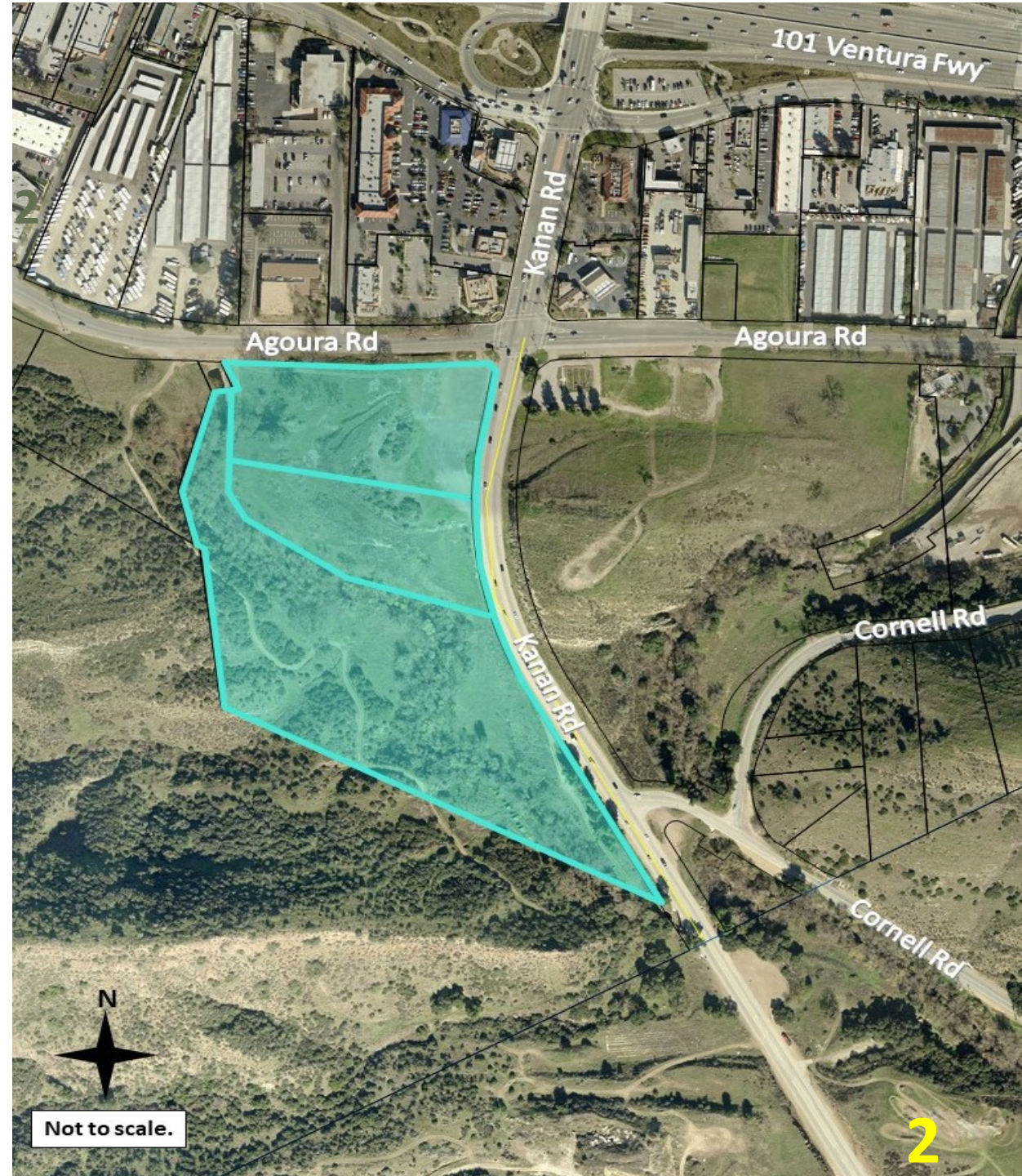
AGOURA VILLAGE SPECIFIC PLAN - CONTEXT

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	* THE NUMERICAL SURFIX AFTER THE BASIC DISTRICTS, SPECIAL DISTRICTS, OR OVERLAY DISTRICTS INDICATES THE MINIMUM LOT SIZE PERMITTED. 20,000 SQ. FT. MINIMUM LOT SIZE. 40,000 SQ. FT. MINIMUM LOT SIZE. † APPLICABLE TO THE 20,000, 40,000 AND 80,000 SQ. FT. MINIMUM LOT SIZE. FOUR UNITS PER ONE-AND-A-HALF ACRE.	
27 VERY LOW DENSITY	CO OFFICE, SERVICE COMMERCIAL	SP SPECIAL PLAN	GH GEOTECHNICAL HAZARD		
24 LOW DENSITY	CC 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-M2 BUSINESS PARK MANUFACTURING	U UTILITY	DI DESIGN DISTRICT		
28 HIGH DENSITY RESIDENTIAL		OW OPEN WATER	CD CLUSTER DEVELOPMENT		
		OW-2 OPEN WATER RESTRICTED	AV ANTEVA 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





11

Not to scale.



Potential Housing Sites

Sites that May Be Underutilized
in AVSP







AVSP & ADUs and RHNA

	AVSP	ADUs	Total	RHNA	Difference
Total Units	293*	80	373	318	---
Very Low	21	14	35	127	(92)
Low	12	34	46	72	(26)
Moderate	12	5	17	55	(38)
Above Mod	248	27	275	64	211

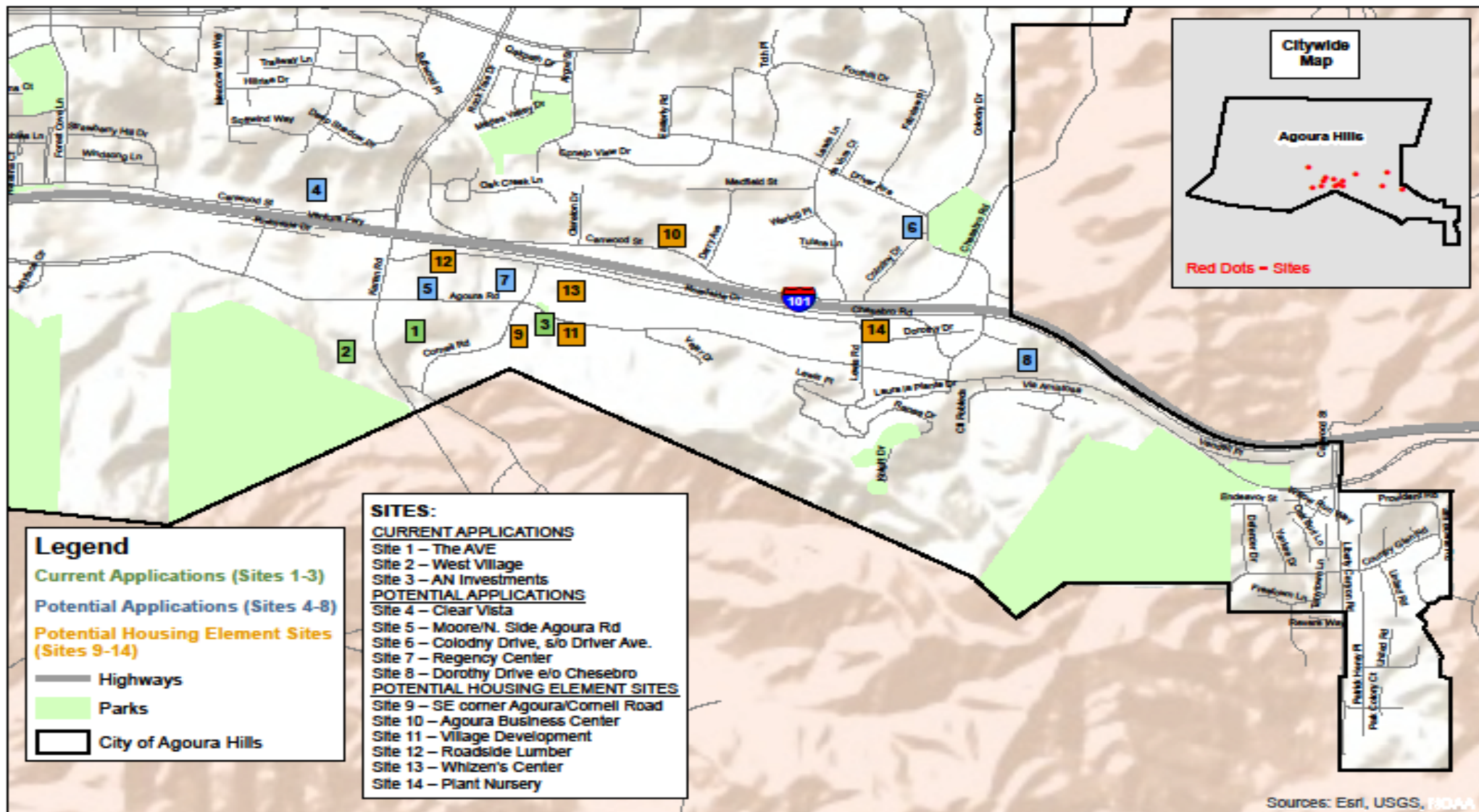
* Current AVSP max. allowance



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.











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: 20-30
- Affordable Units: 10% VL 10% L (total 20%)
- 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: 6-15 (RM)
- Affordable Units: 7% VL 4% L 4% M (total 15% per IHO)
- Objective Design and Development Standards



Proposed Approach

C. RE-ZONE THE AVSP SITES

- Dwelling Units per Acre: 6-15 (RM) or 20
- Affordable Units: 7% VL 4% L 4% M (15% per IHO)
- Objective Design and Development Standards



Proposed Approach

Ex. of Overlay vs. RM to Achieve Affordable Units

Site 8	AH Overlay (30 DU/AC) 20% Affordable	RM (15 DU/AC) with IHO
Total Units	119	59
Very Low	12	4
Low	12	2



Proposed Approach

Contributions to RHNA from Proposed Approach

	DUs from Sites 1-14	ADUs	Total DUs Provided	RHNA Needed	Difference
Very Low	141	14	155	127	28
Low	141	34	175	72	103
Moderate	0	5	5	55	(50)
Above Moderate	1,128	27	1,119	64	999
<i>TOTAL</i>	<i>1,410</i>	<i>80</i>	<i>1,454</i>	<i>318</i>	<i>---</i>



Public Outreach

- Housing Element website
- Senior Housing Needs Survey
- Social Media and City e-newsletters
- Notification to property owners, interested parties (public and housing advocacy groups)



Schedule

- Draft Housing Element to HCD – 8/2021 (60-day review by HCD, public review)
- DEIR prepared for Housing Element & other GP Elements – Fall 2021
- Public hearings to consider Housing Element and FEIR:
 - Planning Commission – 1/2022
 - City Council – 2/2022



Recommendation

- Conduct a public hearing
- Provide direction on Housing Site Inventory, rezoning program & other regulatory methods to meet RHNA and Housing Element requirements
- In particular, consider which sites to include in Inventory



Questions?



City Council Meeting

June 9, 2021

