



Housing Element Update

A WORKSHOP FOR THE PUBLIC

Meeting will start at 6:00 PM

August 4, 2021



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Agenda

1. Call to Order
2. Greetings and Introduction
3. Housing Element 101 – Basic Overview
4. Agoura Hills RHNA Allocation
5. Question and Answer Card Collection
6. Break
7. Question and Answer Session
8. Housing Sites Inventory
9. Question and Answer Session – Part Two
10. Adjourn



Introductions

- Karen Warner – City of Agoura Hills Housing Consultant
- Allison Cook – City of Agoura Hills Assistant Planning Director
- Jessica Cleavenger – City of Agoura Hills Senior Planner

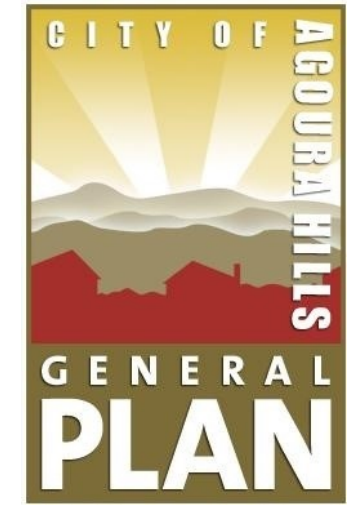


Housing Element 101: A Basic Overview



General Plan Housing Element

- Housing Element requires cities to ***“plan for meeting existing & projected housing needs of all economic segments of the community”***
- 5 Major Components:
 - Review of accomplishments
 - Housing needs assessment
 - Evaluation of constraints to housing
 - Identification of housing sites to meet RHNA allocation
 - 2021-2029 program strategy to address needs
- 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



The Housing Element Does Not:

Require the City to build the units planned for

However, projects eligible for streamlined approval process in cities that have not made sufficient progress in addressing RHNA (SB 35)

Provide funding

Though eligibility for State housing funds requires an HCD compliant Housing Element

Authorize construction on Housing Element sites

Development projects still need to go through City approval process



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 Assessment (RHNA) Allocation



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

- 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 Mod	45	<16 du/acre	84	
Total	115		107	193



Agoura Hills 2014-2021 RHNA 5th cycle Housing Element

Income Level	RHNA	2014-2020 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 Mod (>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 Mod (>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**



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 developed with fewer units than assumed in Hsg Element
 - ✓ Sites developed for higher income/affordability level than assumed in Hsg 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



Questions or Comments?



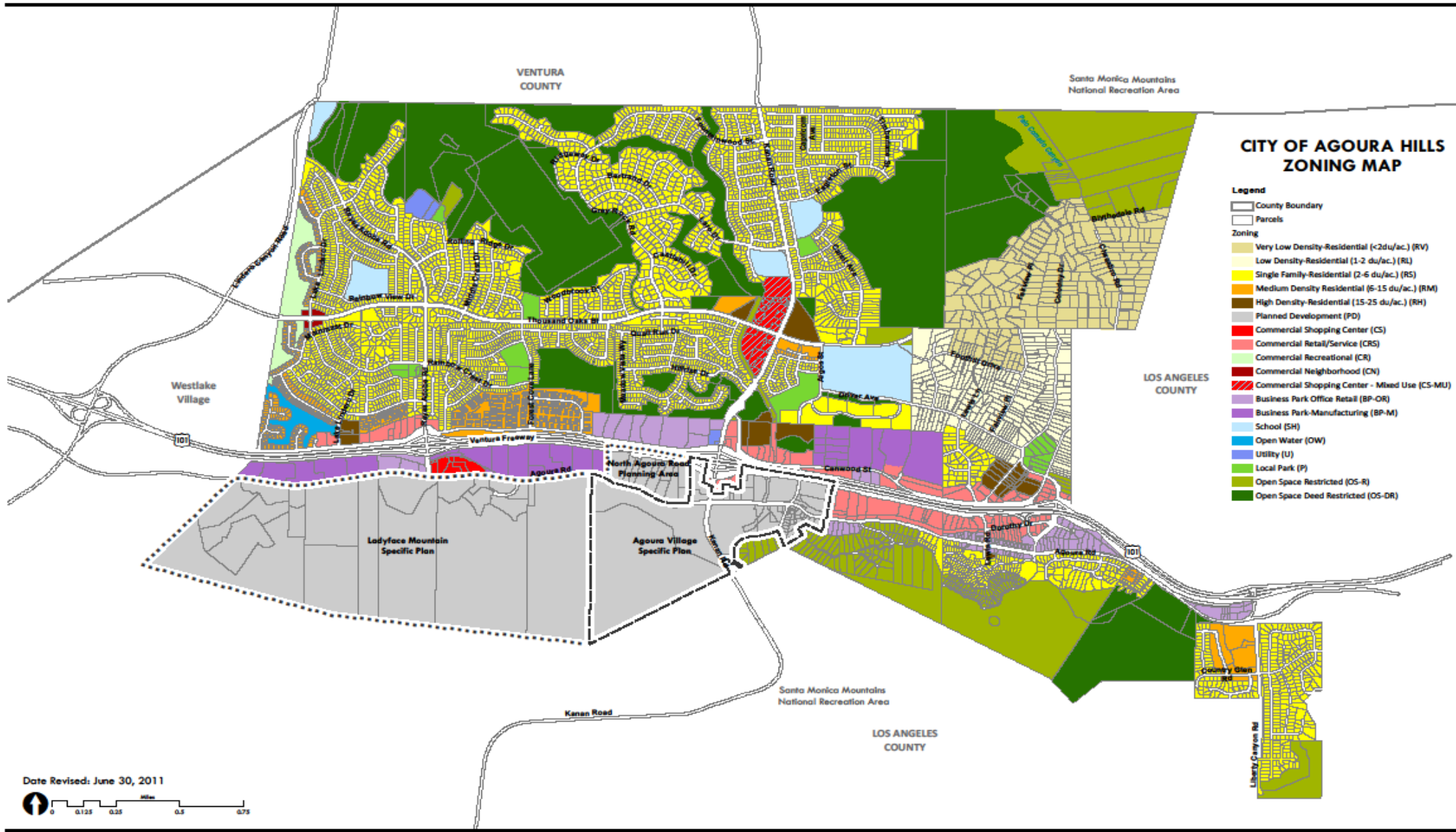
Break



Questions and Answer Session



Housing Sites & General Plan Update



CITY OF AGOURA HILLS ZONING MAP

- Legend**
- County Boundary
 - Parcels
- Zoning**
- Very Low Density-Residential (<2du/ac.) (RV)
 - Low Density-Residential (1-2 du/ac.) (RL)
 - Single Family-Residential (2-6 du/ac.) (RS)
 - Medium Density Residential (6-15 du/ac.) (RM)
 - High Density-Residential (15-25 du/ac.) (RH)
 - Planned Development (PD)
 - Commercial Shopping Center (CS)
 - Commercial Retail/Service (CRS)
 - Commercial Recreational (CR)
 - Commercial Neighborhood (CN)
 - Commercial Shopping Center - Mixed Use (CS-MU)
 - Business Park Office Retail (BP-OR)
 - Business Park-Manufacturing (BP-M)
 - School (SH)
 - Open Water (OW)
 - Utility (U)
 - Local Park (P)
 - Open Space Restricted (OS-R)
 - Open Space Deed Restricted (OS-DR)

Date Revised: June 30, 2011

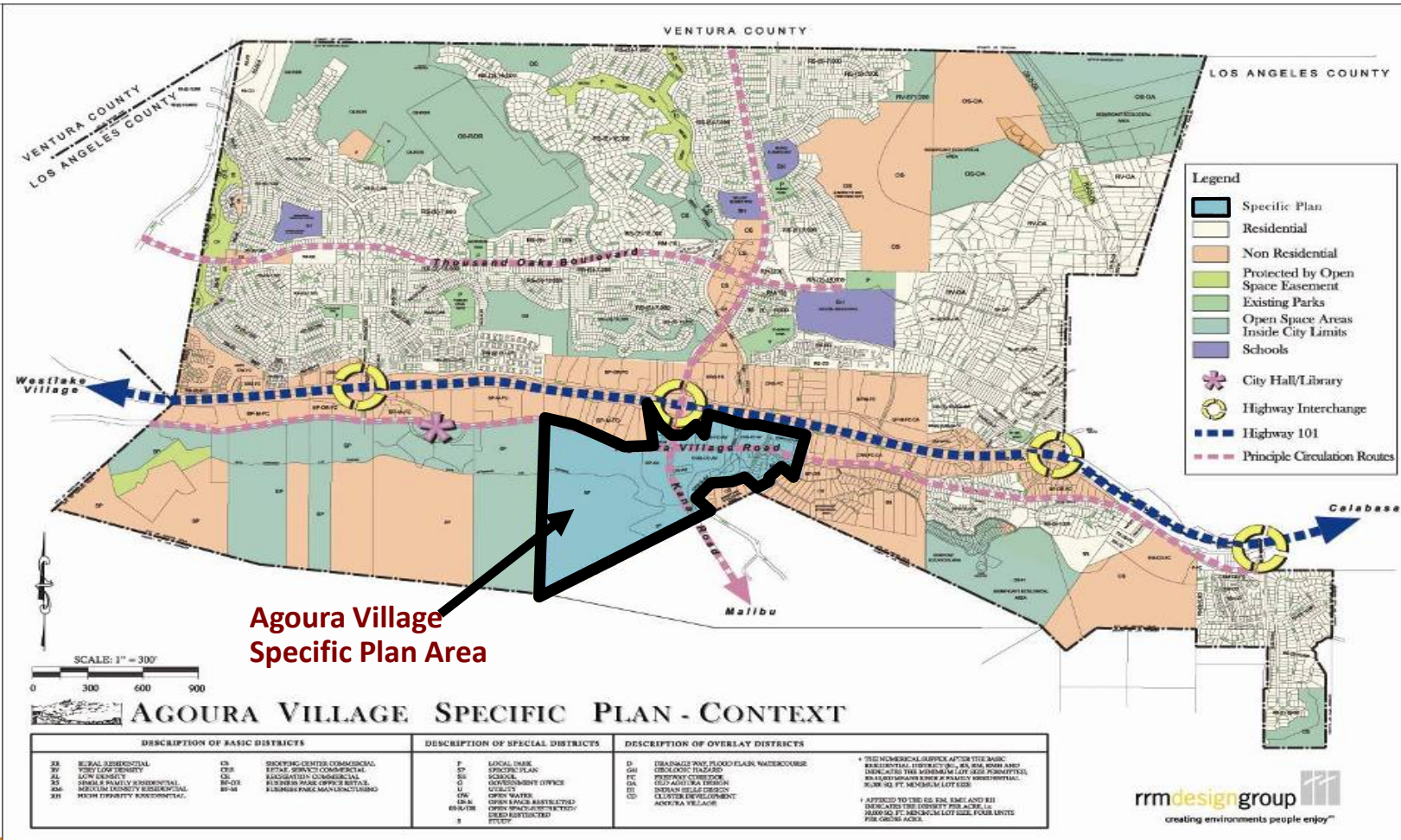


Potential Housing Sites

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*

Agoura Village Specific Plan





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*

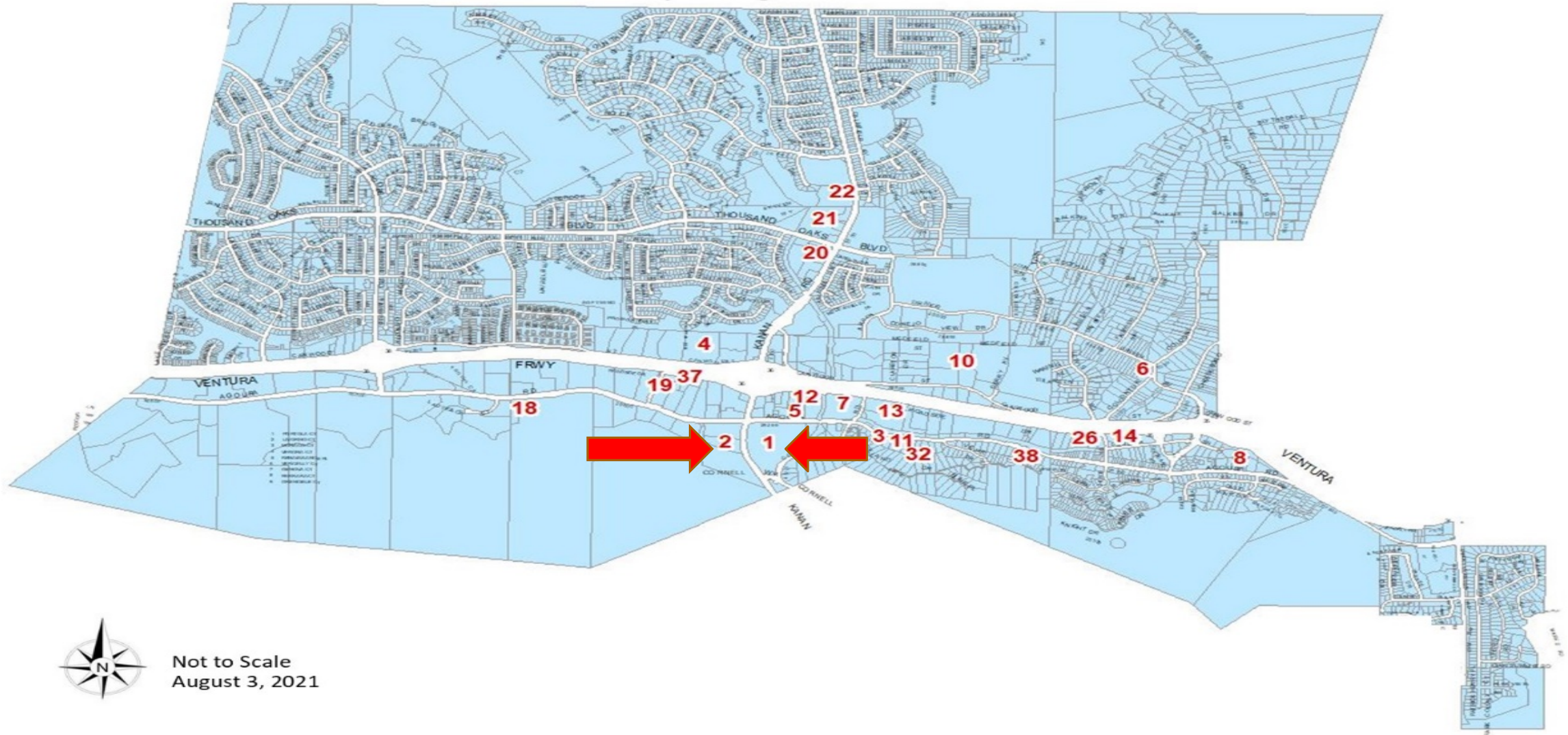


Potential Housing Sites

Sites in Agoura Village

Proposed Housing Sites

City of Agoura Hills

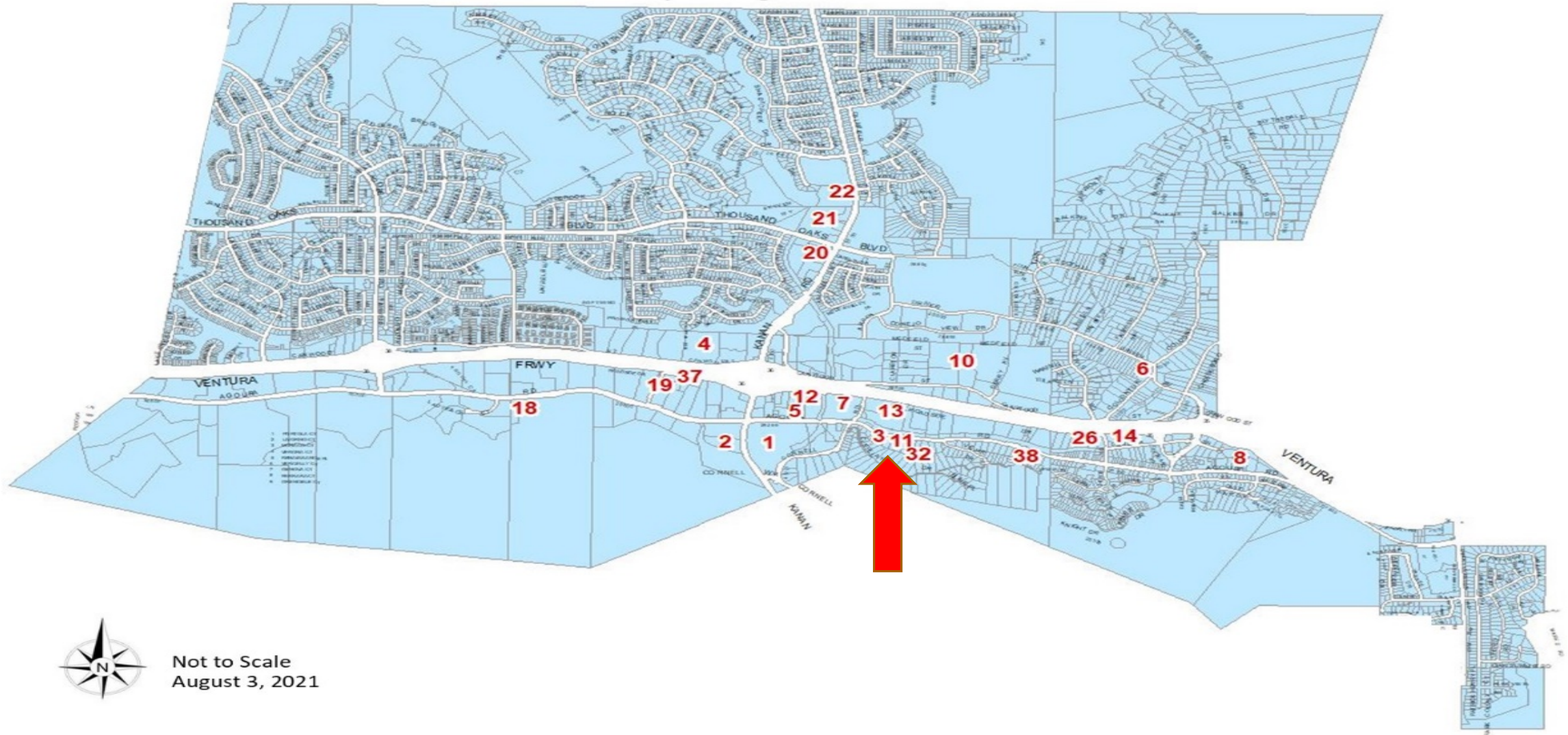


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Proposed Housing Sites

City of Agoura Hills

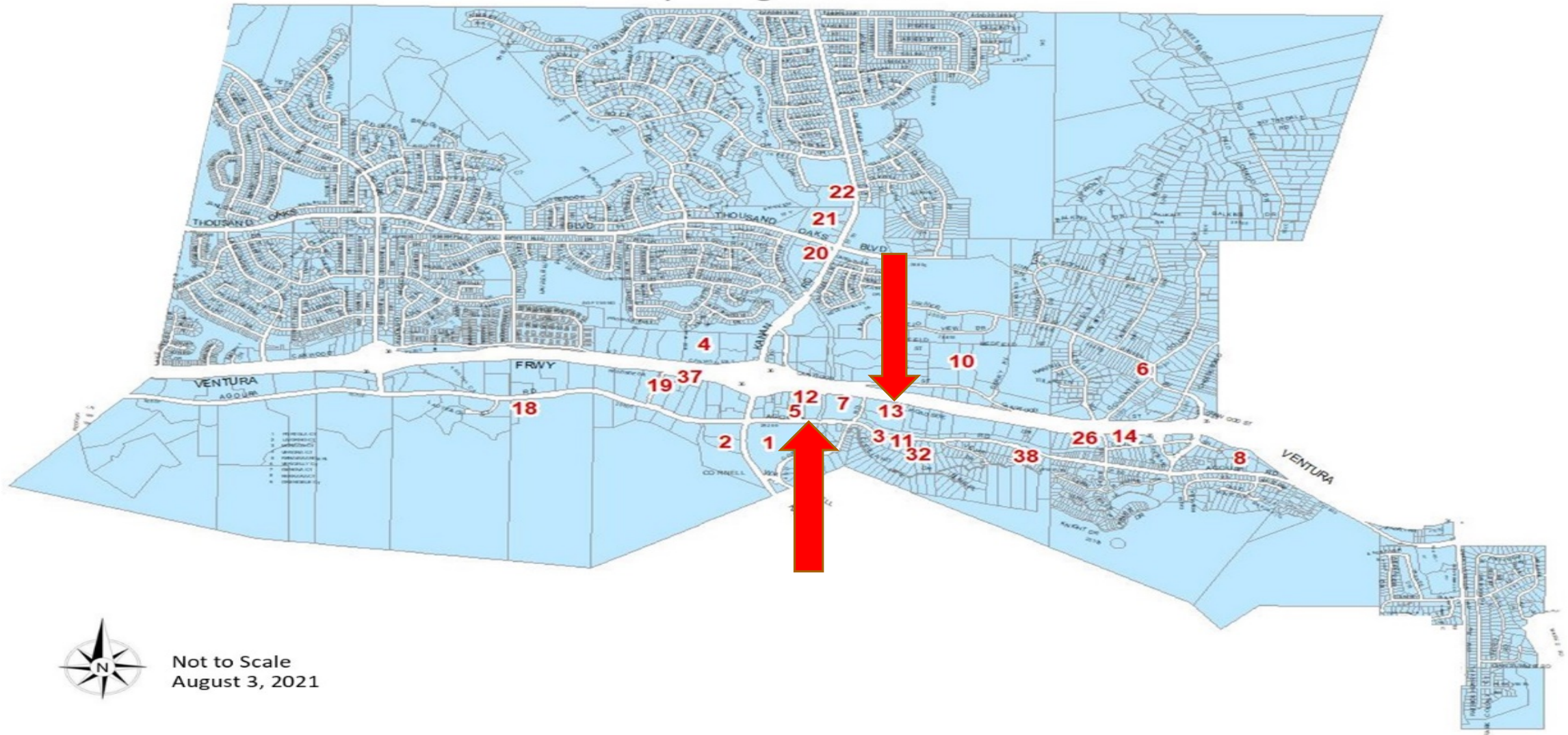


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City of Agoura Hills

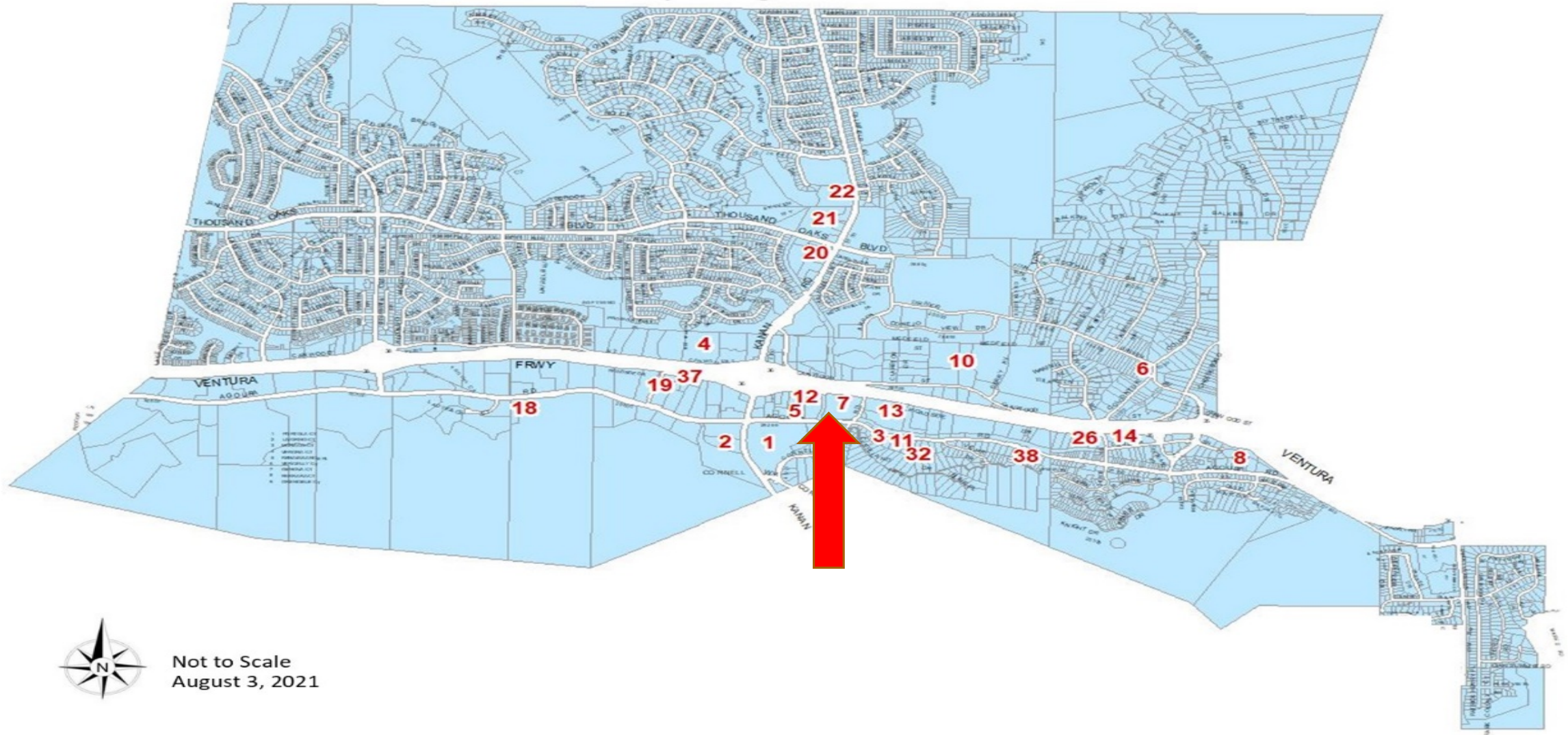


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Proposed Housing Sites

City of Agoura Hills



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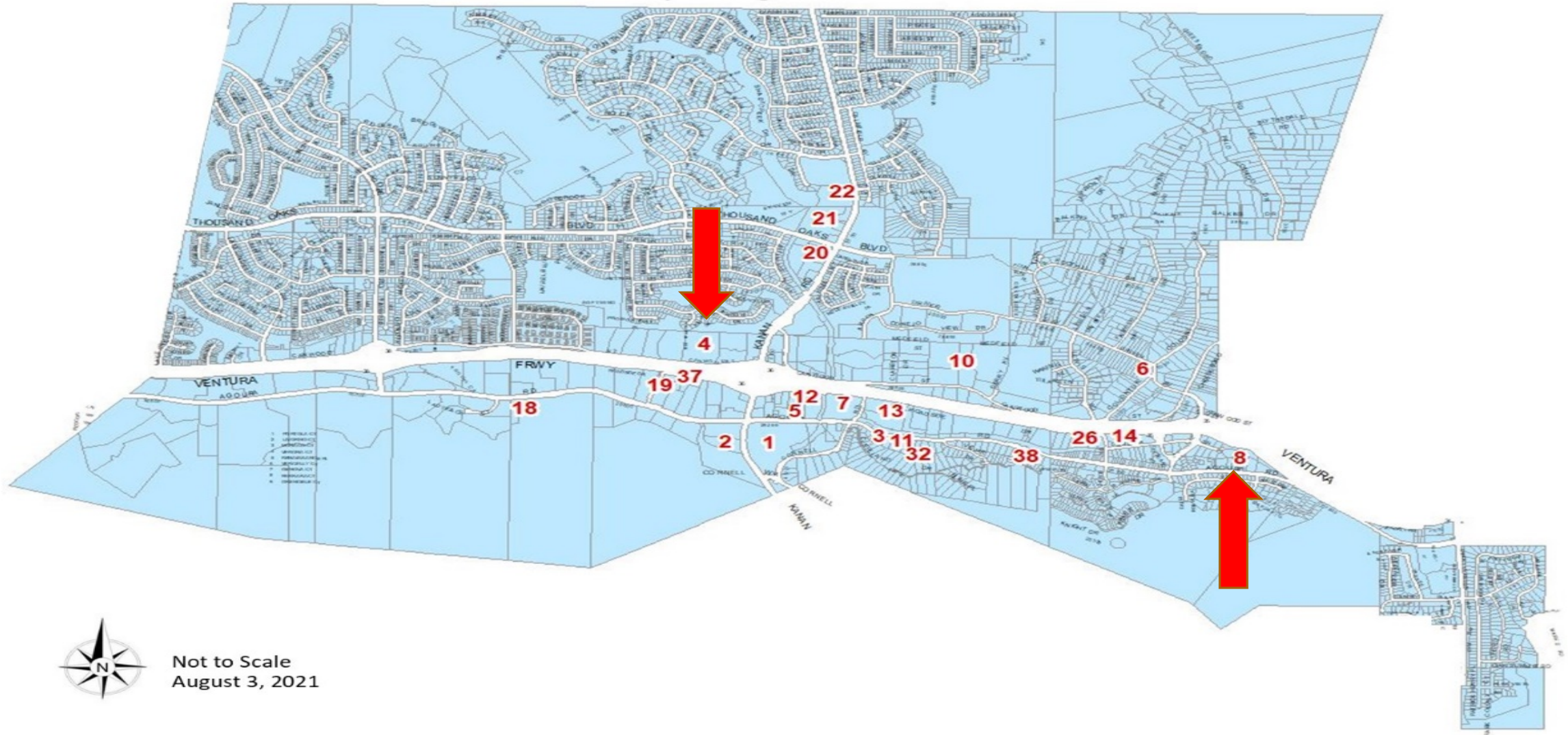


Potential Housing Sites

Sites Outside Agoura Village

Proposed Housing Sites

City of Agoura Hills

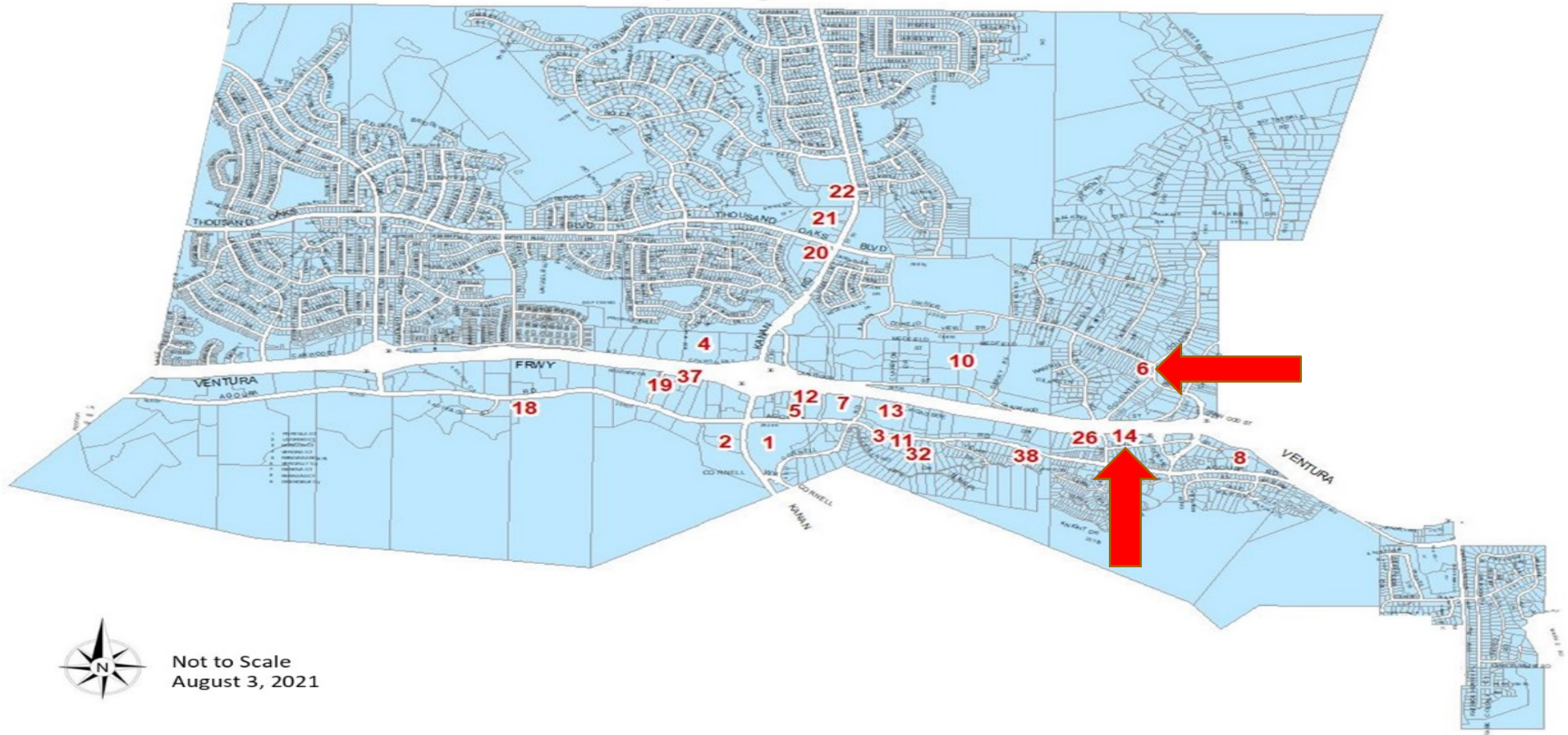


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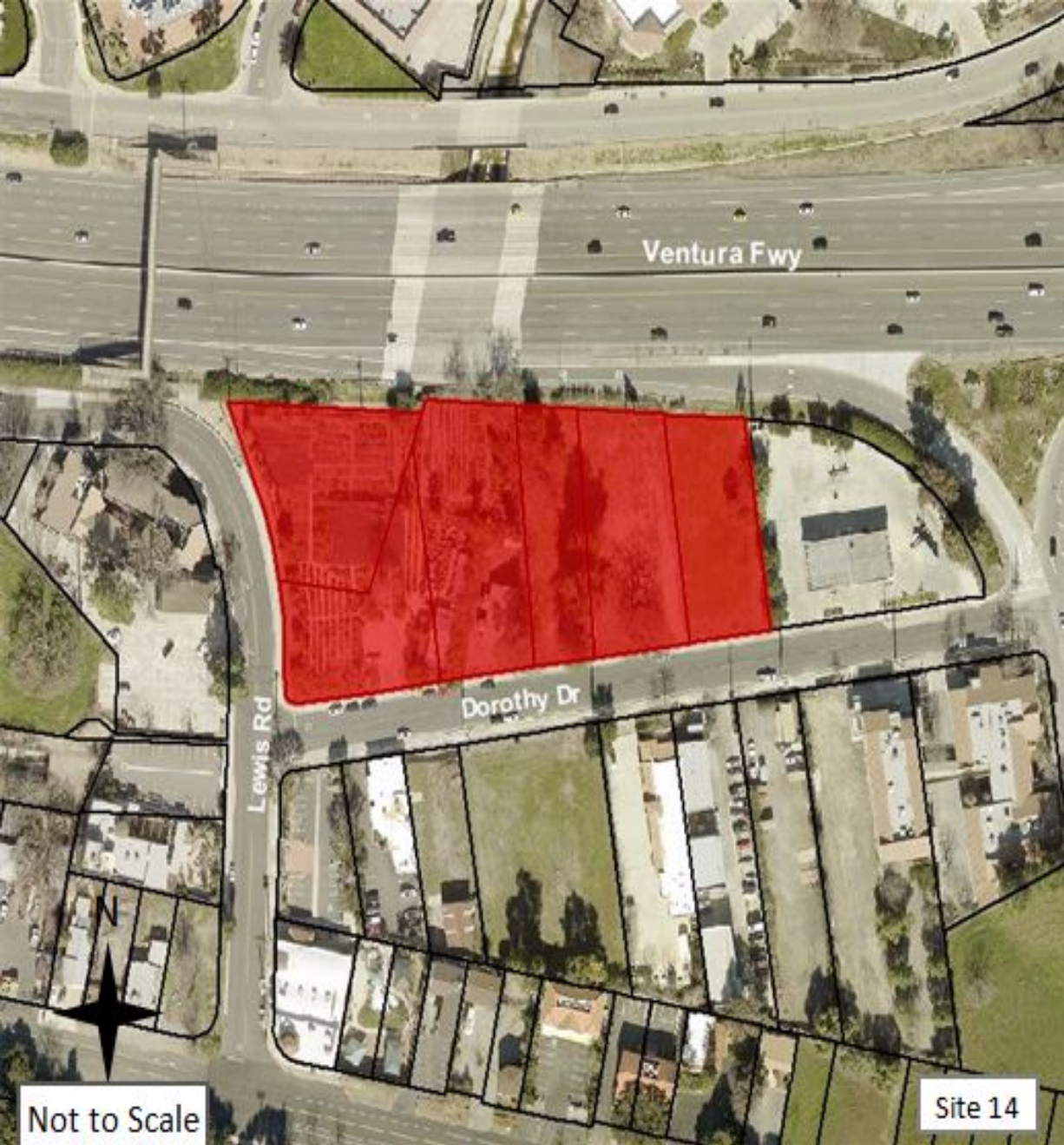


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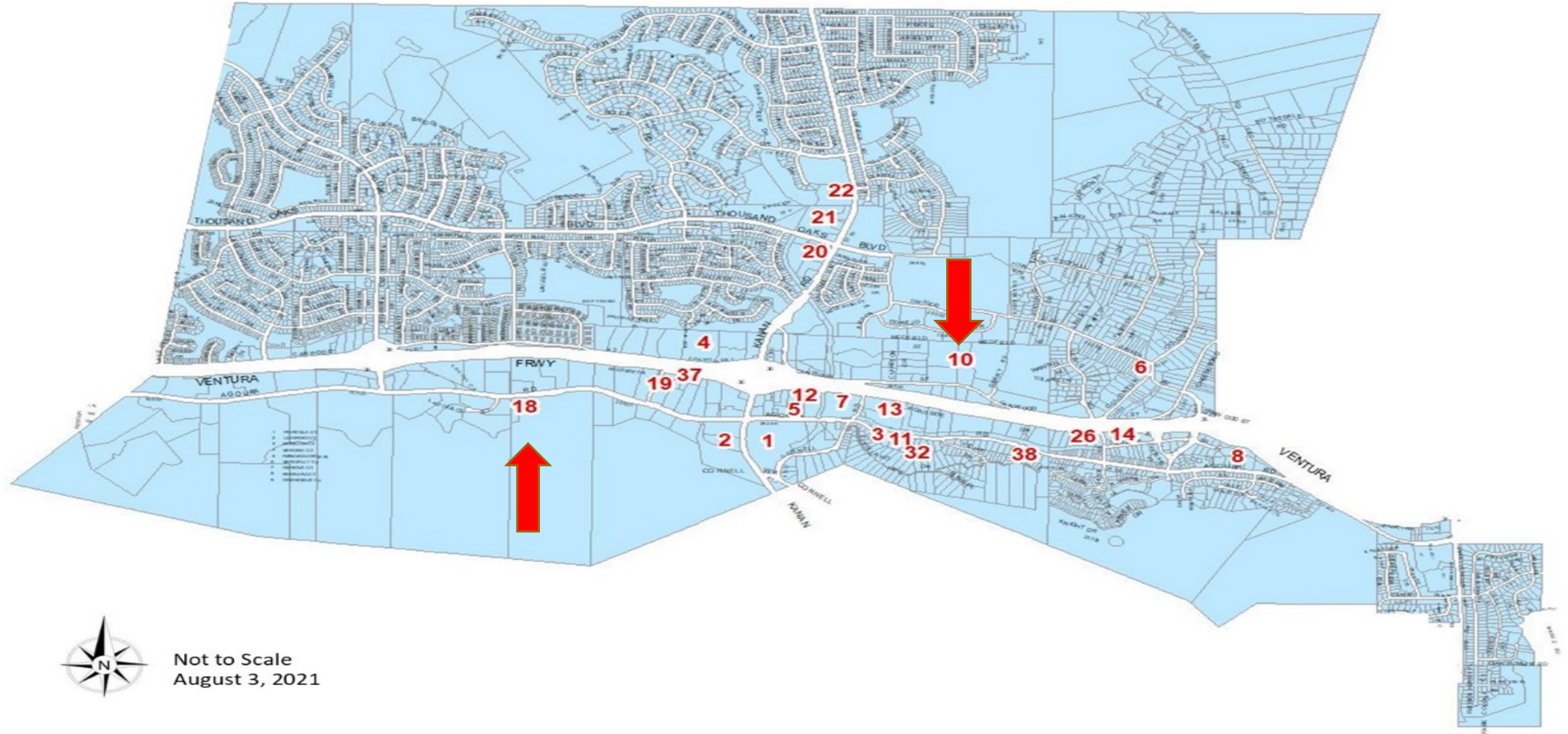


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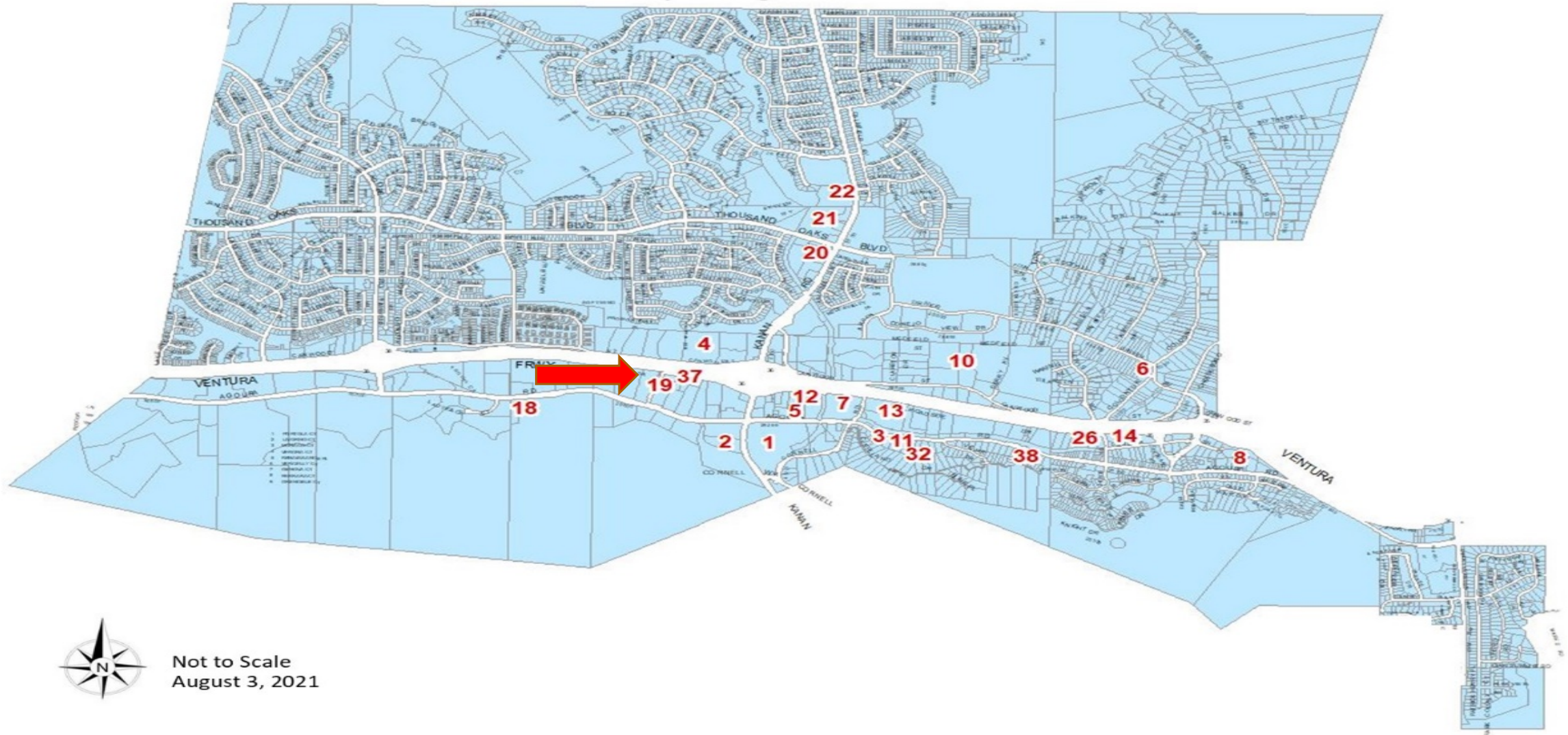


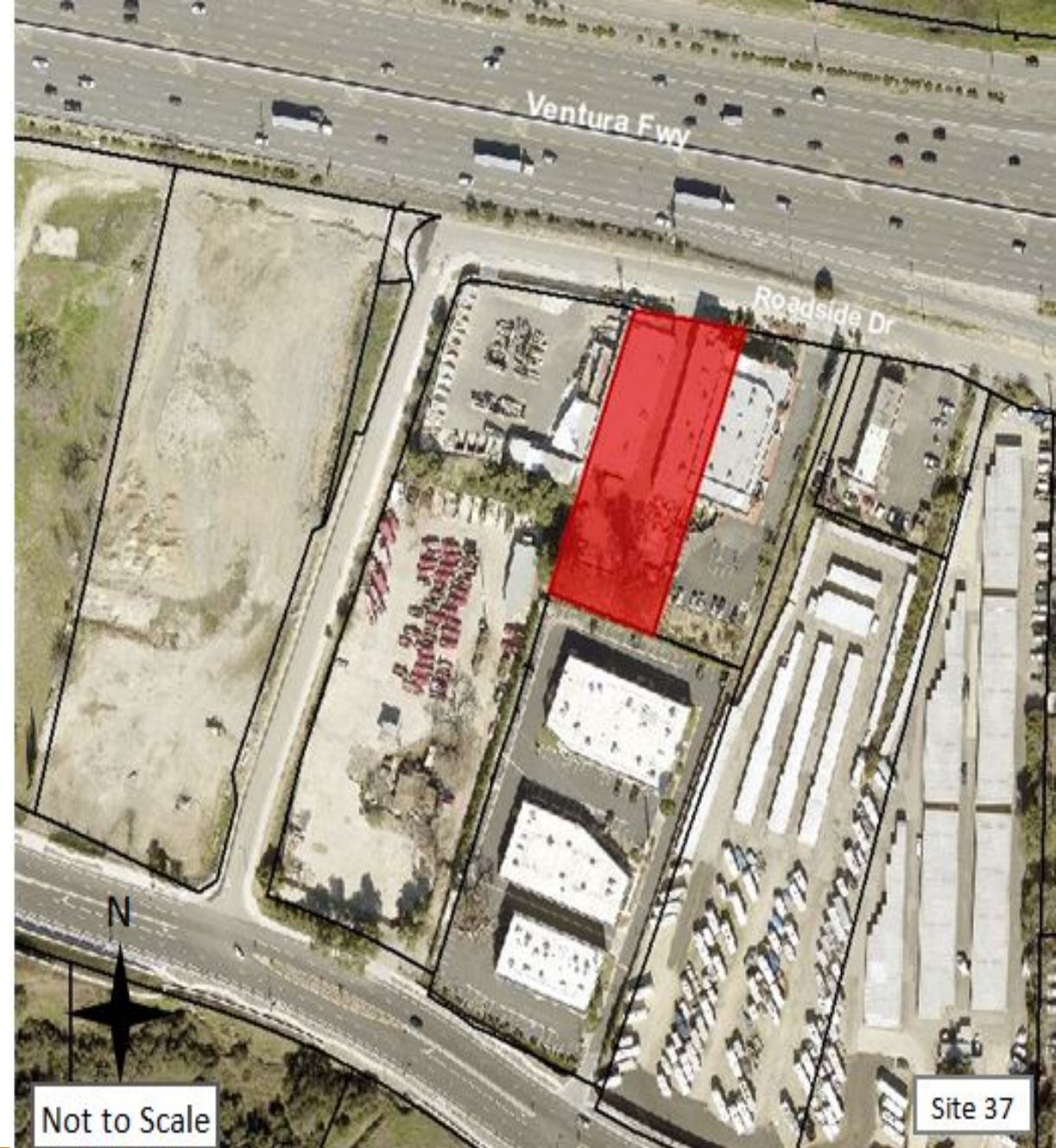
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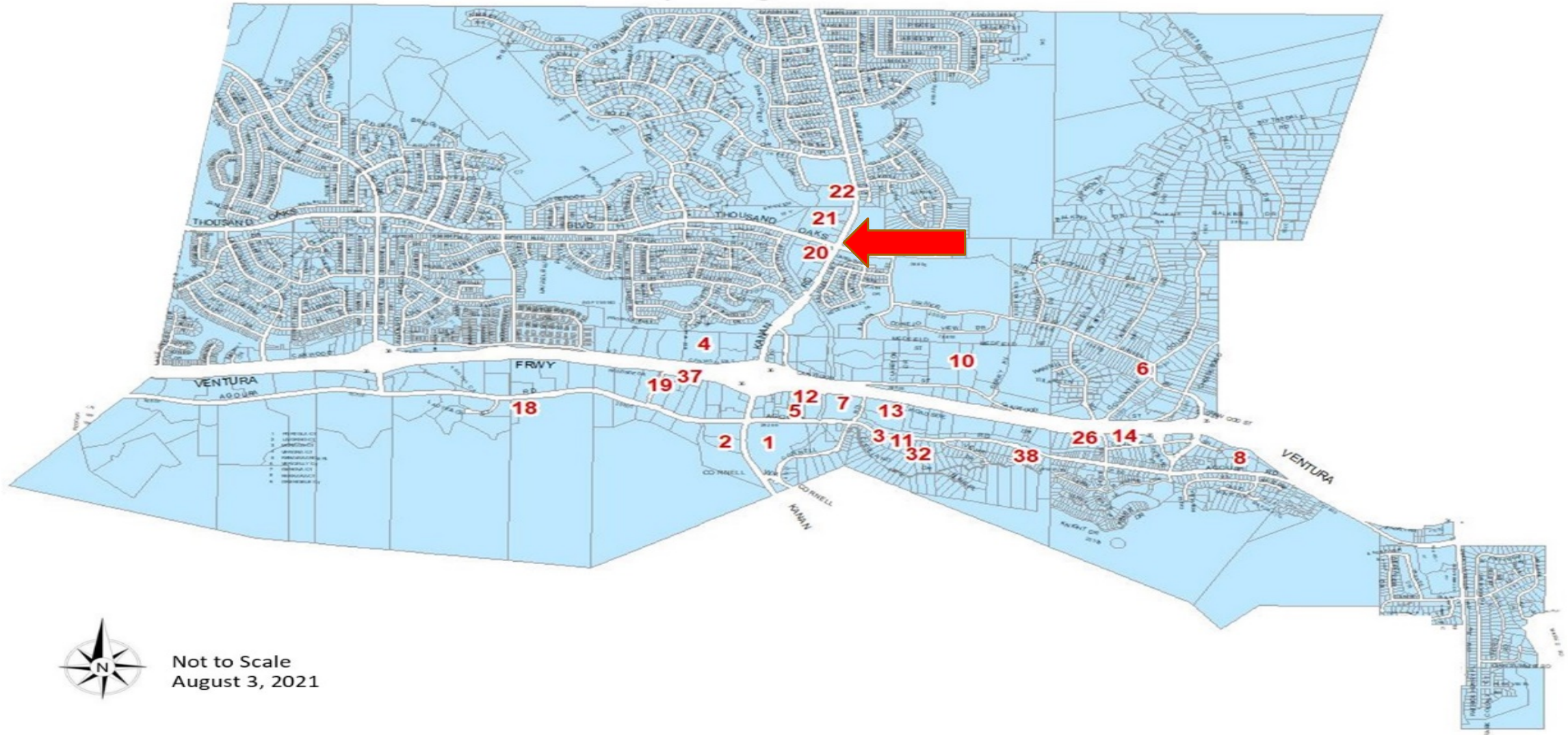
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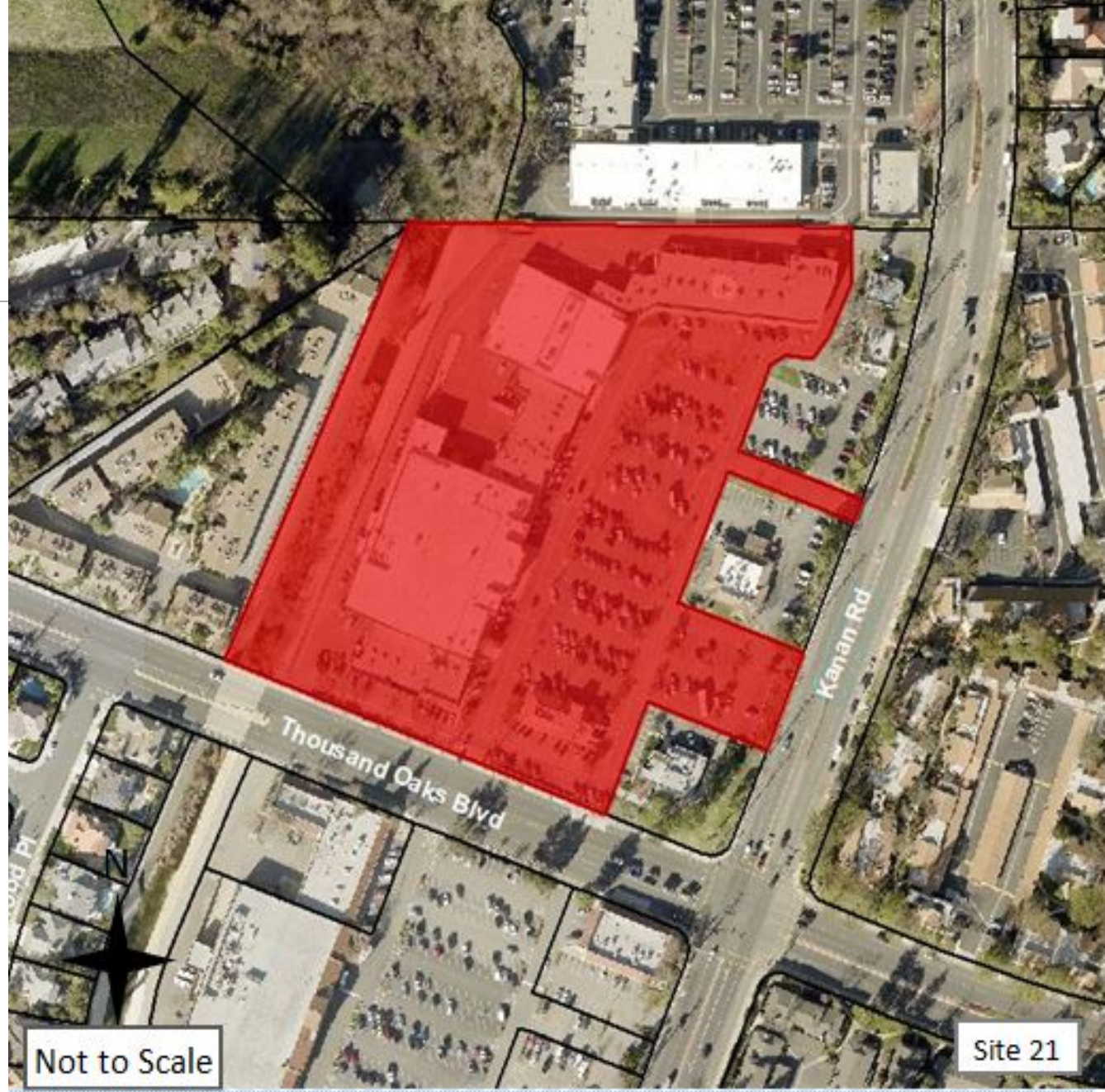


Proposed Housing Sites

City of Agoura Hills

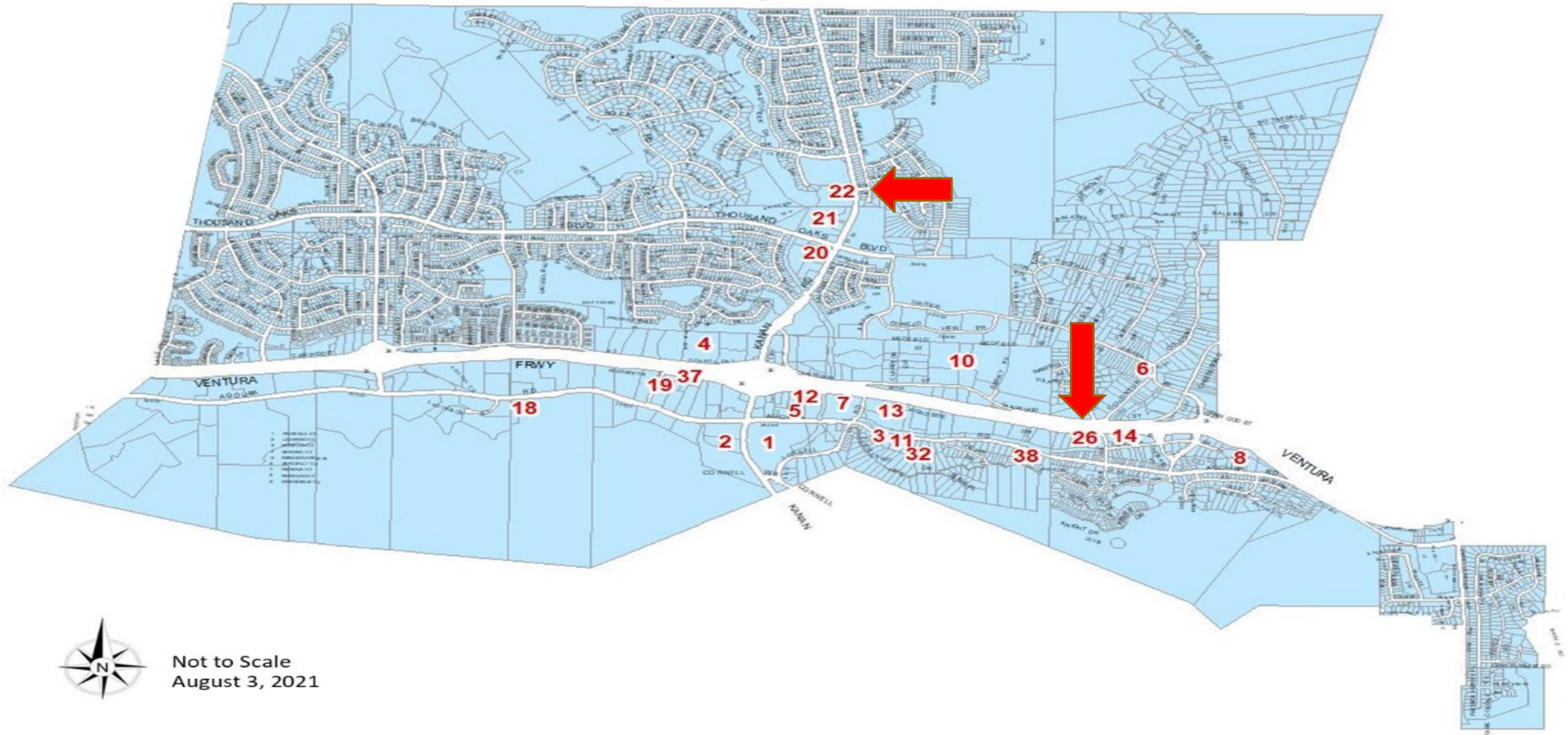


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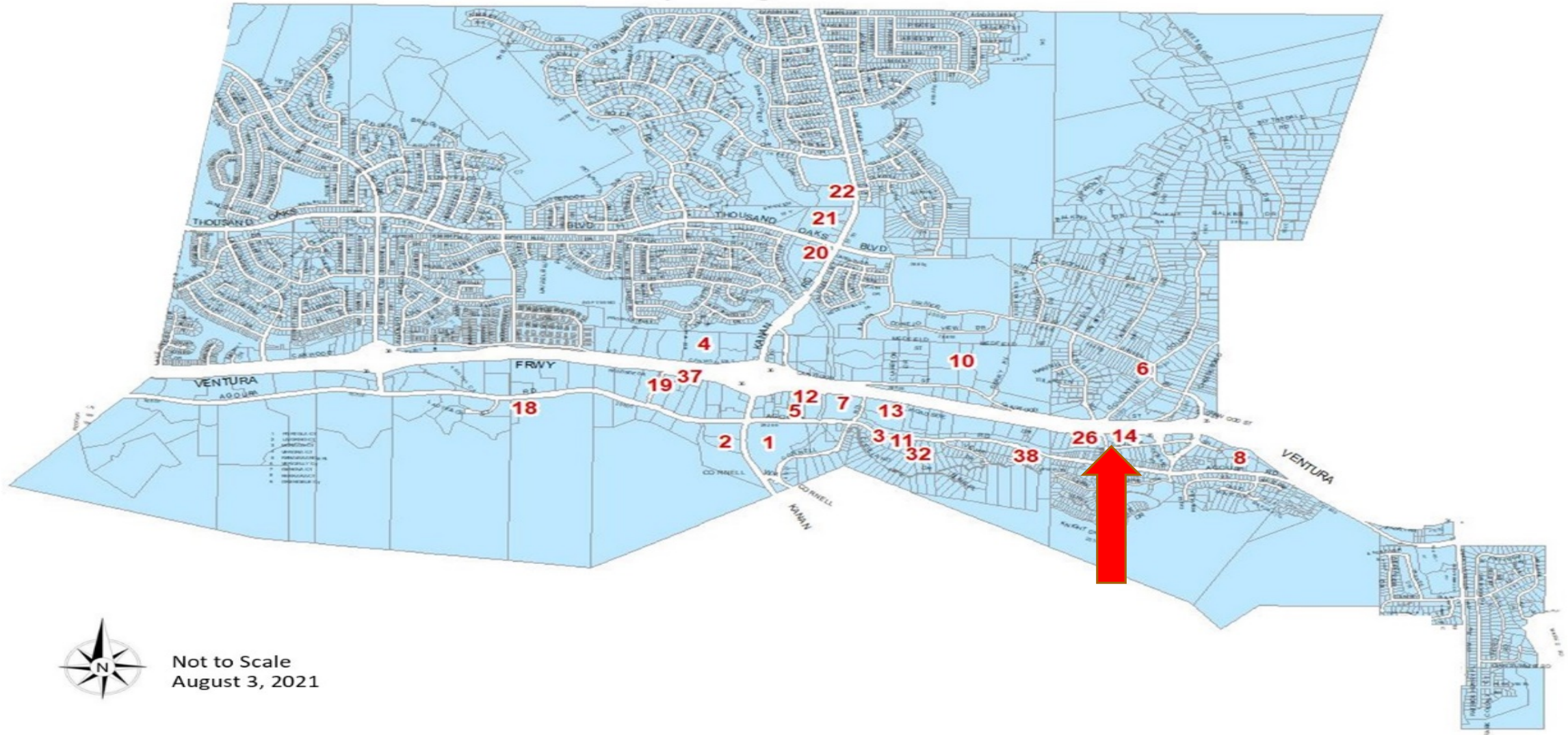
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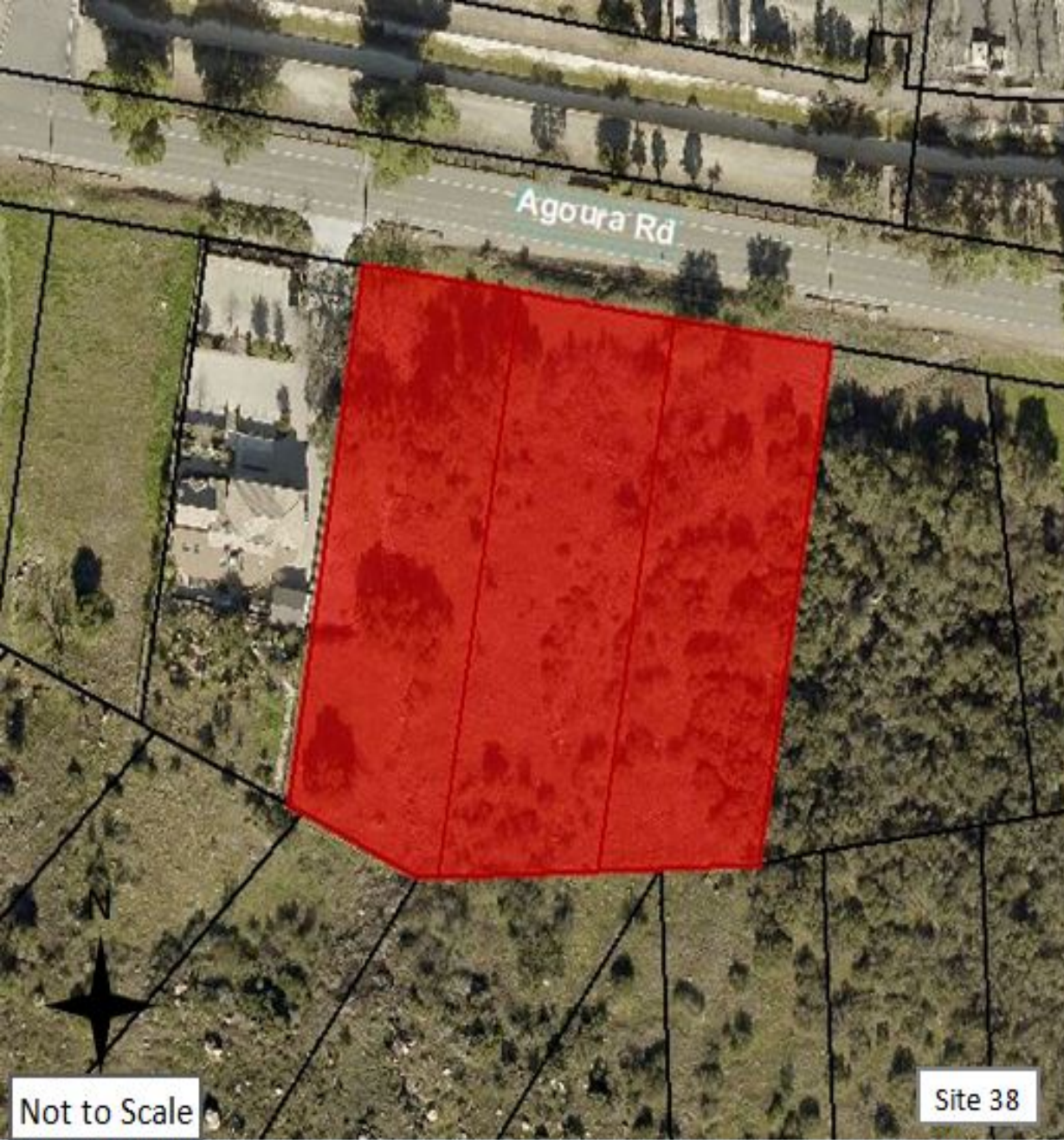


Proposed Housing Sites

City of Agoura Hills



Not to Scale
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Current Method to Meet RHNA



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)
- Allows for an in-lieu fee
- Currently, no affordable units in City (non-ADU)



Proposed Approach to Meet RHNA



Affordable Housing Overlay (AHO)

- Applying AHO to sites increases housing density (# units that can be developed). State requires by-right processing in exchange for providing an increased % of on-site affordable units beyond City's inclusionary requirements (20% VL and L vs. 15% VL, L and M).
- Property owners would retain the option of developing under base zone district, and not using the AHO.
- Re-zone sites to base zone of RM (6-15 du/acre), except mixed-use sites in the AVSP, which would retain the current 20 du/acre density. Shopping centers retain CS-MU base zone.



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 25 du/acre	Total Units: 25 Affordable Units under AHO: 20% = 5 VL/L units	Non- discretionary/ By Right

- New objective development standards would need to be created to support achievement of densities permitted under the AHO and ensure items the City values are maintained.



Proposed Approach

- A. Apply AHO Zone to All Sites
- B. Re-Zone Base of Sites Outside the AVSP (except Shopping Centers on Kanan Road)
- C. Re-Designate AVSP sites



Proposed Approach

A. APPLY AN AFFORDABLE HOUSING OVERLAY ZONE TO ALL SITES

- Dwelling Units per Acre: 20-25
- Affordable Units: 10% VL 10% L (total 20%)
- Objective Design and Development Standards
- 3 Different AHO Zones (AVSP, non-AVSP, Shopping Centers), reflecting different objective standards



Proposed Approach

B. CHANGE BASE ZONE OF SITES OUTSIDE AVSP TO MF 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
- Exception: Shopping Centers remain CS-MU



Proposed Approach

C. RE-DESIGNATE THE AVSP SITES

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



Proposed Approach

Contributions to RHNA from Proposed Approach

	DUs from 22 Sites	ADUs	Total DUs Provided	RHNA Needed	Difference
Very Low	157	14	171	127	44
Low	157	34	191	72	119
Moderate	0	5	5	55	(50)
Above Moderate	1,252	27	1,279	64	1,215
TOTAL	1,566	80	1,646	318	1,328



7 General Plan Elements

Land Use

Circulation

Safety

Open Space

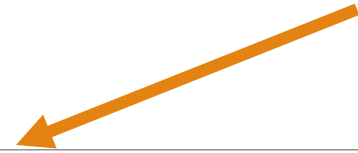
Conservation

Noise

Housing



**Environmental
Justice**



Housing Element

Land Use Element

General Plan

Circulation Element

Safety Element



Schedule

- Draft Housing Element to HCD – Fall 2021 (60-day review by HCD, public review)
- Other GP Elements & DEIR prepared – Late Fall 2021
- DEIR 45-day public review with GP Elements – Early 2022
- Public hearings to consider Housing Element & other Elements, FEIR – Spring 2022



QUESTIONS?



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