Meeting #4

GENERAL PLAN ADVISORY COMMITTEE

December 12, 2019 | Oak and Park Rooms Civic Arts Plaza
AGENDA

Welcome! Tonight we’ll...

- Review and refine the “guiding principles” for the General Plan
- Provide an overview of housing existing conditions
- Discuss potential areas of change and stability in Thousand Oaks
RE-INTRODUCTIONS

Name
Favorite food
DRAFT GUIDING PRINCIPLES
GUIDING PRINCIPLES OVERVIEW

• Provides a framework to guide future decision-making
• Flows out of the ideas from community engagement
• Provides an anchor or reference point when considering policy trade-offs
• Has 2 components: “community values” and “key strategies”
**DRAFT GUIDING PRINCIPLES— COMMUNITY VALUES (FROM GPAC)**

1. A family-friendly community with a high quality of life that is accessible to all.
2. An inclusive and welcoming community that embraces ethnic, racial, social, and economic diversity.
3. Diverse and high-quality parks, public services, and public facilities.
4. The protection of open spaces, oak trees, and natural beauty and habitat.
5. A suburban community that is easy to get around and where you can live, work, shop, and play.
6. The ability to live in the City regardless of income or stage in life.
7. Recognition that the community will evolve over time and that change is inevitable.
8. A diversity of safe and convenient mobility options.
10. High quality schools, including public schools and institutes of higher education.
11. A community devoted to arts and culture.
12. A safe and healthy community.
13. A city that recognizes its role as a leader in the Conejo Valley, Ventura County, and the Southern California Region.
15. An active and involved community.
1. Create a diversity of housing types and affordability levels, especially mixed use and multifamily development.
2. Protect single family neighborhoods from increased development.
3. Create more meeting and gathering spaces to enhance community.
4. Build a “downtown” for the City.
5. Revitalize underutilized land (including the malls, older shopping centers, and Thousand Oaks Boulevard) with a diverse mix of uses including residential.
6. Expand the number and diversity of entertainment options.
7. Expand the number and diversity of jobs in biotech, healthcare, and education and attract new jobs and businesses to the City to create a balanced and economically resilient economy.
8. Improve public transportation.
9. Create a complete and safe bicycle network.
10. Improve walkability in the City.
11. Preserve and expand parks and open spaces, including continued preservation of oak trees, completing a ring of open space around the City, and building new parks as the population grows.
12. Continue and expand the high quality and diversity of public services provided by the City, focusing on youth, seniors, and residents with special needs (such as the homeless population).
13. Attract a wider diversity of residents to the City, including families with children and young professionals.
14. Pursue strategies to reduce the City’s environmental impact, including GHG emissions, reduced water use, and reduced energy use.
15. Protect the City against future wildfires.
• Is anything missing from the guiding principles?
• Is there anything you want to change?
Housing

- The State of Housing: Thousand Oaks Today
- Housing Element Update
- State Regulations
- Understanding Density
- Discussion
The State of Housing:

THOUSAND OAKS TODAY
Current housing stock: 48,081 units

- 1-unit, detached: 67.6%
- 1-unit, attached: 11.2%
- 2 to 4 units: 4.0%
- 5 or More units: 14.7%
- Mobile home or trailer: 2.5%
## HOUSING GROWTH

<table>
<thead>
<tr>
<th>Area</th>
<th>Percent Change 2000-2010</th>
<th>Percent Change 2010-2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thousand Oaks</td>
<td>10.60%</td>
<td>1.20%</td>
</tr>
<tr>
<td>Camarillo</td>
<td>17.10%</td>
<td>6.80%</td>
</tr>
<tr>
<td>Agoura Hills</td>
<td>8.50%</td>
<td>0.70%</td>
</tr>
<tr>
<td>Moorpark</td>
<td>18.10%</td>
<td>6.30%</td>
</tr>
<tr>
<td>Simi Valley</td>
<td>14.00%</td>
<td>1.60%</td>
</tr>
<tr>
<td>Ventura County</td>
<td>11.90%</td>
<td>2.80%</td>
</tr>
</tbody>
</table>
For housing policy and program purposes, State establishes five income groups:

- Extremely Low Income (0–30% Area Median Income or AMI)
- Very Low Income (31–50% AMI)
- Low Income (51–80% AMI)
- Moderate Income (81–120% AMI)
- Above Moderate Income (above 120% AMI)

Workforce housing – not legally defined, but typically includes households up to 150% AMI

- Townhomes, condos, and apartments
## HOUSEHOLD INCOME BY HOUSEHOLD SIZE (2019)

<table>
<thead>
<tr>
<th>Income Group</th>
<th>1-Person</th>
<th>2-Person</th>
<th>3-Person</th>
<th>4-Person</th>
<th>5-Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (0-30% AMI)</td>
<td>$22,000</td>
<td>$25,150</td>
<td>$28,300</td>
<td>$31,400</td>
<td>$33,950</td>
</tr>
<tr>
<td>Very Low (30-50% AMI)</td>
<td>$36,650</td>
<td>$41,850</td>
<td>$47,100</td>
<td>$52,300</td>
<td>$56,500</td>
</tr>
<tr>
<td>Low (51-80% AMI)</td>
<td>$58,600</td>
<td>$67,000</td>
<td>$75,350</td>
<td>$83,700</td>
<td>$90,400</td>
</tr>
<tr>
<td>Median (100% AMI)</td>
<td>$68,450</td>
<td>$78,250</td>
<td>$88,000</td>
<td>$97,800</td>
<td>$105,600</td>
</tr>
<tr>
<td>Moderate (81-120% AMI)</td>
<td>$82,150</td>
<td>$93,900</td>
<td>$105,600</td>
<td>$117,350</td>
<td>$126,750</td>
</tr>
</tbody>
</table>
### HOUSEHOLD INCOME DISTRIBUTION

<table>
<thead>
<tr>
<th>Percent of Total Households</th>
<th>Thousand Oaks</th>
<th>Ventura County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moderate/Above (&gt;80% AMI)</td>
<td>69.3%</td>
<td>58.4%</td>
</tr>
<tr>
<td>Low (80% AMI)</td>
<td>13.5%</td>
<td>17.3%</td>
</tr>
<tr>
<td>Very Low (50% AMI)</td>
<td>7.9%</td>
<td>12.0%</td>
</tr>
<tr>
<td>Extremely Low (30% AMI)</td>
<td>9.3%</td>
<td>12.3%</td>
</tr>
</tbody>
</table>

Source: Comprehensive Housing Affordability Strategy, HUD, 2012-2016
HOUSEHOLD INCOME DISTRIBUTION BY TENURE

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (30% AMI)</td>
<td>53%</td>
<td>47%</td>
</tr>
<tr>
<td>Very Low (50% AMI)</td>
<td>42%</td>
<td>58%</td>
</tr>
<tr>
<td>Low (80% AMI)</td>
<td>43%</td>
<td>57%</td>
</tr>
<tr>
<td>Moderate/Above (&gt;80% AMI)</td>
<td>23%</td>
<td>77%</td>
</tr>
</tbody>
</table>

# Median Home Price (2018-2019)

![Bar chart showing median home prices for different cities.](chart.png)

<table>
<thead>
<tr>
<th>City</th>
<th>Mar-18</th>
<th>Mar-19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thousand Oaks</td>
<td>$765,000</td>
<td>$754,000</td>
</tr>
<tr>
<td>Simi Valley</td>
<td>$527,500</td>
<td>$575,000</td>
</tr>
<tr>
<td>Camarillo</td>
<td>$579,000</td>
<td>$595,000</td>
</tr>
<tr>
<td>Moorpark</td>
<td>$647,500</td>
<td>$640,000</td>
</tr>
<tr>
<td>Ventura County</td>
<td>$565,050</td>
<td>$584,000</td>
</tr>
</tbody>
</table>

Source: CoreLogic, California Home Sale Activity by City, March 2019
### CURRENT AVERAGE RENT BY TYPE AND SIZE

<table>
<thead>
<tr>
<th>Average Rent by Unit Size (2019)</th>
<th>Studio</th>
<th>1-Bedroom</th>
<th>2-Bedroom</th>
<th>3-Bedroom</th>
<th>4-Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td>$1,555</td>
<td>$1,955</td>
<td>$2,276</td>
<td>$2,833</td>
<td>N/A</td>
</tr>
<tr>
<td>Single-Family Home</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>$3,207</td>
<td>$4,100</td>
</tr>
</tbody>
</table>

Sources:
1. Ventura County Apartment Market Survey, January 2019,
2. www.craigslist.org, accessed August 2019
Income Needed for Median Priced Home/Rent vs. Mean Salary by Occupation

Sources:
**WHAT IS AFFORDABLE HOUSING?**

**Affordable Housing** – Housing costs total no more than 30–35% of household income

**Housing Cost Burden** – Household paying more than 30% income on housing

<table>
<thead>
<tr>
<th>Percent of Households</th>
<th>Extremely Low (30% AMI)</th>
<th>Very Low (50% AMI)</th>
<th>Low (80% AMI)</th>
<th>Mod/Above (&gt;80% AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost Burdened Owner</td>
<td>81%</td>
<td>72%</td>
<td>58%</td>
<td>31%</td>
</tr>
<tr>
<td>Cost Burdened Renter</td>
<td>80%</td>
<td>86%</td>
<td>85%</td>
<td>51%</td>
</tr>
</tbody>
</table>

CITY AFFORDABLE HOUSING EFFORTS

• Affordable Housing Trust Fund
  • Inclusionary housing in-lieu fee/Linkage fee (currently $0)
• Multi-family housing acquisition/rehabilitation
  • Many Mansions and Housing Authority projects
• Housing Assistance Program
  • Utility assistance to seniors and disabled
• Continuum of care to address homelessness
  • Funding for nonprofits
Housing Element Update
HOUSING ELEMENT REQUIREMENTS

• Provide a variety of housing types of all income groups
• Assist in the development of lower and moderate income housing
• Remove constraints to housing
• Conserve and improve existing housing
• Promote fair housing
REGIONAL HOUSING NEEDS ALLOCATION (RHNA) – 2021-2029

State
- HCD

Regional Planning Agencies
- SCAG
  - 1,341,827

Ventura County
- Ventura County
  - 24,088
  - (1.8%)

Nearby Cities
- Thousand Oaks
  - 2,578
- Camarillo
  - 1,261
- Moorpark
  - 1,287
- Oxnard
  - 8,529
- Simi Valley
  - 2,681
- Ventura
  - 5,260

Estimated RHNA
## INCOME DISTRIBUTION OF RHNA

<table>
<thead>
<tr>
<th>Income Group</th>
<th>RHNA</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Income (50% AMI)</td>
<td>722</td>
<td>28.0%</td>
</tr>
<tr>
<td>Low Income (80% AMI)</td>
<td>486</td>
<td>18.9%</td>
</tr>
<tr>
<td>Moderate Income (120% AMI)</td>
<td>523</td>
<td>20.3%</td>
</tr>
<tr>
<td>Above Moderate Income (&gt;120% AMI)</td>
<td>846</td>
<td>32.8%</td>
</tr>
<tr>
<td>Total</td>
<td>2,578</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
**RHNA REQUIREMENTS**

- Jurisdictions must plan for their allocation of housing units per RHNA
- Sites with appropriate density and development standards (at least 30 du/ac for lower income units)
  - 1,208 very low and low income units
- Vacant and underutilized sites with near-term development potential
- Development process and fees that do not constrain housing development
EXISTING GENERAL PLAN LAND USE DISTRIBUTION

- Undevelopable Land: 3.5%
- Institutional: 1.5%
- Education: 1.2%
- Open Space/Parks/Recreation: 44.9%
- Industrial: 3.1%
- Mixed Use: 1.0%
- Commercial: 3.6%
- Residential - Developable Land: 0.8%
- Residential - Mobile Home: 0.3%
- Residential - High Density (15-30 du/ac): 1.5%
- Residential - Medium Density (4.6-15 du/ac): 4.9%
- Residential - Low Density (2-4.5 du/ac): 23.5%
- Residential - Very Low Density (0-2 du/ac): 10.3%
BENEFITS OF A DIVERSE HOUSING STOCK

- Population shifted to an aging community
  - Decreased number/proportion of children
  - Increased number/proportion of seniors (65+)
- Diversify housing stock to:
  - Allow seniors to age in place
  - Attract young families with children with affordable options
  - Provide housing options for young professionals
STATE REGULATIONS
NEW LAWS AND SACRAMENTO POLICY DIRECTION

- New laws focus on facilitating production of new housing:
  - Remove constraints for development
    - Reduce fees, relax development standards (2019: SB 330)
    - Streamline processing procedures – by right approval of housing (2017: SB 35; 2019: SB 330, AB 1485)
    - Objective standards for site plan and design reviews (2019: SB 330)
  - Increase capacity
    - Increase areas/density zoned for residential uses (2017: SB 166, 2019: SB 330)
    - Identify areas with realistic potential (SB 166, AB 1397)
  - Expand housing options
    - Supportive housing for persons with disabilities (2019: AB 2162)
    - Housing for the homeless (2019: AB 101)
CONSEQUENCE OF NONCOMPLIANCE

• Risk of litigation (AB 72, AB 101)
  • HCD monitoring non-compliant jurisdictions
  • Huntington Beach sued by AG for continued inaction
  • Pomona and San Clemente sued by nonprofits
• Ineligibility for State grants
  • SB 2 grant – City applied for 1st round
  • Housing Trust Funds
  • Other infrastructure/transportation funds being considered
UNDERSTANDING DENSITY
Density is the amount of development within a given area.

- Residential uses are generally calculated as dwelling units per acre (du/ac).
- Commercial calculated as Floor Area Ratio (FAR) or the area of all buildings on a lot divided by the total square footage of the lot.
UNDERSTANDING FLOOR AREA RATIO

100% of site covered by 1-story bldg. (FAR = 1.0)

50% of site covered by 2-story bldg. (FAR = 1.0)

25% of site covered by 4-story bldg. (FAR = 1.0)
**HOUSING TYPE AND DENSITY**

Single family residential uses are typically calculated as **housing units per acre** (du/ac).

- **Single family Lots** 5 du/acre
- **Small Lot Single Family** 10 du/acre
- **Rowhouses** 14 du/acre
Multifamily residential may be measured as du/acre or FAR

Rowhouses
18 du/acre, 1.0 FAR

Townhouses
34 du/acre, 2.0 FAR

Stacked Flats
66 du/acre, 3.0 FAR
Multifamily residential may be measured as du/acre or FAR

Building size depends on both number of units and size of units

Example:
Parcel size: One-acre
Building size: 48,000 SF
- 40 units and average unit size of 1,200 SF = 40 du/acre or 1.1 FAR
- 48 units and average unit size of 1,000 SF = 48 du/acre or 1.1 FAR
- 64 units and average unit size of 750 SF = 64 du/acre or 1.1 FAR
# Density and Housing Type

<table>
<thead>
<tr>
<th>Density (du/ac)</th>
<th>Acres Needed for 1,208 Lower Income Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>34</td>
<td>36</td>
</tr>
<tr>
<td>44</td>
<td>27</td>
</tr>
<tr>
<td>64</td>
<td>19</td>
</tr>
</tbody>
</table>
DISCUSSION
DISCUSSION

• What key housing policies should the City focus on?
• What mix of uses should the City consider?
• What housing or density targets should the General Plan include?
• What strategies should the City use to pursue more affordable housing?
AREAS OF CHANGE AND STABILITY
GROWTH DIRECTION FROM ENGAGEMENT PROCESS

• Recognize that Thousand Oaks will evolve over time
• Provide for a greater diversity of housing types and more affordable housing
• Provide for more housing to support people that work in the City
• Recognize the importance of economic expansion and diversity
• Protect and preserve open space, parks, and low-density residential neighborhoods
KNOWN AREAS OF STABILITY
• Please split into groups of four to five people
• Identify additional “areas of stability” where the character will remain the same
• Identify “areas of ‘potential’ change”
  • Where you think new development or changes in use could occur?
  • What types of uses should be there?
    • Single Family Housing
    • Multi Family Housing
    • Jobs
    • Retail
    • Mixed use

• Notes:
  • Keep discussion at a high level by general area, not by parcel
  • Information will be used to develop land use and growth alternatives
Please state your name and keep your comments to a maximum of 2 minutes each.
**NEXT STEPS**

1. **Complete Guiding Principles (Dec – Jan)**
   - GPAC Meeting

2. **Create Alternatives (Dec – April)**
   - 2 GPAC Meetings
   - Community Forum
   - Online Survey
   - Pop-Up Workshops

3. **Review Alternatives (May – July)**
   - GPAC Meeting
   - Community Workshop
   - Pop-Up Workshops
   - Online Survey

4. **Policy Framework (July – Dec.)**
   - 2 GPAC Meetings
   - Pop-Up Workshops
   - Online Survey
   - Public Workshop
   - City Council Study Session
UPCOMING GPAC MEETINGS

• GPAC #5: Fiscal and economic overview; review areas of change and stability (Thursday, February 6)
• GPAC #6: Create land use alternatives (Thursday, March 5)
• GPAC #7: Transportation; review land use alternatives (Wednesday, April 8)
• GPAC #8: Review preferred land use direction; growth projections; land use designation map (Thursday, June 4)
• GPAC #9: Health, equity, parks, open space (Thursday, September 10)