GENERAL PLAN UPDATE: HOUSING

City Council
February 11, 2020
HOUSING

• The State of Housing: Thousand Oaks Today
• Housing Element Update
• State Regulations
• 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: 14.7%
- 5 or More units: 4.0%
- Mobile home or trailer: 2.5%
HOUSING GROWTH

<table>
<thead>
<tr>
<th>Location</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

Source: Comprehensive Housing Affordability Strategy, HUD, 2012-2016

<table>
<thead>
<tr>
<th>Income Level</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>
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>

Source: Comprehensive Housing Affordability Strategy, HUD, 2012-2016
MEDIAN HOME PRICE (2018-2019)

Sources:
1. CoreLogic, California Home Sale Activity by City, March 2019
2. Zillow estimated median sale price, January 2020
# Current Average Rent by Type and Size

## Average Rent by Unit Size (2019)

<table>
<thead>
<tr>
<th></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
HOUSEHOLD INCOME NEEDED TO AFFORD HOUSING

Income Needed for Median Priced Home/Rent vs. Mean Salary by Occupation

- Fast Food Cook: $25,170
- Retail Salesperson: $31,040
- Janitors: $32,130
- Licensed Nurse: $52,620
- Elem. Sch. Teacher: $67,680
- Paralegal: $74,860
- Firefighter: $89,990
- Civil Engineer: $98,190
- Attorney: $172,900
- General Physician: $207,720
- Income Needed: Rent ($2,200): $105,600
- Income Needed: Own ($732,000): $144,458
- Income Needed: Own ($1,600,000): $315,755

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

Source: Comprehensive Housing Affordability Strategy, HUD, 2012-2016
CITY AFFORDABLE HOUSING EFFORTS

• New development projects
  • Inclusionary housing ordinance and in-lieu fee/Linkage fee (currently $0)
  • Affordable units in projects with Measure E allocations

• Multi-family housing acquisition/rehabilitation
  • Affordable Housing Trust Fund
  • Many Mansions and Housing Authority projects (limited post-Redevelopment)

• 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
  - Ventura County: 1,341,827
- 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:
  - Thousand Oaks: 2,578
  - Camarillo: 1,261
  - Moorpark: 1,287
  - Oxnard: 8,529
  - Simi Valley: 2,681
  - Ventura: 5,260
# 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

- Institutional: 1.5%
- Education: 1.2%
- Open Space/Parks/Recreation: 44.9%
- Industrial: 3.1%
- Mixed Use: 1.0%
- Commercial: 3.6%
- Undevelopable Land: 3.5%
- 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

- Provide housing options for young professionals
- Attract young families with children with affordable options
- Allow seniors to age in place
- Allow more residents to live and work in Thousand Oaks
STATE REGULATIONS
LAWS AND SACRAMENTO POLICY DIRECTION

Recent legislation with 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)
Recent legislation with focus on facilitating production of new housing:

• Expand housing options
  • Accessory Dwelling Units (2018: SB 1226; 2017: SB 1069, AB 2299, AB 2406; 2019: AB 68, AB 587, AB 670, AB 671, AB 881, SB 13)
  • Supportive housing for persons with disabilities (2019: AB 2162)
  • Housing for the homeless (2019: AB 101)
  • Expanded density bonus (2019: AB 1763)
CONSEQUENCE OF NONCOMPLIANCE

• Risk of litigation (AB 72, AB 101)
  • HCD monitoring non-compliant jurisdictions and reporting to AG
  • Fines up to $100,000 per month
  • Huntington Beach sued by AG for continued inaction
  • Pomona and San Clemente sued by nonprofits

• Ineligibility for State grants
  • SB 2 grant (City received $310,000 in 1st round)
  • Housing Trust Funds
  • Other infrastructure/transportation funds being considered
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