

designed such that the visual quality of the hillsides is maintained and alteration of natural topography is minimized. The Grading Ordinance establishes development regulations designed to protect residents from geologic hazards and destruction of property.

### **Drainageway, Floodplain, Watercourse Overlay District**

The D Overlay District is intended to be applied to those areas of the City which, under present conditions, are known to be subject to flooding. The primary objective of this district is to establish criteria for land management and use in flood-prone areas in order to prevent and minimize economic loss caused by flood flows. Structures designed for human habitation are prohibited within the D District. A hydrology report is typically required to determine the limits of the floodplain prior to allowing construction.

### **Indian Hills Design Overlay District**

The Indian Hills area is located south of the freeway near Lewis Road, and is characterized by single family homes on the steep terrain. The purpose of the Indian Hills (IH) Overlay District is to address the natural and development problems of the Indian Hills area by establishing special public improvement standards and development guidelines. The district does not independently constrain housing supply, but rather reflects underlying geologic and topographic constraints. In this overlay district, all discretionary reviews include the review of the architectural treatment of all buildings and



structures as to design of all retaining walls, grading, compatibility of materials and color, conformance to existing terrain, appearance from adjacent streets, distant arterials, and the Ventura Freeway (U.S. Highway 101), as well as the feasibility of development from a geological perspective. This overlay district has no significant impact on residential density.

### **Old Agoura Overlay District**

The purpose of the Old Agoura (OA) Overlay District is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines. Old Agoura is located north and south of the freeway near Chesebro Road. This area is characterized by low density, single family homes on large lots and small commercial buildings. The design guidelines for Old Agoura are intended to maintain the "rustic" character of the area. The overlay district has no significant impact on residential density. Rather, it is intended to prohibit overbuilding on lots to preserve the ability to maintain horses and other farm animals, promote rustic building design, and maintain the variety of housing types in this area.

## **Freeway Corridor Overlay District**

The purpose of the Freeway Corridor (FC) Overlay District is to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the City's image and to establish special design guidelines for all development within said areas. The areas within the FC Overlay District are "gateways." They are of crucial importance in establishing the City's identity and character in the minds of visitors and residents. Any project within the FC District must be compatible with the City's semi-rural character and should not overwhelm the City's low-intensity development style.

## **Utility Undergrounding**

All electrical distribution lines, telephone, cable television, and similar service wires or cables which provide service to new developments are to be installed underground. No underground utilities, however, are needed in areas where additional housing would be developed.

## **Soils/Geology Report Reviews**

All residential developments in the City require the submittal of soil reports for review by City consultants. Additionally, for hillside development, review of geology reports is necessary. This ensures that the grading is done to minimize cuts, fills and retaining walls, and to minimize the chances of geologic problems.

## **7. Building Code**

Pursuant to state law, Agoura Hills has adopted the latest version of the California Building Code, along with all required updates. The State Building Code establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing.

Agoura Hills has adopted the following local amendments to the California Building Code to protect the public health and safety from hazards indigenous to the City:

- Due to the City's adjacency to wildland fire areas, new homes are required to have Class B, fire retardant roof materials and non-combustible exterior materials. In addition, new houses are required to be equipped with fire sprinklers.
- Increased setbacks are required from the top and toe of slope. This requirement is intended for mudslide and landslide protection.
- The City is characterized by expansive soils, and in response, the City requires larger building footings and sinking deeper into the soil.

The City has adopted the most recent International Code of Building Officials (ICBO), as required of all jurisdictions in California. In December 2010, the Agoura Hills City Council adopted Ordinance No. 10-381, which incorporated the 2010 California Energy Code and the State of California's 2010

Green Building Code Standards into the City's Municipal Code. The City anticipates updating the Municipal Code in late 2013 in order to reflect anticipated changes to the State Energy Code and Green Building Code Standards, expected to be mandated by January 2014.

In terms of the local enforcement of the Building Code, while staff monitors housing conditions, code enforcement in Agoura Hills is primarily complaint based. And as indicated under Housing Element Program #2, eligible property owners cited for code violations are encouraged to utilize the City's CDBG housing rehabilitation programs, subject to funding availability, to bring properties into compliance.

## B. MARKET CONSTRAINTS

### 1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Residential lending activity in Agoura Hills is high, with a total of 2,480 applications for home purchase, refinance and home improvement loans in 2011, and reflecting loan activity on over forty percent of the City's ownership housing stock. Continued favorable interest rates in 2011 resulted in loans for refinancing comprising the majority (76%) of total loan applications in Agoura Hills, followed by home purchase loans (20%), and loans for home improvements (4%).

Table III-6 provides information on the status of residential loan applications in both Agoura Hills and Los Angeles County by type of loan. As illustrated by this table, the approval rate for home purchase loans in Agoura Hills was 72 percent, followed by a 66 approval rate for refinancing applications, and 63 percent approval for home improvement loans. Review of loan approvals by census tract indicates no significant discrepancies by area of the City. In comparison to the loan approval rates County-wide, approval rates in Agoura Hills were comparable for home purchase and refinance loans, yet nine percent higher for home improvement loans. In summary, HMDA data supports good access to residential financing in Agoura Hills.

**Table III-6: Status of Loan Application by Loan Type – 2011**

Loan Type	% Approved		% Denied		% Withdrawn/Incomplete	
	Agoura Hills	LA Co.	Agoura Hills	LA Co.	Agoura Hills	LA Co.
Home Purchase	72%	71%	14%	15%	14%	14%
Home Refinance	66%	65%	19%	20%	15%	15%
Home Improvement	63%	54%	11%	28%	26%	18%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted.

### 2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. The City is nearly built out with few vacant lots remaining that are not subject to constraints precluding residential development. Review of vacant single-family residential land sales in Agoura Hills in 2011 and 2012 identifies prices ranging from \$232,000 - \$566,000 per acre, with each parcel able to accommodate only a single unit.

In addition to raw land costs, site improvements contribute to the cost of land, as most remaining vacant parcels in the City have severe topographic constraints and necessitate significant grading to

accommodate development. Thus, land costs alone produce a situation where housing is not within the financial means of lower income households. The high land costs make construction of lower income housing in the City almost impossible without governmental assistance.

**Table III-7: Vacant Residential Land Sales 2011-2012**

Location	Parcel Size	Sale Amount	Price/ Acre
Agoura Road	.32 acres	\$724,000	\$232,000
Balkins Drive	1.12 acres	\$420,000	\$375,000
Colodny Drive	1.03 acres	\$583,000	\$566,000
Colodny Drive	.44 acres	\$135,000	\$306,000

Source: Data Quick Prospect Finder Farm Database.

### 3. Cost of Construction

Construction factors, such as the type of construction, site conditions, subterranean vs at-grade parking, unit size and amenities, all impact the cost of housing. In general, multi-family housing units are less expensive to construct than single-family housing. However, construction costs vary significantly, depending on the size of the unit and the number and quality of amenities offered. These include features, such as swimming pools, gyms, and other less obvious decisions based on the type of flooring, types of appliances, light fixtures, and quality of cabinetry and woodwork.

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. For multi-family housing in an area like Agoura Hills with high land costs, multi-family construction costs account for around 70 percent of development costs, with land comprising the remaining 30 percent. The proforma developed by the City's Redevelopment consultant for a 98-unit apartment project on a 3.9 acre vacant residential site within Agoura Village reflects a per unit hard construction cost of approximately \$150,000, including \$10,000/unit for structured parking. Hard construction costs for development of a three-story, 99 unit condominium project over ground floor retail and below grade parking on an eight acre vacant site in Agoura Village are estimated at \$250,000 per unit, including \$45,000 per unit for the parking structure.

Though construction costs comprise a large portion of the total development cost of a project, the costs in Agoura Hills are not atypical compared to the County, and therefore would not constitute an actual constraint on housing production.

### 4. Contractual Constraints

The majority of residential development projects in Agoura Hills have formed private homeowners' associations (HOAs). Many of these homeowners' associations have Covenants, Conditions and Restrictions (CC&Rs) on open space areas in their tracts, thereby limiting permitted development. In many instances, the deed restrictions on development in open space areas were a result of tradeoffs to allow greater density in the flatter portions of the residential tract. In some instances, the City

zoning ordinance is less restrictive than the established CC&Rs. The City enforces the provisions of the zoning ordinance. However, the provisions of the CC&Rs are enforced by the homeowners associations (HOAs).

## **C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS**

Portions of Agoura Hills are exposed to a variety of environmental hazards which may constrain the development of lower priced residential units. In addition, inadequate infrastructure may also act as a constraint to residential development.

### **1. Hillsides/Slopes**

Large portions of Agoura Hills are covered with major hillsides, which serve as a significant constraint to development. Development on such severely sloped parcels requires substantial modification to the natural terrain, which significantly adds to the cost of development.

As a means of preventing erosion and landslides and preserving Agoura Hills natural hillside topography, the City has adopted a Hillside Management Ordinance to regulate the density of development in hillside areas (see discussion of ordinance under Governmental Constraints). In addition, the City has adopted a Transfer of Development Regulations (TDR) program to allow development credits to be transferred from open space hillside parcels, or other sensitive open space areas, to residential areas more suited to development.

### **2. Noise**

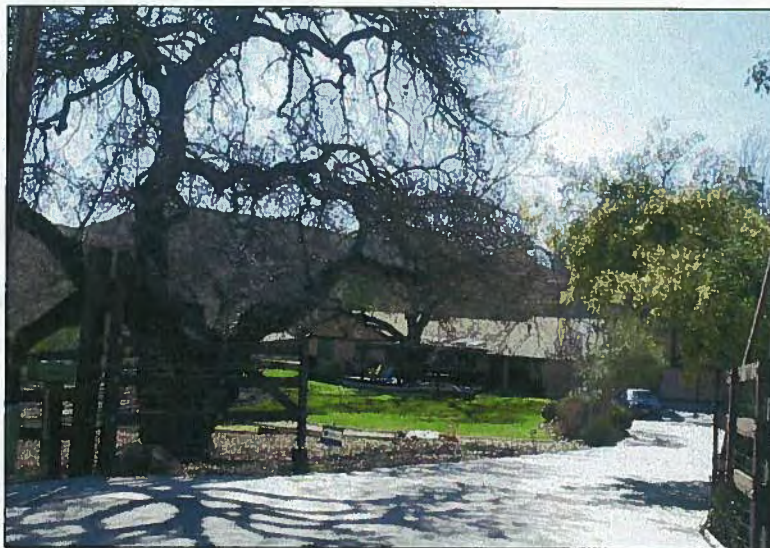
The majority of vacant developable parcels in Agoura Hills are located along the Ventura Freeway corridor. Only a few of these vacant parcels, however, are zoned residential. All freeway parcels are exposed to noise levels of 65 CNEL and above. While the rear portions of these parcels are not exposed to such extreme noise levels, steep slopes generally preclude their development.

Both the Department of Housing and Urban Development (HUD) and State Department of California have established mandatory noise guidelines for residential construction. New residential development cannot be exposed to outdoor ambient noise levels in excess of 65 dBA (CNEL or Ldn), and sufficient insulation must be provided to reduce interior ambient levels to 45 dBA. Freeway parcels in Agoura Hills do not meet these noise criteria. However, sound attenuation techniques, including freeway soundwalls, double pane windows and building orientation can all be utilized to reduce noise to acceptable levels for residential development.

Sound walls can significantly reduce noise levels along freeway routes, thereby lessening the incompatibility of locating residential uses adjacent the freeway. However, Caltrans has established a priority system for developing freeway sound walls and will only construct sound walls for residential neighborhoods which were developed prior to freeway construction. Nonetheless, in the mid 1990s, the City worked with Caltrans in constructing a soundwall opposite existing residential development west of Lake Lindero Drive.

### 3. Lack of Sewer Availability

Presently, there are no sewer lines in place in the majority of the Old Agoura and Indian Hills areas. Residences are served by individual septic tanks and leach lines. Insofar as the area remains on a septic system, this will prevent the development of higher density housing. Individual developers can install private sewer systems to support development, however, this would contribute significantly to the cost of housing.



**Old Agoura District**



## IV. HOUSING RESOURCES

The following section presents the resources available for the development, rehabilitation and preservation of housing in Agoura Hills. The section begins with an overview of the availability of land resources, or residential sites, for future housing development in Agoura Hills and the adequacy of these sites to address the City's identified share of future housing needs. This section also presents the financial resources available to support in the provision of affordable housing in the community, and specifically identifies funding amounts for In-Lieu Housing Fees and CDBG. The final part of the section is an overview of energy conservation and green building resources available to the City and its residents.

### A. AVAILABILITY OF SITES FOR HOUSING

#### 1. Vacant Residential Sites

Agoura Hills contains approximately 2,000 acres of undeveloped land, including large acreages of unspoiled hillsides. However, the vast majority of this land is restricted open space, subject to a variety of environmental and infrastructure constraints that preclude housing development, including steep slopes, significant ecological areas (SEAs), and lack of sewer capacity. These constraints to residential development are described in detail in the prior section.

As a maturing community, remaining sites for residential infill in Agoura Hills are limited. A comprehensive review of all vacant sites designated for residential development in Agoura Hills was conducted by the City to assess future residential production potential. Table IV-1 provides a summary of the realistic development potential on these sites by General Plan land use designation; a detailed, parcel-specific inventory of these sites is included in the Appendix. Figure 4 depicts the location of these vacant residential sites by zone district.

**Table IV-1: Summary of Vacant Residential Parcels**

General Plan and Zoning Category	Acreage	Unit Potential
Very Low Density Residential (RV)	17.78	17
Low Density Residential (RL)	6.78	11
Single-Family Residential (RS)	34.86	33
High Density Residential (RH)	1.25	23
Open Space - Restricted (OSR)	185.97	23
<b>Total</b>	<b>255.47</b>	<b>107</b>

Source: City of Agoura Hills, October 2012.

Figure 4.



City of Agoura Hills  
**VACANT RESIDENTIAL  
SITES**

- ZONING DESIGNATIONS**
- Open Space Restricted (OS-R)  
(1 unit/parcel)
  - Residential Very Low Density (RV)
  - Residential Low Density (RL)
  - Residential Single Family (RS)
  - Residential High Density (RH)

As indicated by Table IV-1, just 107 additional dwelling units can be built in Agoura Hills (outside the Agoura Village Specific Plan, described below), reflective of the City's built out nature. All 25 remaining vacant acres of Very Low Density and Low Density Residential are located in Old Agoura, a semi-rural area characterized by rolling topography and the keeping of farm animals. The 35 vacant acres of Single-Family Residential (RS) is either within the steeply sloped Indian Hills area or within Old Agoura or Liberty Canyon. Finally, approximately 186 acres of Open Space Restricted (OS-R) has been identified, primarily located west of Indian Hills and east of the Agoura Village Specific Plan. Accounting for the minimum lot size requirements under the City's Hillside Development Ordinance, an estimated 23 additional units can be developed in OS-R areas.

Multi-family housing can be accommodated on vacant sites within the Residential High Density (RH) and Planned Development (PD) zones. The sites inventory identifies two vacant RH sites, both located on Chesebro Road in Old Agoura. The larger of the two sites is just under an acre in size, was recently rezoned from CRS to RH, and has received project approval for development of 18 apartment units. The second vacant RH site is approximately one-third acre, and has also received project approval for the development of five townhome units. Both of these projects are rental.

The City's 2035 General Plan established a new Planned Development district (Subarea 5), informally known as the "North Agoura Road Planning Area," where mixed use development is desired. The General Plan defines this area as a future Mixed Use Center, "providing for a mix of commercial and residential uses and development densities to provide economic value." The General Plan provides for an estimated 72 units<sup>8</sup> within the North Agoura Road Planning Area (Subarea 5), subject to preparation of a specific regulatory planning document to address the feasibility of housing in this location and to establish specific development standards; development in this area is not anticipated to occur during the current Housing Element cycle and thus has not been included in the sites inventory. Residential development in this area would be required to comply with the City's Inclusionary Housing Ordinance.

In addition to the new PD District, the 2035 General Plan also introduced a new Commercial Shopping Center/Mixed Use (CS-MU) district to promote a "village like" environment where residents can live in close proximity to commercial services and offices. Three shopping centers totaling 26 acres have been designated CS-MU, providing for an estimated 44 new multi-family units. However, as these are developed sites and the integration of housing is likely to occur over the long term, they have not been included in the sites inventory for this Housing Element cycle.

## **2. Agoura Village Specific Plan**

In June 2006, after a multi-year public participation and planning process, City Council adopted the Agoura Village Specific Plan, providing significant additional capacity for residential development in an area previously designated for commercial use. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including both a horizontal and vertical mix of residential, commercial, office and entertainment uses. Residential development is limited to different types of attached multi-family development, such as apartment and condominiums. Single-family homes are not permitted as they tend to create a less compact and more suburban

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<sup>8</sup> The EIR for the Agoura Hills General Plan estimates development of 72 units within the west of Kanan/north of Agoura Planned Development District.

atmosphere with the requirement for attached garages and yard areas. The 135 acre planning area runs along both sides of Agoura Road generally between Kanan and Cornell Roads, and is divided into seven zones, each with unique allowable uses and development standards. Three of these zones - A, B and E - incorporate residential uses, as summarized in Table IV-2. Figure 5 provides an aerial view of the Specific Plan, and delineation of the seven zone districts.

**Table IV-2: Agoura Village Specific Plan - Residential Sites**

<b>Zone</b>	<b>Developable Acreage</b>	<b>Existing Use</b>	<b>Permitted Residential Land Uses</b>	<b>Base Unit Potential</b>	<b>Realistic Unit Potential*</b>
A South	340,000 sq. ft.	Vacant	Residential over Retail Stand Alone Residential	20 75	20 75
A North	250,000 sq. ft.	Gas Station, storage units, outdoor storage, building materials supply, older strip commercial, vacant	Residential over Retail	15	15
B	350,000 sq. ft.	Vacant	Residential over Retail Stand Alone Residential Hotel or Residential	15 25 50	48
E	320,000 sq. ft.	Vacant	Residential over Retail Stand Alone Residential	15 20	35
<b>Total</b>	<b>1,260,000 sq.ft.</b>			<b>235</b>	<b>193</b>

\*Note- Realistic unit potential reflects development applications received for Zone B and E.

Appendix A includes an inventory and description of all the parcels that comprise the four residential sites within the specific plan. Three of the four residential sites are currently vacant, with zones A south and B each consisting of a single, vacant parcel, and zone E comprised of numerous smaller hillside parcels. The fourth site (Zone A north), is comprised of six parcels, two of which are vacant, three of which are partially developed with underutilized uses, and a corner parcel developed with a USA Gas Station which will likely remain in the near term. As depicted in Appendix A, one of the underutilized parcels houses an older, 1,200 square foot strip commercial center and equipment rental; assessor's parcel data identifies the value of this center as less than 10 percent of the land value, indicating market conditions support its redevelopment. The other two underutilized parcels house an older (1970s) self-storage facility. With newer, state-of-the-art self storage facilities recently constructed in nearby Westlake Village, the demand for these older facilities is anticipated to eventually decline, making this a possible parcel for redevelopment.

Rather than regulating density, as a means of providing flexibility, a maximum number of dwelling units is defined by the Specific Plan for each specific plan zone. These dwelling unit caps were developed based on an evaluation of the most likely areas for residential development within each zone. The Specific Plan development standards provide for two stories of residential above



commercial, minimal setback requirements, parking reductions, prohibition of single-family units, and commercial FARs accounted separately from the residential units all as a means of attaining the densities and critical mass necessary to support an interactive village environment. The two preliminary development applications the City has received demonstrate the ability to achieve higher density, compact residential product types under the Plan's development standards, including one proposal for small, third story loft units above two stories of commercial, and another proposal for horizontal mixed use with the residential component designed at densities of approximately 40 units/acre.

In addition to the 235 base units shown in Table IV-2, applicants may receive up to a 25 percent density increase in consideration of an extraordinary contribution of public spaces and/or facilities, or contribution to Transportation Impact Fees beyond the minimum. Alternatively, applicants may use the State Affordable Housing Density Bonus provisions and receive bonuses of up to 35 percent. For purposes of evaluating the potential environmental impacts under Specific Plan buildout, the Plan EIR projects an average 25 percent increase above the base 235 units, or a total of 293 units. In the unlikely event that a majority of development projects seek the full 35 percent affordable housing density increase and this 293 unit total is exceeded, this would be accommodated as part of the project-level CEQA analysis; an amendment to the specific plan would not be required. As a means of promoting the use of density bonus incentives, the City has notified all property owners within the Agoura Village Specific Plan of the new affordable housing density bonus ordinance, and will continue to provide information on density incentives as project proposals are received and through the City's Guide to Housing brochure. The City has developed an application for a Density Bonus Housing Agreement which is processed in conjunction with the application for housing development. The following findings are required, as applicable, for approval of the density bonus:

- ✓ The density bonus will contribute significantly to the economic feasibility of providing the affordable housing units.
- ✓ The incentive or concession is required to make the affordable housing units economically feasible, or to set rents at qualifying levels for senior citizens and for moderate income, lower income or very low income households.
- ✓ That the increased density and incentive(s) or concession(s) will not cause significant adverse effects on the public health and safety or the physical environment.

The City is currently working to process the following projects through Concept Plan Review:

- Zone B (southwest corner of Kanan and Agoura Road) - Agoura Town Center Project. This 22 acre site is proposed to be subdivided into several parcels to create a mixed-use town center. The first phase encompasses approximately 8 acres, and is proposed for about 51,000 square feet of mixed retail, restaurant and office use, as well as 48 stand-alone multi-family residential units located on an approximate one acre portion of the larger site. The residential component is designed as two-story apartment buildings with subterranean parking.

Because the Specific Plan is located within a prior Redevelopment Project Area, property owners and development applicants were informed of the requirements to provide 15 percent of units as affordable to low and moderate income households, with six percent of these affordable to very low income households. With the recent statewide dissolution of Redevelopment Agencies, Agoura

Village will now be subject to the Citywide Inclusionary Housing Ordinance (Zoning Code Section 9133).

### 3. Comparison of Site Inventory with RHNA

SCAG has determined the projected housing need for its region for the 2014-2021 Housing Element cycle, and has allocated this housing need to jurisdictions by income category. This is referred to as the Regional Housing Needs Assessment (“RHNA”) process. The RHNA represents the minimum number of housing units each community is required to plan for by providing “adequate sites” through the general plan and zoning. Agoura Hills’ new construction need for the 2014-2021 period has been defined by the RHNA as 115 units, distributed among the income categories as follows:

**Table IV-3: Comparison of Regional Growth Need and Residential Sites**

Income Level	2014-2021 Regional Housing Needs (RHNA)	Default Density Thresholds	Vacant Residential Parcels	Agoura Village Specific Plan
Extremely Low	15	20 units/acre		193
Very Low	16			
Low	19			
Moderate	20	16 du/acre	23	
Above Moderate	45	<16 du/acre	84	
<b>Total</b>	115		<b>107</b>	<b>193</b>

Table IV-3 compares Agoura Hills’ RHNA of 115 units with the City’s residential sites inventory, which provides a realistic capacity for development of 300 new units, including: 107 units on vacant residentially zoned sites; and 193 multi-family units in the Agoura Village Specific Plan. In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of “default densities” to assess site affordability. Based on its population, Agoura Hills falls within the default density of 20 units/acre, indicating this density standard is appropriate for the provision of sites affordable to very low and low income households. For moderate income households, the City has chosen a threshold of 16 units/acre to reflect a reasonable density with which moderate income development can be achieved.

Allocating Agoura Hills residential sites inventory (as summarized in Tables IV-1 and IV-2) based on these density thresholds results in the potential for development of 265 new units at densities of 20 units/acre and above, well in excess of the City’s RHNA need for 70 extremely low, very low, low and moderate income units. All of these units fall within the Agoura Village Specific Plan and North Agoura Road Planning Area PD District, and as previously mentioned, will be required to comply with the City’s Inclusionary Housing Ordinance. The two rental projects recently approved on the City’s two vacant RH sites can also contribute towards addressing Agoura Hills’ moderate income housing needs. In terms of housing to address the needs of above moderate income households,

the City's capacity for 84 units on vacant single-family residential sites will more than address the RHNA need for 45 above moderate income units. The City will further encourage and facilitate production of affordable units through direct financial assistance through the Affordable Housing Trust Fund.

#### **4. Availability of Infrastructure and Public Services**

The infrastructure system serving Agoura Hills includes major back bone systems which provide the capacity to accommodate projected growth. The secondary components, connecting developments with the major components of the infrastructure system, are extended as necessary to support new development.

As indicated by the sites inventory, the remaining vacant sites for residential infill are extremely limited in Agoura Hills, supporting only 84 additional single-family units on scattered sites. The majority of future residential growth in the City will occur within Agoura Village, accommodating an estimated 193 additional units on several large parcels. Within Planned Development Subarea 5 (North Agoura Road Planning Area), the General Plan considered allowing mixed uses, including residential, but subject to a special study to determine the appropriate amount of residential, with a potential for up to 72 units. The Agoura Village Specific Plan (AVSP) includes an analysis of infrastructure and public service availability based on Plan buildout and concludes the following:

- The Las Virgenes Municipal Water District (District) indicates the City's projected water supply is adequate to serve the expected demand from incremental new development. As part of development review, the District determines whether projects are required to submit water pressure and flow demand calculations to provide information to determine if adequate line capacity exists.
- As part of the development process, the City Public Works Department may require a sewer study to determine if adequate line capacity exists and to project future flow volume and remainder capacities in the downstream segments.
- Incremental growth generated by the AVSP will impact public safety services from both police and fire departments, and would likely require additional personnel, sworn officers and firefighters to serve the population. Existing facilities and equipment will serve the buildout of the AVSP.

The General Plan 2035 Program EIR indicated adequate public services and infrastructure to serve Subarea 5. However, upon preparation of the regulatory document, as called for by the General Plan, and subsequent CEQA analysis for said document, specific infrastructure and public service needs would be addressed.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Agoura Hills will immediately deliver the Element to the Las Virgenes Municipal Water District, along with a summary of its Regional Housing Needs Allocation.



## **B. FINANCIAL RESOURCES**

The extent to which Agoura Hills can achieve its Housing Element goals and objectives is in large part dependant upon the availability of financial resources for implementation. Table IV-4 summarizes the major sources of funding available to carry out housing activities in Agoura Hills.

**Affordable Housing Trust Fund:** Agoura Hills allows for payment of an in-lieu fee as an alternative to providing the 15 percent affordable units required under the City's Inclusionary Housing Ordinance (Ordinance No. 08-353) for projects with ten or more units. In-lieu fees are placed into a Housing Trust Fund for the development of low and moderate income housing. In 2008, the City Council adopted a revised in-lieu fee schedule (Resolution No. 08-1488). The fees are now \$21,821 per market rate unit ownership unit, and \$15,313 per market rate rental unit. The ordinance establishes payment of the in-lieu fee as a 4<sup>th</sup> priority, behind on- or off-site provision of affordable units or land donation. While the City has a balance of approximately \$2.4 million in the Housing Trust Fund (July 2012), given the emphasis on producing affordable units in the ordinance, it is speculative to estimate the amount of additional in-lieu fee revenues to be generated during the planning period.

**Community Development Block Grant (CDBG):** Agoura Hills is a participating City in the CDBG Program administered through Los Angeles County. In past years, the City has received approximately \$90,000 - \$100,000 annually to fund activities benefiting lower income households. More recently, the amount of these funds has been decreasing, and in Fiscal Year 2012-2013, the City received a CDBG allocation of \$63,000. However, Agoura Hills lacks any low income-qualified census tracts and has funded its residential rehabilitation program using redevelopment housing funds until the elimination of the Redevelopment Agency in February 2012. As the effective use of CDBG funds is severely constrained in Agoura Hills, the City has begun trading CDBG funds to other participating cities at a discounted rate in exchange for General Fund money.

**Redevelopment Housing Set-Aside:** The primary local source of funds for affordable housing in Agoura Hills has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund, which generated approximately \$1 million per year for housing activities. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing.

**Table IV-4: Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. The amount <b>Agoura Hills receives has been decreasing from \$90,000 - \$100,000 to most recently \$63,000.</b>	<ul style="list-style-type: none"> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ Homebuyer Assistance</li> <li>▪ Economic Development</li> <li>▪ Homeless Assistance</li> <li>▪ Public Services</li> </ul>
HOME <i>www.lacdc.org</i>	Funding used to support a variety of County housing programs the City has access to. Funds are used to assist low income (80% Area Median Income - AMI) households.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ Homebuyer Assistance</li> <li>▪ Rental Assistance</li> </ul>
Section 8 Rental Assistance <i>www.lacdc.org</i>	Rental assistance payments to owners of private market rate units on behalf of low-income (50% AMI) tenants. Administered by Los Angeles County Housing Authority.	<ul style="list-style-type: none"> <li>▪ Rental Assistance</li> </ul>
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ New Construction</li> </ul>
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities.	<ul style="list-style-type: none"> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ New Construction</li> <li>▪ Rental Assistance</li> </ul>
Mortgage Credit Certificate <i>www.lacdc.org</i>	Federal income tax credits (15% mortgage interest) available to low income first-time homebuyers to purchase housing in Agoura Hills. The County makes certificates available through participating lenders.	<ul style="list-style-type: none"> <li>▪ Home Buyer Assistance</li> </ul>
<b>2. State Programs</b>		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> <li>▪ New Construction</li> </ul>
Multi-Family Housing Program (MHP) <i>www.hcd.ca.gov/fa/mhp/</i>	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Usually coupled with bonds. Includes separate Supportive Housing and Homeless Youth MHP components.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Rehabilitation</li> <li>▪ Preservation</li> <li>▪ Conversion of nonresidential to rental</li> <li>▪ Social services integrated within project</li> </ul>

**Table IV-4: Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
<p>Building Equity and Growth in Neighborhoods (BEGIN)  <a href="http://www.hcd.ca.gov/fa/begin/">www.hcd.ca.gov/fa/begin/</a></p>	<p>Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.</p>	<ul style="list-style-type: none"> <li>▪ Homebuyer Assistance</li> </ul>
<p>CalHome  <a href="http://www.hcd.ca.gov/fa/calhome">www.hcd.ca.gov/fa/calhome</a></p>	<p>Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.</p>	<ul style="list-style-type: none"> <li>▪ Predevelopment, site development, site acquisition for development projects</li> <li>▪ Rehabilitation</li> <li>▪ Acquisitions/rehabilitation</li> <li>▪ Downpayment assistance</li> <li>▪ Mortgage financing</li> <li>▪ Homebuyer counseling</li> </ul>
<p>Affordable Housing Innovation Fund</p>	<p>Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities:</p> <ul style="list-style-type: none"> <li>• Local Housing Trust Fund Grant</li> <li>• Affordable Housing Revolving Development/Acquisition Program</li> <li>• Innovative Homeownership Program</li> </ul>	<p>Varies depending on activity</p>
<p>Infill Infrastructure Grant Program</p>	<p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) to facilitate infill housing development.</p>	<ul style="list-style-type: none"> <li>▪ Development of parks and open space</li> <li>▪ Water, sewer or other utility service improvements</li> <li>▪ Streets, roads, parking structures, transit linkages, transit shelters</li> <li>▪ Traffic mitigation features</li> <li>▪ Sidewalks and streetscape improvements</li> </ul>
<p>Housing Related Parks Program</p>	<p>Financial incentives to jurisdictions who construct new units affordable to very low and low income households.</p>	<ul style="list-style-type: none"> <li>▪ Grants for creation of new parks, or rehabilitation or improvements to existing parks.</li> </ul>

**Table IV-4: Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
CalHFA Residential Development Loan Program <i>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</i>	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.	<ul style="list-style-type: none"> <li>▪ Site acquisition</li> <li>▪ Pre-development costs</li> </ul>
CalHFA Homebuyer's Downpayment Assistance Program <i>www.calhfa.ca.gov/homeowner/ship/programs/chdap.htm</i>	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> <li>▪ Homebuyer Assistance</li> </ul>
<b>3. Local Programs</b>		
Housing Trust Fund	Inclusionary housing in-lieu fees as permitted to fulfill Agoura Hills inclusionary housing requirements. <b>The current (July 2012) Trust Fund balance is \$2.4 million.</b>	<ul style="list-style-type: none"> <li>▪ Development of low and moderate income housing</li> </ul>
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition</li> </ul>
<b>4. Private Resources/Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for homes in underserved areas.	<ul style="list-style-type: none"> <li>▪ Homebuyer Assistance</li> </ul>
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> <li>▪ New Construction</li> </ul>
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> <li>▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes</li> </ul>
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% AMI qualify.	<ul style="list-style-type: none"> <li>▪ Home Buyer Assistance combined with Rehabilitation</li> </ul>

Source: Karen Warner Associates, Inc.

## **C. OPPORTUNITIES FOR ENERGY CONSERVATION**

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

### **1. Green Building Practices**

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the U.S., the building industry accounts for:

- ✓ 65 percent of electricity consumption
- ✓ 30 percent of greenhouse gas emissions
- ✓ 30 percent of raw materials use
- ✓ 30 percent of landfill waste
- ✓ 12 percent of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also required LEED certification for larger commercial and residential developments.

LEED certification building standards are one piece of a coordinated green building program. Why would a city adopt a green building program? Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to energy, recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources, are healthier for people, and reduce harm to the environment.

Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time.

The following presents a variety of ways in which Agoura Hills can promote energy conservation and green building:

- Develop green (energy-efficient and environmentally-sensitive) building standards for public buildings.
- Provide incentives, such as expedited plan check, for private developments that are building green.
- Encourage higher densities and mixed use development within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote financial resources available through the California Energy Commission for use of solar panels.
- Provide resource materials regarding green building and energy conservation.
- Apply green building criteria to rehabilitation of single and multi-family buildings.

In December 2010, the Agoura Hills City Council adopted Ordinance No. 10-381, which incorporated the 2010 California Energy Code and the State of California's 2010 Green Building Code Standards into the City's Municipal Code. Specifically, the entire Energy Code, and Chapters 1-5 of the 2010 State Green Building Code Standards, were adopted. The latter include mandatory residential and non-residential measures related to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. Examples of such measures include plumbing fixtures that reduce the amount of potable water used; recycling of construction debris; water retention methods during construction to prevent erosion; and pollution control from the use of adhesives, paints, etc. The Energy Code changes consisted of new requirements for space conditioning; heating; lighting; the manufacture, construction and installation of systems, equipment and building components; and the compliance approaches for achieving energy efficiency. The City anticipates updating the Municipal Code in late 2013 in order to reflect anticipated changes to the State Energy Code and Green Building Code Standards, expected to be mandated by January 2014.

To encourage the use of alternative energy, the City Council adopted Resolution No. 10-1601 in September 2010, lowering the City's plan check and permitting fees for residential and commercial photovoltaic systems and energy efficient window change outs. The total fee for a residential photovoltaic system up to 3 kilowatts is \$320, while the total fee for commercial photovoltaic systems up to 131 kilowatts is \$540. The fee for a window change out is \$20.

## 2. General Plan 2035 Sustainability Goals

In March 2010, the City Council adopted the Agoura Hills General Plan 2035. The underlying theme that permeates the entire General Plan is to create a more sustainable community for existing and future residents. The Plan embodies the following vision for sustainability:

### □ Sustainable Land Use and Circulation

- A community that **concentrates** major commercial development at key centers and nodes, and promotes a mix of integrated community uses - housing, shops, workplaces, schools, parks, civic facilities - within walking or bicycling distance. A more efficient use of land will avoid further encroachment upon diminishing land and other natural resources, reduce automobile use, energy consumption, air pollution, and noise, and increase pedestrian activity.
- A transportation system that serves all modes of travel and meets the needs of all users, as specified in the **Complete Streets** Act of 2007, and reduced reliance on single-occupancy vehicle travel through the provision of **alternative travel modes** and enhanced system design. Mixed-use development and more efficient use of land lend themselves to alternative modes of transportation, including bicycling and walking, that help create a more sustainable community. The General Plan advocates transportation improvements and development enhancements that promote and support walking in the community, and enhanced bicycle facilities throughout the City for short trips as well as recreation uses.
- Preservation of open spaces and natural areas through **clustering of development**, and **green infrastructure**. This includes conservation of natural resources through development that maintains an appropriate distance from ridgelines, creek and natural drainage beds and banks, oak trees, and other environmental resources with the purpose of preventing soil erosion, preserving viewsheds, and protecting the natural contours and sensitive plant and wildlife communities of the land. Green infrastructure refers to maintaining a multi-functional assembly of natural and open areas, urban forest, and parklands that provide access to open spaces and recreation, minimize the heat island effect, and that are designed for environmental sustainability. Clustering development in sensitive areas allows for more compact (and energy and infrastructure efficient) development while reducing impacts to natural land and habitats.

### □ Sustainable Site Design and Development

- **Sustainable site design** that avoids development of inappropriate sites, minimizes building footprint, maximizes use of existing infrastructure, reduces the heat island effect, minimizes storm water through permeable paving and on-site capture, and reduces energy and water consumption. Sensitive site selection and design will reduce pressure on the city's undeveloped land and preserve habitat and natural resources.
- **"Green" buildings** that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste.

- Installation of **energy-efficient appliances and alternative-energy infrastructure**, such as solar energy panels (photovoltaic panels) within all new City facilities and within existing facilities, as feasible. The General Plan aims to encourage adequate, efficient, and environmentally sensitive energy service, starting first with City facilities and setting an example for private industry to follow.

The General Plan 2035 was prepared in consideration of SB 375 to reduce greenhouse gas emissions from a local/regional land use and circulation perspective, and is consistent with the Southern California Association of Governments' (SCAG) Sustainable Communities Strategy (SCS) to implement SB 375. Ways in which the General Plan addresses the requirements of SB 375 and the SCS include promoting:

- ✓ Mixed-use and infill developments
- ✓ Alternative transportation (bicycling, walking, transit)
- ✓ Green building practices
- ✓ Sustainable land development practices
- ✓ Preservation of open spaces and natural communities

These items are discussed in more detail above.

### **3. Energy Conservation Programs Offered through Local Utilities**

In addition to green building, Agoura Hills can promote energy conservation by advertising utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for state sponsored energy and weatherization programs.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

#### **Energy Upgrade California (EUC)**

This new statewide program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are



required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.



## V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Agoura Hills. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2008 Housing Element and then presents Agoura Hills five-year Housing Plan for the 2013-2021 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

### A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

State Housing Element law requires communities to assess the achievements under their adopted housing programs as part of the five-year update of the Housing Element. The 2008 Agoura Hills Housing Element contains a set of goals, policies and programs for the time frame of the Housing Element (2008-2014). The following section reviews the programs of the 2008 Housing Element, including progress on the implementation of programs, and the continued appropriateness of goals and policies. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in the final section of the Housing Element.

#### Goal: Conservation and Improvement of the Housing Stock

##### 1. Housing Rehabilitation Program

**2008-2014 Program Objective:** *Provide an average of six loans annually, for a total of 36 loans over the planning period. Provide program brochures at City Hall, the public library, the Community Recreation Center, and on the City's website, and disseminate in conjunction with code enforcement efforts. Advertise the program in the City's quarterly newsletter, and place periodic advertisements in the Acorn newspaper.*

**Program Accomplishments:** The City established its Single-Family Housing Rehabilitation Program in fiscal year 1999/2000, and through fiscal year 2011/2012, had expended nearly \$937,000 in assisting 55 households to improve their properties. The program was marketed through advertisements in the weekly Acorn newspaper, the City's "Leaflet" newsletter, and on the City's website, and the City code enforcement officer routinely provided residential property owners with information on the Rehabilitation Program.

During the current planning cycle (2008-2012), the City has made just five Single-Family Housing Rehabilitation loans. Since 2007, the City has funded the Program solely through redevelopment housing set-aside funds, allowing participation by households earning up to 120% AMI. However, during the last two fiscal years, most applicants did not qualify for a Rehabilitation Loan and owed more on their homes than the homes were worth, thereby limiting the number of loans made. With the dissolution of redevelopment agencies by the state in February 2012, no program monies have been allocated towards the Rehabilitation Program since that time. Given Agoura Hills' aging housing stock, combined with its growing senior citizen population, the provision of housing rehabilitation assistance to lower income households remains an important need in the Housing

Element, and thus the City plans to further consider the program in light of market conditions and available funding.

## **2. Section 8 Rental Assistance**

**2008-2014 Program Objective:** *Continue participation in Section 8 program, and list Section 8 contact information in the City's Affordable Housing brochure. Provide a separate handout for rental property owners regarding registering properties with the County Housing Authority for distribution at the Business Licensing Division.*

**Program Accomplishments:** Due to the disparity in fair market rents under the Section 8 program and market rents in Agoura Hills, combined with a sustained low rental vacancy rate, there is little incentive for Agoura Hills landlords to participate in the Section 8 program. As of July 2012, only two households in Agoura Hills received Section 8 assistance. A total of 35 Agoura Hills households were on the waiting list for assistance, with a 5+ year waiting period not uncommon. This program remains appropriate to the Housing Element Update, since it provides affordable housing units in the City. Nonetheless, while the City will continue to refer residents in need to the LA County Housing Authority for the Section 8 Program and include contact information in the City's "Guide to Housing" Brochure, due to the mismatch in program rents and City rents, the Section 8 program will not play a significant role in addressing the City's housing needs.

## **3. Code Compliance Inspection**

**2008-2014 Program Objective:** *Monitor the housing conditions in the City and respond to complaints. Enforce the provisions of the UBC, California Building Code, and Housing Code. Provide housing rehabilitation brochures to property owners in violation of housing codes.*

**Program Accomplishments:** Agoura Hills implements a complaint based code enforcement program and maintains a full-time code enforcement officer. Code violations relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas. Few structural issues are present. The Building Department implements the latest version of the California Building Code and will continue to adopt all of the required building codes as required and adopted by the California Building Standard Commission. The City's Single-Family Housing Rehabilitation Program was developed to assist low and moderate income households to correct code deficiencies; the City's building official and code enforcement officer have been coordinating with the City's rehabilitation consultant on an ongoing basis to bring housing into compliance with City codes. During this housing cycle, housing rehabilitation brochures continued to be distributed to those owners in violation of housing codes. Ensuring that housing meets regulatory code requirements is a priority for the City, and one that is appropriate to continue as part of the Housing Element Update.

## **4. Condominium Conversion Ordinance**

**2008-2014 Program Objective:** *Continue to assure that the requirements of the Condominium Conversion Ordinance are met. Evaluate strengthening the current Ordinance to extend the City's inclusionary housing requirements to encompass condominium conversions.*

**Program Accomplishments:** As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing rental units to condominium ownership. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. Although the City has

had no requests for conversion of rental properties to condominium ownership, on March 9, 2011, the City Council adopted Ordinance No. 11-383, which made condominium conversion projects subject to the inclusionary housing requirements of the Municipal Code. Preserving the City's rental housing by maintaining a condominium conversion ordinance remains appropriate for the Housing Element update.

## **GOAL: DEVELOPMENT OF AFFORDABLE HOUSING**

### **5. Affordable Housing Development Assistance**

**2008-2014 Program Objective:** *Provide financial and regulatory assistance for the development of affordable and mixed-income housing, with the goal of producing at least one ownership and one rental project. Provide information on incentives during individual dealings with property owners, and through dissemination of an Affordable Housing Brochure (refer to Program #7)*

**Program Accomplishments:** During the 2008-2014 housing cycle, the City met with several potential developers of mixed-use residential/commercial projects about the requirement to incorporate affordable units pursuant to the City's Inclusionary Housing Program and/or California Redevelopment Law in the City's Redevelopment Project Area. In some cases, the City discussed possible financial incentives or subsidies to assist in the creation of a portion of these affordable units, particularly those for lower-income households.

During this time period, the City also created and disseminated a "Guide to Housing" brochure. This brochure summarized both market rate and affordable housing opportunities in Agoura Hills. It provided information on the First Time Homebuyers Program, the Single Family Housing Rehabilitation Program, the Inclusionary Housing and Density Bonus provisions of the Municipal Code, Redevelopment Agency requirements and opportunities, Section 8 housing information, and fair housing information. The Guide to Housing brochure was distributed to potential housing developers in the City, was included on the City's website, and copies were placed at key public locations in the City (City Hall, Agoura Hills Library, Community Recreation Center).

Also during this period, the City planned for and designed three City-sponsored affordable housing projects (rental and for-sale projects), on land owned by the Las Virgenes Unified School District (District) and on a privately owned parcel, both of which were located outside the Agoura Village Specific Plan area. The project on District land adjacent to Agoura High School included 16 for-sale townhome units. The City was seeking a long-term lease on the property from the District. Preliminary design and environmental review pursuant to the California Environmental Quality Act (CEQA) was completed for the project, but the project had not yet received City entitlements. Two other projects, 39 apartment units and 10 townhome units, were proposed on land owned by a private church, which was to be acquired in fee title by the City. For the 39-unit project, design was nearing the preliminary stage, and for the other 10-unit project, design was at a concept level. For all three projects, there were site and environmental constraints that necessitated a lengthy design process. Issues included steep slopes, soils, sensitive riparian habitat, oak tree preservation, and archaeological resources. In each case, approval of the project would have required a zone change and General Plan Amendment, as well as parcel maps. The design of the projects was funded by Redevelopment Housing Set-Aside Funds and City Redevelopment Agency bonds. With the state dissolution of redevelopment agencies in February 2012, however, City Redevelopment Agency funding for these projects is no longer available. Given the lack of funding, these affordable housing

projects are not being pursued at this time. The City has not been contacted by any other individual or entity wishing to develop these sites.

The provision of affordable housing remains an important goal for the Housing Element, and the City will assist in achieving this goal through implementation of the Inclusionary Housing Ordinance for market-rate housing projects, and exploring incentives to creating affordable housing with potential developers.

## **6. Inclusionary Housing Ordinance**

**2008-2014 Program Objective:** *Continue to implement the City's inclusionary housing ordinance, and adopt an updated in-lieu schedule in 2008. Utilize the Housing Trust Fund revenues to assist in production of housing affordable to the community's residents and low and moderate income workforce.*

**Program Accomplishments:** In July 2008, the City Council adopted the Inclusionary Housing Ordinance (Ord. No. 08-353) and the in-lieu fee schedule (Resolution No. 08-1488). Since that time, there has been one project in the City to which the inclusionary housing ordinance applied, a 24-unit single family housing project currently under construction. For this project, the total amount of in-lieu fees was \$523,700. The City collected half of this amount in 2010, with the other half to be collected prior to occupancy. The City continues to meet with potential residential developers and explain the Inclusionary Housing Program. The program is also described in the Agoura Hills Guide to Housing brochure.

In 2009, a California appellate court ruled in *Palmer/Sixth Street Properties v. City of Los Angeles* that an affordable housing program that restricted the rental rates an apartment owner could charge at the beginning of a tenancy was in violation of the state's rent control laws (Costa-Hawkins Act). This court decision may be interpreted to limit the application of inclusionary requirements to: 1) for-sale housing projects, and 2) rental projects receiving financial or regulatory assistance from the city subject to a written development agreement. The Inclusionary Housing Ordinance remains an important program in the Housing Element for providing affordable housing units in Agoura Hills; the City is currently evaluating potential refinements to its Inclusionary Housing Ordinance to ensure consistency with current case law, and in consideration of market conditions.

## **7. Affordable Housing Density Bonus**

**2008-2014 Program Objective:** *Adopt an updated density bonus ordinance in 2008 and coordinate with the City's inclusionary housing requirements. Beginning in 2009, disseminate the Affordable Housing brochure at the public counter and on the City's website.*

**Program Accomplishments:** The City Council adopted an updated Density Bonus Ordinance in July 2008 consistent with current state requirements, summarized in the City's Guide to Housing brochure. Although the City has discussed the density bonus provision with potential developers, this provision has not yet been utilized. Particularly in light of the elimination of Redevelopment Housing Funds, density bonuses remain an important regulatory incentive to facilitate affordable housing and will thus continue to be included in the updated Housing Element.

## **8. City First-Time Homebuyer Program**

**2008-2014 Program Objective:** *Assist a minimum of ten moderate income households to purchase homes through the First Time Homebuyer Program. Focus assistance on the purchase of new construction condominiums within the Redevelopment Project Area to help address Agoura Hills' affordable workforce housing needs.*

**Program Accomplishments:** While the City continued to offer the First-Time Homebuyer (FTHB) Program during this last housing cycle, no homes were funded as part of the program. Carrying out the FTHB Program has been challenged by the relatively higher housing costs in Agoura Hills compared to the rest of Los Angeles County, and relatively low monthly incomes required to qualify for the program. As such, for applicants able to income qualify for the program, the available housing type is certain lower-end condominiums which do not meet the desires of the applicants. The Homebuyer Program was funded with housing set-aside funds from the Redevelopment Agency. Since the Agency has been dissolved, there currently are no allocated funds for this program. No residential projects have been developed in the Agoura Village Specific Plan area during this last housing cycle, and so FTHB program funds have not been used toward affordable workforce housing needs in this area of the City.

Given the lack of available funding for the FTHB program, combined with the program's limited success, the FTHB program will not be included in the updated Housing Element.

## **9. Mortgage Credit Certificate (MCC)**

**2008-2014 Program Objective:** *Contact the Community Development Commission to begin participation in the MCC program. Advertise the availability of the MCC program in conjunction with the City's First-Time Homebuyer (FTHB) Program as part of the new Affordable Housing brochure.*

**Program Accomplishments:** The City's participation in the MCC program through Los Angeles County was established during this housing cycle. Similar to the lack of participation in the FTHB program, no residents participated in the MCC program. The combination of sales price maximums and household income limits under the MCC program make it difficult for most households in Agoura Hills to qualify. Given its limited applicability, MCCs will be included as a financial resource, but no longer included as a separate program in the updated Housing Element.

## **10. Purchase of Affordability Covenants on Existing Rental Units**

**2008-2014 Program Objective:** *Conduct outreach to owners of existing rental units within the Redevelopment Project Area to negotiate the acquisition of long-term income restrictions. Seek to acquire covenants for approximately 20 very low income units.*

**Program Accomplishments:** During this housing cycle, the Redevelopment Agency contracted with an economic/housing development consultant to contact rental apartment owners in the City's Redevelopment Project Area to discuss the potential for acquiring long-term (55-year) affordability restriction covenants. The consultant identified two large apartment complexes and a few smaller apartment buildings as potential sites. However, given the significant disparity in market and restricted rents, none of the apartment owners were interested in Redevelopment Agency incentives to provide affordability covenants on some or all of their units. Given the elimination of Redevelopment Housing Funds to support this program, combined with the lack of interest among

apartment owners, purchase of affordability covenants will not be included in the updated Housing Element.

### **11. Sustainability and Green Building**

**2008-2014 Program Objective:** *Update the General Plan based upon principles of sustainability, with adoption in 2009. Adopt a local green building program, and develop educational materials on green building and provide to homeowners and builders in Agoura Hills by 2010.*

**Program Accomplishments:** The Agoura Hills General Plan Update was adopted in March 2010. It incorporates principles of sustainability and green building, including alternative transportation, minimization of the heat island effect, conservation of resources, new building and existing structure adaptive re-use in accordance with green building standards, as well as promoting land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste. Also in 2010, the state Green Building Code was adopted as part of the City Municipal Code, with some minor changes, as allowed by the state regulations. Continuing with ongoing education of the public on green building and sustainability practices remain appropriate for the Housing Element Update.

## **GOAL: PROVISION OF ADEQUATE HOUSING SITES**

### **12. Residential and Mixed-Use Sites Inventory**

**2008-2014 Program Objective:** *Maintain a current inventory of vacant residential sites, and mixed-use sites within the Agoura Village Specific Plan. Provide the sites inventory to interested developers in conjunction with information on available development incentives through the Affordable Housing brochure.*

**Program Accomplishments:** The City maintains a current inventory of all vacant sites available for development, as well as a specific inventory of residential and mixed use sites, for the public to view. Each inventory provides the following information by parcel: assessor's parcel number, general location in the City, approximately acreage, zoning district, and status (vacant, entitled, under construction, approval pending). Also, each parcel is coded to a related City map that shows the specific location of each vacant parcel. Within the Agoura Village Specific Plan, the City maintains an inventory of all vacant and underutilized mixed use development opportunity sites. Given the limited land remaining for development in the community, maintaining a sites inventory remains relevant for the updated Housing Element.

### **13. Agoura Village Specific Plan**

**2008-2014 Program Objective:** *Facilitate residential mixed-use development within Agoura Village, including on-site provision of a minimum of 15 percent low and moderate income units.*

**Program Accomplishments:** During the last housing cycle, the City continued to review concept applications for three mixed-use retail/commercial/multi-family housing projects within the Agoura Village Specific Plan (AVSP), and meet frequently with the project proponents to discuss their projects, including the provision of affordable housing units. However, two project proponents are no longer pursuing a project, a reflection of the challenging real estate market in recent years. The remaining applicant is pursuing concept review of their project.

City staff is continuing to actively coordinate with the applicant on Agoura Town Center, a mixed-use center of 51,000 square feet of retail, restaurant and office use, along with 48 multi-family units. The applicant is proposing rental apartments.

As Agoura Village remains the City's primary area for future multi-family development and associated affordable inclusionary units, facilitating residential mixed-use development in this area remains a high priority in the 2013-2021 Housing Element.

#### **14. Second Units**

**2008-2014 Program Objective:** *Through implementation of the City's second unit ordinance, provide sites for the provision of rental housing. Educate residents on the availability of second units through development of an Affordable Housing brochure for distribution at the Planning Department counter, and through advertisement on the City's website.*

**Program Accomplishments:** During the last housing cycle, no applications for second units were received by the City, despite a ministerial approval process, reduction in parking requirements, and removal of sewer connection requirements. The City conducted education on the ability to construct second units through preparation and dissemination of the "Guide to Housing" Brochure. Particularly as the Agoura Hills community continues to age, second units can provide an option to allow seniors to remain in their homes, and thus the continuation of a second unit program remains appropriate to the Housing Element.

### **GOAL: REMOVAL OF GOVERNMENTAL CONSTRAINTS**

#### **15. Expedite Project Review**

**2008-2014 Program Objective:** *Continue to implement procedures for concurrent processing of residential projects, and offer pre-application review. Eliminate the CUP requirement for affordable housing density bonuses.*

**Program Accomplishments:** With the preliminary applications for mixed-use projects received in Agoura Village, the City continued its program of expediting project review and providing for a concept review phase to give applicants early input on potential site concerns and any necessary studies. With adoption of the updated Density Bonus Ordinance in 2008, the requirement for a Conditional Use Permit (CUP) to obtain a density bonus in exchange for affordable housing units was eliminated. Providing expedited project processing remains appropriate to the Housing Element update.

#### **16. City Fee Reduction**

**2008-2014 Program Objective:** *Work with qualified developers of affordable housing projects to provide development fee reimbursement in exchange for provision of affordable units.*

**Program Accomplishments:** None of the preliminary applications received for mixed-use projects that have an affordable housing component have been finalized by the applicants. However, fee reductions, along with other incentives, were discussed with these applicants. Given the City's constrained fiscal situation, fee reductions are not a preferred approach for the future, and so the program will not be continued. However, the City will continue to promote other incentives to encourage the development of affordable units.



## **17. Zoning Ordinance Revisions**

**2008-2014 Program Objective:** *Amend the zoning ordinance by 2009 to make explicit provisions for manufactured housing, community care facilities, SROs, supportive and transitional housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.*

**Program Accomplishments:** The City adopted the Housing Element Implementation Measures Ordinance in 2011. The Ordinance included the adoption of new standards and definitions for mobile homes/manufactured homes, community care facilities, single-room occupancy hotels, transitional housing, supportive housing, and emergency shelters, consistent with the latest state requirements. As the City completed the revisions to the Zoning Ordinance to address special needs housing, this program is no longer necessary.

## **GOAL: PROMOTION OF EQUAL HOUSING OPPORTUNITIES**

### **18. Fair Housing Program**

**2008-2014 Program Objective:** *Continue to contract with the San Fernando Fair Housing Council to provide fair housing services and educational programs concerning fair housing issues. Assist in program outreach by providing Fair Housing brochures at City Hall, the Library and Recreation Center, and incorporating fair housing information in the City's Housing Brochure.*

**Program Accomplishments:** The City provides fair housing brochures at City Hall, the Library and Recreation Center, and has been referring tenant/landlord issues to the San Fernando Fair Housing Council (FHC). Recently, The Housing Rights Center has become the City's new fair housing provider. Information about fair housing is provided in the City's Guide to Housing Brochure, available online and at City Hall. The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.

### **19. Accessible Housing**

**2008-2014 Program Objective:** *As a means of facilitating requests for accessibility modifications, the City will develop procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws.*

**Program Accomplishments:** The City adopted the Reasonable Accommodations Ordinance in 2012. The Ordinance created a procedure for an individual with a disability to request a reasonable accommodation from land use and zoning regulations, policies and practices, as needed to provide that individual with an equal opportunity to use and enjoy a dwelling, consistent with federal and state fair housing law. Providing housing which is accessible remains appropriate to the updated Housing Element.

## Summary of Housing Element Accomplishments

Since adoption of the Housing Element in 2008, the City of Agoura Hills has made progress in achieving several of its housing goals. Accomplishments include the following:

- Adoption of a comprehensive update to the City's General Plan which establishes sustainability as one of Agoura Hills' core values
- Collection of inclusionary housing in-lieu fees in support of affordable housing
- Extension of inclusionary housing requirements to condominium conversions
- Adoption of an updated density bonus ordinance
- Preparation and dissemination of a "Guide to Housing" brochure
- Provision of housing rehabilitation assistance to 5 low and moderate income homeowners
- Adoption of a series of Zoning Code amendments to facilitate the provision of housing for special needs populations
- Adoption of reasonable accommodation procedures to improve housing accessibility for persons with disabilities

Table V-1 summarizes the quantified objectives contained in the City's 2008 Housing Element, and compares the City's progress in fulfilling these objectives.

**Table V-1: Summary of 2008-2014 Quantified Objectives**

Income Level	New Construction*		Rehabilitation**		Conservation***	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	29	0	12	0	20	0
Low	18	0	12	2	-	0
Moderate	19	0	12	3	10	0
Above Moderate	43	21	-	0	-	0
<b>Totals</b>	<b>109</b>	<b>21</b>	<b>36</b>	<b>5</b>	<b>30</b>	<b>0</b>

\* Reflects RHNA

\*\* Reflects single-family rehabilitation projects

\*\*\* Reflects purchase of affordability covenants (20 units) and homebuyer assistance (10 units)

**New Construction:** As illustrated in Table V-1, twenty-one new residential units have been developed since the start of the RHNA planning period (January 2006 – July 2012), fulfilling just nineteen percent of the City's total regional housing need for 109 units. All units constructed during this period have consisted of single family homes on individual infill lots, located primarily in the semi-rural area of Agoura Hills and in hillside communities. No units affordable to lower or moderate income households were developed. Like much of California, the collapse of the residential real estate market, combined with severe constraints on the availability of financing for development, significantly dampened the level of residential development activity in Agoura Hills.

Early in the prior planning cycle and prior to the full effects of the housing crisis permeating the economy, the City had been working on developing three affordable housing projects (rental and for-sale units), one on property owned by the Las Virgenes Unified School District (16 units), and the other two (39 units and 10 units) on privately held land owned by a church. The design of these projects was funded through the City's Redevelopment Agency and an Agency bond. Agency funds

were intended to be used for full design and construction of the three projects. With the dissolution of all Redevelopment Agencies by the State of California in February 2012, funding for these projects was eliminated, and the projects are no longer being pursued.

While the City had not been approached by multi-family developers for several years, beginning in early 2012, there has been a renewed interest in constructing market-rate high density residential apartments. The City has met with several potential developers to discuss the availability of land within the Agoura Village Specific Plan (AVSP) for such a use. The AVSP allows for higher density multi-family residential use, provided it is developed as part of a mixed-use project with commercial uses, such as retail, restaurant, and/or office. The goal of the AVSP is to achieve a variety of uses, with a preference for vertical mixed-use buildings, in order to create a pedestrian-oriented Town Center, in contrast to the current automobile dominated district. Due to the lack of services and supporting retail for housing in this area of the City south of U.S. Highway 101, a mixed-use development that incorporates residential and commercial uses is most appropriate from a land planning standpoint. However, there does not appear to be as much interest in developing the accompanying commercial uses, particularly due to the market conditions and financial lending environment that has made real estate development in general more challenging.

The City maintains its Inclusionary Housing In-Lieu Fee Fund, and is considering how the funds may be best used to assist in the production and retention of affordable housing in the City. Key housing opportunities remain in Agoura Village for multi-family residential use, including affordable housing.

**Rehabilitation:** The City's Housing Element goal was to provide rehabilitation assistance to 36 lower and moderate income households, whereas just five loans were completed during the time period. As a result of the economic downturn, the majority of applicants to the Single Family Housing Rehabilitation Program did not have sufficient incomes to qualify for financing, with many applicants owing more on their homes than the home's current value. In addition, lower and moderate income homeowners have in general been unwilling to take on additional debt due to the uncertain economic outlook. With the economy and home values now improving, property owners may again be interested in improving their homes. The City will re-evaluate Rehabilitation program guidelines in consideration of funding constraints to ensure an effective program.

**Conservation:** Finally, the City fell short of its goal to conserve 20 units through the purchase of affordability covenants on market rate rental projects, and to conserve 10 units through first-time homebuyer assistance. With the assistance of a redevelopment and housing consultant, the City discussed the potential to purchase long-term income restrictions for existing rental apartments with rental property owners in Agoura Hills. Given the healthy demand for rental apartments during the past several years, and the existing relatively high rental rates in Agoura Hills, however, the property owners were not interested in selling affordable covenants to restrict rental rates. The First-Time Homebuyer Program was challenged by relatively higher housing costs in Agoura Hills compared to the rest of Los Angeles County, and low monthly incomes of qualifying applicants. For the applicants able to income qualify for the program, the available housing type was certain lower-end condominiums that did not meet the desires of the applicants.

## **B. GOALS AND POLICIES**

This section of the Housing Element contains the goals and policies the City of Agoura Hills intends to implement to address a number of significant housing-related issues. Section 65583 (b) of the Government Code requires: "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing."

The following five major issue areas are addressed by the goals and policies of this Element. The supporting goals and policies are organized by each of these issue areas and discussed in the following section.

- Conserve and improve the condition of the existing housing stock;
- Assist in the provision of affordable housing;
- Provide adequate sites to achieve a diversity of housing;
- Remove governmental constraints, as necessary; and
- Promote equal housing opportunity.

### **Goal H-1**

**Conserve and Improve Existing Housing. Maintain and Enhance the Quality and Affordability of Existing Housing and Residential Neighborhoods.**

#### **Policies**

- H-1.1 Housing Design.** Assure that new housing is well-designed and based on sustainable development principles.
- H-1.2 Property and Housing Conditions.** Support the long term maintenance and improvement of housing through code enforcement and housing rehabilitation programs.
- H-1.3 Preserve Rental Housing.** Conserve the existing stock of rental housing through limitations on conversions to for-sale units, and provide tenant protections for units approved for conversion.

## **Goal H-2**

### **Provision of Affordable Housing. Assist in the Provision of a Range of Housing Types to Meet the Diverse Needs of the Agoura Hills Community.**

#### **Policies**

- H-2.1 Mixed Income Housing.** Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments, and to increase the availability of affordable housing throughout the community. Continue to prioritize the construction of affordable units on-site, with provision of units off-site or payment of an in-lieu housing fee as less preferred alternatives.
- H-2.2 Affordable Housing Incentives.** Facilitate the development of affordable housing through regulatory incentives and concessions via the density bonus ordinance, and/or financial assistance. Leverage local funds with outside sources.
- H-2.3 Financial Resources.** Support the use of outside financial resources to aid in the production of housing affordable to Agoura Hills' modest income residents and workforce. Establish guidelines for allocation of Inclusionary Housing Trust Fund resources towards projects.
- H-2.4 Public/Private Partnerships.** Explore collaborative partnerships with nonprofit organizations, developers, the business community and governmental agencies in the provision of affordable housing.
- H-2.5 Rental Assistance.** Support and publicize available rental assistance programs for lower income and special needs households.
- H-2.6 Green Building.** Promote sustainable building practices that utilize materials, architectural design features, and interior features and finishings to reduce energy and water consumption.

### **Goal H-3**

**Provide Adequate Sites to Achieve a Diversity of Housing. Provide Opportunities for a Range of Housing Types Suited to Residents of Varying Lifestyle Needs and Income levels.**

#### **Policies**

- H-3.1 Variety of Housing Choices.** Provide site opportunities for a full range of housing types, locations, and densities to address the diverse needs of Agoura Hills' residents.
- H-3.2 Residential Sites Inventory.** Maintain an up-to-date vacant sites inventory, and assist developers in identifying land suitable for residential and mixed-use development.
- H-3.3 Residential Mixed Use.** Facilitate the development of higher density residential/commercial mixed-use in the Agoura Village Specific Plan, the North Agoura Road Planning Area, and in the Commercial Shopping Center/Mixed Use (CS-MU) district.
- H-3.4 Second Units.** Encourage the provision of second units in all residential districts as a means of dispersing small, affordable units throughout the community.

### **Goal H-4**

**Remove Governmental Constraints. Reduce Governmental Constraints to the Maintenance, Improvement and Development of Housing while Maintaining Community Character.**

#### **Policies**

- H-4.1 Development Review.** Explore continued improvements to the entitlement process to streamline and coordinate the processing of development permits, design review and environmental clearance.
- H-4.2 Flexible Development Standards.** Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as mixed use and live/work housing.
- H-4.3 Congregate Housing.** Provide expanded locations for congregate housing for seniors.

## **Goal H-5**

**Promote Equal Housing Opportunities.** Promote equal housing opportunities for all residents, including Agoura Hills' special needs populations, so that residents can reside in the housing of their choice.

### **Policies**

- H-5.1 Fair Housing Education.** Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.
- H-5.2 Fair Housing Services.** Continue to support the provision of fair housing services and tenant/landlord mediation to City residents.
- H-5.3 Housing for Persons with Disabilities.** Address the special housing needs of persons with disabilities through the implementation of reasonable accommodation procedures, the provision of zoning for supportive and group housing, and by encouraging universal design.

## C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Agoura Hills' identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. The City's overall housing program strategy for addressing its housing needs has been defined according to the five issue areas previously described under goals and policies.

The 2013-2021 Housing Program was prepared in the context of: 1) the nature and extent of housing needs; 2) funding and land availability constraints; and 3) experience gained from implementation of the previous Housing Element. The Housing Program Summary Table V-2 located at the end of this section specifies the following for each program: 2013-2021 objectives; funding sources; and agency responsible for implementation.

### **CONSERVE AND IMPROVE EXISTING HOUSING**

While the majority of existing housing in Agoura Hills is of sound to superior quality, over half of the City's housing is now over 30 years in age, the age at which housing begins to experience rehabilitation needs. The aging of such a large portion of Agoura Hills' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration. Housing conservation also involves maintaining housing affordability, which the City will undertake through protections for existing rental housing through the condominium conversion ordinance.

**1. Housing Maintenance.** The Housing Code is established to maintain the quality of housing in the City and to prevent deterioration of housing units. The Building and Safety Department conducts inspections to determine units in need of repair. Units found out of compliance with the Housing Code will be referred to the City's Rehabilitation Program, pending program re-initiation.

*2013-2021 Program Objective: Monitor the housing conditions in the City and respond to complaints. Enforce the provisions of the UBC and Housing Code.*

**2. Housing Rehabilitation Program.** The City's Housing Rehabilitation Program provides loans to owner occupants of single-family homes, condominiums and townhomes, and allows for a wide variety of repairs and improvements ranging from new paint to new roofing. Funds must be used to correct hazardous structural conditions, to make improvements considered necessary to eliminate blight, to improve handicapped access, and to correct building and health code violations. The City has also added the installation of photo-voltaic solar panels as an eligible repair activity. The Housing Rehabilitation Program is currently on hold due to elimination of Redevelopment funding, though the City's aging housing stock, combined with its growing senior citizen population, suggest that the Program remains an important need. Thus, the City's goal is to re-establish a Housing Rehabilitation Program using alternative sources of funding, such as CDBG, and potentially structure it as a grant program.

*2013-2021 Program Objective: Pursue outside funding to support re-initiation of the Housing Rehabilitation program, and re-evaluate program guidelines in light of funding*



*constraints to ensure an effective program. Seek to assist a minimum of 30 lower income households.*

**3. Condominium Conversion Ordinance.** As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City regulates the conversion of apartment units to condominium ownership. Conversion requirements include tenant noticing, relocation assistance for eligible tenants, and anti-discrimination policies in the sale of converted units. Condominium conversions are also subject to Agoura Hills's inclusionary housing requirements to provide a minimum of 15 percent affordable units, providing potential opportunities to first-time homebuyers.

*2013-2021 Program Objective: Continue to assure that the requirements of the Condominium Conversion Ordinance are met.*

### **PROVISION OF AFFORDABLE HOUSING**

Housing to address the needs of Agoura Hills' lower and moderate income residents and workforce is not being produced in the private market without some level of subsidy and/or development incentive. The Housing Element sets forth several programs to provide incentives for the production of affordable and mixed income housing, including: inclusionary housing requirements; density bonuses and other regulatory incentives; and financial assistance. Adherence to the City's Green Building Program will also enhance affordability through greater energy efficiencies and reduced utility costs to residents.

**4. Inclusionary Housing Program and Housing Trust Fund.** Section 9133 of the Municipal Code sets forth Agoura Hills' inclusionary housing requirements for providing affordable units within market rate developments. The program requires residential developments with 10 or more units provide a minimum of 15 percent of units at a cost affordable to low and moderate income households; a minimum of six percent of project units must be provided to households earning very low incomes, with the remaining nine percent provided to low or moderate income households. Where development of the required inclusionary units on-site is deemed economically infeasible, at the discretion of the Planning Commission, inclusionary requirements may be fulfilled through the following alternatives:

*2<sup>nd</sup> Priority:* Constructing or substantially rehabilitating inclusionary units off-site

*3<sup>rd</sup> Priority:* Donation of land to the City for construction of inclusionary units

*4<sup>th</sup> Priority:* Payment of an in-lieu housing fee to be deposited in the Inclusionary Housing Trust Fund for use exclusively for the development of housing affordable to very low, low and moderate income households. Current in-lieu fees are \$15,313 per apartment unit, and \$21,821 per ownership unit.

The City has accumulated approximately \$2.4 million in its Inclusionary Housing Trust Fund, and with the elimination of Redevelopment housing funds, these monies represent Agoura Hills' only dedicated funding source to support affordable housing. In order to ensure the strategic expenditure of limited Trust Fund resources, the City will establish implementing regulations that establish parameters for allocation of funds towards projects. The City will also consider re-evaluating the Inclusionary Housing Ordinance in response to case law and market conditions.

**2013-2021 Program Objective:** Continue to implement the City's Inclusionary Housing Ordinance and prioritization of on-site provision of affordable units. Establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure. Consider re-evaluating the Ordinance consistent with case law and to reflect market conditions.

**5. Affordable Housing Development Assistance.** The City can play an important role in facilitating the development of quality, affordable and mixed-income housing in the community through provision of regulatory incentives and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction in development fees;
- Flexible development standards;
- Density bonuses as described in Program 7;
- City support in affordable housing funding applications; and
- Financial assistance through Affordable Housing Fund resources, as described in Program 5.

The City can also provide technical assistance to developers in support of affordable housing, including: evaluation of projects for appropriate use of funding sources and moving projects forward through the City review process. During Concept Plan Review, staff informs residential developers of the City's affordable housing requirements and the availability of various incentives. The City's 2010 Affordable Housing Brochure describes the various resources and incentives available to support affordable housing, and will be updated to reflect post-Redevelopment funding and program changes.

**2013-2021 Program Objective:** Provide financial and regulatory assistance for the development of affordable and mixed-income housing. Provide information on incentives during individual dealings with property owners, and through dissemination of the City's Affordable Housing brochure.

**6. Affordable Housing Density Bonus.** Section 9674 of the Agoura Hills Municipal Code sets forth the City's provisions to implement State density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10 percent of the total units for lower income households; or
- 5 percent of the total units for very low income households; or
- A senior citizen housing development or mobile home park that limits residency based on age requirements; or
- 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.

- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

**2013-2021 Objective:** *Maintain a local density bonus ordinance consistent with state requirements, and advertise through dissemination of the Guide to Housing brochure at the public counter and on the City's website.*

**7. Section 8 Rental Assistance.** The Section 8 Program offers tenant-based assistance in which participants locate their own housing to rent and pay a portion of their income on rent, with the other portion being funded via a Section 8 subsidy or "voucher." Eligibility is limited to extremely low and very low-income households who spend more than 30 percent of their gross income on rental housing costs. Availability of assistance depends on efforts and priorities of the Housing Authority of Los Angeles County (HACoLA), which coordinates Section 8 rental housing assistance throughout the County for jurisdictions that do not have their own Housing Authority. Based on current HUD regulations, of those households admitted to the Section 8 program, 75 percent must have incomes less than 30 percent of the area median, making Section 8 one of the key ways in which the City can address the needs of extremely low income households.

**2013-2021 Program Objective:** *Continue participation in Section 8 program, and list Section 8 contact information in the City's Guide to Housing brochure.*

**8. Sustainability and Green Building.** A key goal of the Agoura Hills 2035 General Plan is to establish the foundation for creating a more sustainable community for existing and future residents. The General Plan's goal for maintaining a sustainable community includes economic sustainability and sustaining a good quality of life, including excellent parks, well-maintained circulation networks, public safety, and a solid housing stock. General Plan land use policies promote a community with a mix of interdependent land uses to reduce automobile dependence and preserve open space resources. Strategies for sustainable site design and development, resource conservation, and sustainable circulation and streetscape are also integrated within the Plan. One of the Plan's primary tools to achieve sustainable development is through implementation of standards for "green" building.

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impacts. In December 2010, the Agoura Hills City Council adopted Ordinance No. 10-381, which incorporated the 2010 California Energy Code and the State of California's 2010 Green Building Code Standards into the City's Municipal Code. The Green Building Code establishes mandatory residential and non-residential measures related to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

**2013-2021 Objective:** *Implement sustainability policies and actions identified in the Agoura Hills 2035 General Plan. Provide outreach and education to developers, architects and residents on the Green Building code, and ways to incorporate sustainability in project design and existing structures.*

## **ADEQUATE HOUSING SITES**

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. Both the General Plan and Zoning Ordinance dictate where housing may be located, thereby affecting the supply of land available for housing. Future housing growth in Agoura Hills will be accommodated through development on vacant residential sites; development of residential mixed-use within the Agoura Village Specific Plan; and development of second units on single-family parcels.

**9. Residential and Mixed-Use Sites Inventory.** The City maintains a parcel-specific inventory of all vacant sites available for development for the public to view, including information on site acreage, zoning and development status (vacant, entitled, under construction, approval pending). While only limited vacant residential sites remain in Agoura Hills, far more significant development opportunities exist for mixed-use within the Agoura Village Specific Plan. In addition to Agoura Village, the 2035 General Plan provides expanded areas for mixed use in the North Agoura Road Planning Area (PD Subarea 5) subject to a special planning study, and within the new Commercial Shopping Center/Mixed Use (CS-MU) district.

**2013-2021 Program Objective:** *Maintain a current inventory of vacant residential sites, and mixed-use sites within the Agoura Village Specific Plan, North Agoura Road Planning Area (Subarea 5 of the General Plan) and CS-MU zone district. Provide the sites inventory to interested developers in conjunction with information on available development incentives through the Guide to Housing brochure.*

**10. Agoura Village Specific Plan.** The Agoura Village Specific Plan provides significant additional capacity for higher density residential development. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including both a horizontal and vertical mix of residential, commercial, office and entertainment uses. Four of the planning area's seven subareas include residential uses, providing sites for 235 apartment and condominium units, with additional units achievable through density bonuses. With the improving real estate market, the City is experiencing renewed interest in development within Agoura Village.

**2013-2021 Program Objective:** *Facilitate residential mixed-use development within Agoura Village, including on-site provision of a minimum of 15 percent low and moderate income units.*

**11. Second Units.** A second dwelling unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second dwelling units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors and single persons. Second, the primary homeowners can receive supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in their homes.

Pursuant to current state law, Agoura Hills permits second units through a ministerial, non-discretionary process in all residential zones, and has reduced the parking requirement to one covered space per unit and eliminated the requirement for connection to a public sewer system. The City contains many large lots that can accommodate a second unit, and despite these changes to the ordinance, the City has seen few applications for second units.

The City will re-evaluate its second unit standards and assess potential refinements to better facilitate the provision of second units in existing and new development. Areas for consideration include: establishment of discretionary review process to accommodate second units larger than 640 square feet, and deviations in setback and lot coverage requirements where privacy and environmental considerations are not compromised; and allowances for second units to fulfill inclusionary housing requirements in new development.

***2013-2021 Program Objective:** Review and refine the City's second unit ordinance to facilitate housing options for seniors, caregivers, and other lower and extremely low income households. Continue to educate residents on the availability of second units through the City's Guide to Housing brochure.*

## **REMOVE GOVERNMENTAL CONSTRAINTS**

Like all jurisdictions in California, Agoura Hills has governmental regulations that affect housing development. These include the charging of permit processing and development fees, and processing procedures for tentative tract maps, and conditional use permits or variances. Under present state law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental constraints on housing development.

**12. Efficient Project Review.** A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. Agoura Hills has fully implemented the provisions of the Permit Streamlining Act (AB 884), and provides concurrent processing through one-stop permit coordination and use of a master application form. Pre-application conferences are conducted on larger projects, and Concept Plan Review is conducted on projects within the Agoura Village Specific Plan, providing applicants with early input on potential site concerns and any necessary studies.

In order to process projects more expeditiously, the City has eliminated the CUP requirement for single- and multi-family residential development in non-hillside areas. Consistent with State requirements, any modified development standards provided as part of a density bonus incentives package are exempt from the variance process.

Agoura Hills utilizes allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

**2013-2021 Program Objective:** Continue to implement procedures for concurrent processing of residential projects, and offer pre-application review. Utilize categorical exemptions under CEQA on a case by case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.

**13. Expanded Zoning Provisions for Congregate Housing for Seniors.** Congregate housing, also referred to as assisted living facilities, are designed for elderly individuals requiring assistance with certain activities of daily living – such as eating, bathing and transportation – but desiring to live as independently as possible. Such facilities bridge the gap between independent living and nursing homes. Given Agoura Hills’ growing senior citizen population, the City desires to provide a range of housing options to allow seniors to remain in the community. While the City’s Zoning Ordinance currently provides for congregate housing within the residential zoning districts, site availability is extremely limited. The City shall prepare a land use study to explore expanding the allowance of congregate housing within additional zone districts, such as the Commercial Retail Service (CRS) zone.

**2013-2021 Program Objective:** Conduct a land use study to explore the suitability of expanding congregate housing for seniors into additional zoning districts. Add land use definitions for “congregate housing” and “residential care facility” within the Zoning Ordinance.

**13b. Zoning for Small Employee Housing (6 or fewer).** California Health and Safety Code Section 17021.5 (Employee Housing Act) requires any employee housing providing accommodations for six or fewer employees to be deemed a single-family structure with a residential land use designation. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

**2013-2021 Program Objective:** Within two years of adoption of the Housing Element, amend the Zoning Ordinance consistent with the Employee Housing Act (H&S 17021.5) to permit employee housing for six or fewer employees as a single-family structure.

## **PROMOTE EQUAL HOUSING OPPORTUNITIES**

In order to provide for the housing needs of all segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices, including accommodations for persons with disabilities.

**14. Fair Housing Program.** Fair Housing provides assistance to Agoura Hills residents to settle disputes related to violation of local, state, and federal housing laws. Also, Fair Housing provides an educational program concerning housing issues for tenants and landlords. Agoura Hills is provided fair housing outreach, educational information, and landlord/tenant dispute resolution services via

Los Angeles County's contract with The Housing Rights Center. City staff directs any inquiries regarding fair housing issues or tenant/landlord disputes to the Center.

**2013-2021 Program Objective:** *Continue to utilize the services of The Housing Rights Center to provide fair housing services and educational programs concerning fair housing issues. Assist in program outreach by providing Fair Housing brochures at City Hall, the Library and Recreation Center, and providing fair housing information in the City's Guide to Housing brochure.*

**15. Universal Design/Visitability.** As Agoura Hills' population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority of the community's housing stock was built prior to 1991, when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The goal of universal design is to accommodate a wide range of abilities, including children, aging populations, and persons with disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons to enter the home;
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs;
- Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit.

**2013-2021 Program Objectives:** *Develop guidelines encouraging principles of universal design and visitability, and provide to residential development applicants.*

**16. Housing Opportunities for Persons Living with Disabilities.** The City of Agoura Hills recognizes the significant and wide ranging housing needs faced by persons with disabilities and their families. The State Department of Developmental Resources' Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become frail, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. For persons with physical disabilities, housing accessibility is essential, ideally located in close proximity to services and transit.

Agoura Hills supports the provision of housing for its disabled population through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in residential zones subject to a conditional use permit.
- Adoption of zoning ordinance provisions to specifically define supportive and transitional housing as a residential use of property, and to permit in all residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Adoption of procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.
- Programs to facilitate affordable housing, including Inclusionary Zoning, Density Bonuses, and Affordable Housing Development Assistance

***2013-2021 Program Objectives:*** Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities. Evaluate the use of funds available for supportive housing and services in future affordable housing projects. Discuss with affordable housing providers their ability to provide for persons living with disabilities in housing projects.



**Table V-2: Housing Program Summary 2013-2021**

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
<b>CONSERVE AND IMPROVE EXISTING HOUSING</b>					
<b>1. Housing Maintenance</b>	Provide for detection and prevention of deterioration in residential areas.	Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.	General Fund	City Planning and Community Development Department; City Building and Safety Department	2013 - 2021
<b>2. Housing Rehabilitation Program</b>	Provide financial assistance for home repairs for low and moderate income households.	Pursue outside funding to support re-initiation of program and re-evaluate program guidelines.	CDBG or other sources	City Planning and Community Development Department	Seek to re-evaluate program guidelines and reinstate program by 2015.
<b>3. Condominium Conversion Ordinance</b>	Provide tenant protections in apartments proposed for conversion to condominium ownership.	Implement City Ordinance, and require conversions to comply with City inclusionary requirements .	General Fund	City Planning and Community Development Department	2013 - 2021
<b>DEVELOPMENT OF AFFORDABLE HOUSING</b>					
<b>4. Inclusionary Housing Program and Housing Trust Fund</b>	Integrate affordable units within market rate developments, and generate in-lieu fees in support of affordable housing.	Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish implementing regulations for Housing Trust Fund.	Developer Fees	City Planning and Community Development Department	Develop Trust Fund regulations by 2015 and re-evaluate Ordinance by 2017.
<b>5. Affordable Housing Development Assistance</b>	Facilitate development of affordable and mixed-income housing through incentives to private developers.	Provide financial and regulatory assistance. Promote through dealings with property owners and through Guide to Housing brochure.	Inclusionary Housing Trust Fund and other State and Federal resources	City Planning and Community Development Department	Update Guide to Housing brochure in 2014.

**Table V-2: Housing Program Summary (cont'd)**

<b>Housing Program</b>	<b>Program Goal</b>	<b>2013-2021 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>6. Affordable Housing Density Bonus</b>	Provide density and other incentives to facilitate affordable housing development.	Maintain density bonus program consistent with state law, and advertise through City's Guide to Housing brochure and on City website.	General Fund	City Planning and Community Development Department	2013 - 2021
<b>7. Section 8 Rental Assistance</b>	Extend rental subsidies to extremely low and very low income families and seniors.	Continue participation in program and advertise through City's Guide to Housing brochure.	HUD Section 8 Vouchers	City Planning and Community Development; Los Angeles County Housing Authority	2013 - 2021
<b>8. Sustainability and Green Building</b>	Promote energy conservation and sustainable design in new and existing development.	Implement General Plan sustainability policies/actions. Provide education/ outreach to residents and development community on Green Building Program.	General Fund	City Planning and Community Development Department; City Building and Safety Department	2013 - 2021
<b>ADEQUATE HOUSING SITES</b>					
<b>9. Residential and Mixed-Use Sites Inventory</b>	Provide a range of residential development opportunities through appropriate land use designations.	Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.	General Fund	City Planning and Community Development Department	2013 - 2021
<b>10. Agoura Village Specific Plan (AVSP)</b>	Provide expanded sites for multi-family and mixed-use housing development.	Facilitate residential mixed-use development in AVSP, including on-site provision of affordable units.	General Fund	City Planning and Community Development Department	2013 - 2021
<b>11. Second Units</b>	Provide additional sites for rental housing within existing residential neighborhoods.	Review and refine ordinance as appropriate to better facilitate provision of second units.	General Fund	City Planning and Community Development Department	Review/revise ordinance in 2014.

**Table V-2: Housing Program Summary (cont'd)**

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
<b>REMOVE GOVERNMENTAL CONSTRAINTS</b>					
<b>12. Efficient Project Review</b>	Minimize the time required for project approvals, thereby reducing the cost of development.	Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects as appropriate.	General Fund	City Planning and Community Development Department	2013-2021
<b>13a. Expanded Zoning for Congregate Housing</b>	Provide expanded housing options to allow seniors to remain in the community.	Conduct land use study to evaluate expanding congregate housing into additional zone districts.	General Fund	City Planning and Community Development Department	Conduct land use study in 2014.
<b>13b. Zoning for Small Employee Housing (6 or fewer)</b>	Provide expanded housing options for employee housing.	Amend Zoning Ordinance consistent with Employee Housing Acts (H&S 17021.5).	General Fund	City Planning and Community Development Department	Within two years of Housing Element adoption.
<b>PROMOTE EQUAL HOUSING OPPORTUNITY</b>					
<b>14. Fair Housing Program</b>	Promote fair housing practices and unrestricted access to housing for all residents of the City.	Continue to contract with LA Co./Housing Rights Center to provide fair housing services and educational programs. Assist in program outreach through referrals and distribution of informational materials.	CDBG	LA Co/ Housing Rights Center; City Planning and Community Development Department	2013-2021
<b>15. Universal Design/Visitability</b>	Accommodate a wide range of abilities in residential development by providing features that enhance accessibility.	Develop Universal Design and Visitability Principles brochure, and provide to development applicants.	General Fund	City Planning and Community Development Department; City Building and Safety Department	Develop brochure in 2014.
<b>16. Housing Opportunities for Persons Living with Disabilities</b>	Support a range of housing options for persons with disabilities.	Evaluate funds for supportive housing/services in new affordable projects. Discuss with housing providers ability to provide for the disabled in projects.	Inclusionary Housing Trust Fund and other state and federal resources	City Planning and Community Development Department	Evaluate funds in 2014, and discuss options with housing providers to integrate units for persons with disabilities.

## Summary of Quantified Objectives

The following table summarizes the City of Agoura Hills' quantified objectives for the 2013-2021 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs (RHNA); rehabilitation objectives which reflect the City's goal to pursue establishing a CDBG-funded Housing Rehabilitation Grant Program; and conservation objectives which reflect preservation of Agoura Hills' two primary apartment complexes as rental housing and conservation of existing Section 8 vouchers.

**Table V-3: 2013-2021 Quantified Objectives**

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
<b>Extremely Low (0% - 30% AMI)</b>	15	10	2 (Sec 8)
<b>Very Low (31% - 50% AMI)</b>	16		
<b>Low (51% - 80% AMI)</b>	19	20	
<b>Moderate (81% - 120% AMI)</b>	20		511 (Archstone Agoura Hills and Oak Creek)
<b>Above Moderate (&gt;120% AMI)</b>	45		
<b>Totals</b>	<b>115</b>	<b>30</b>	<b>513</b>



## **APPENDIX A**

# **RESIDENTIAL SITES INVENTORY**

**Agoura Village Specific Plan Residential Sites  
Vacant Residential Sites**

## Agoura Village Specific Plan - Residential Sites by Zone Area and Parcel

APN	ACRES	GENERAL PLAN	ZONING	OWNER	EXISTING USE
<b>Zone A South</b>					
2061-031-020	18.56	PD	PD	Shuman Assocs.	Vacant
<i>Subtotal</i>					
	18.56				
<b>Zone A North</b>					
2061-006-046	0.68	PD	PD	USA Gas	Gas station (1996) - use likely to remain in near future
2061-006-008	1.17	PD	PD	Adams	Equipment rental; 1,200 sq. ft. building (1970)
2061-006-047	0.27	PD	PD	Moyses	Vacant
2061-006-038	1.1	PD	PD	Artinian	Vacant
2068-006-035	1.78	PD	PD	Conejo Valley U Store	Two adjacent parcels developed with late 1970s self storage facility. Non-conforming use, not permitted to make improvements or expand.
2061-006-036	1.58	PD	PD	Conejo Valley U Store	
<i>Subtotal</i>					
	6.58				
<b>Zone B</b>					
2061-033-016	21.5	PD	PD	Whizen/Symphony	Vacant. Application to build Agoura Town Center, including 43,000-50,000 square feet of retail, restaurant and office use, along with 24 multi-family units.
<i>Subtotal</i>					
	21.5				
<b>Zone E</b>					
2061-029-003	0.6	PD	PD	Pick	Vacant
2061-029-004	0.53	PD	PD	Pick	Vacant
2061-029-005	0.56	PD	PD	Oghigian	Vacant
2061-029-006	0.3	PD	PD	Oghigian	Vacant
2061-029-007	0.17	PD	PD	Coast 2 Coast	Vacant. Application to combine 22 lots into single parcel for development of Cornerstone, including 25 apartments, retail and office use.
2061-029-008	0.22	PD	PD	Coast 2 Coast	
2061-029-009	0.24	PD	PD	Coast 2 Coast	
2061-029-010	0.1	PD	PD	Coast 2 Coast	

## Agoura Village Specific Plan - Residential Sites by Zone Area and Parcel

2061-029-011	0.13	PD	PD	Coast 2 Coast
2061-029-012	0.03	PD	PD	Coast 2 Coast
2061-029-013	0.03	PD	PD	Coast 2 Coast
2061-029-014	0.23	PD	PD	Coast 2 Coast
2061-029-015	0.31	PD	PD	Coast 2 Coast
2061-029-016	0.37	PD	PD	Coast 2 Coast
2061-030-001	0.66	PD	PD	Coast 2 Coast
2061-030-002	0.21	PD	PD	Coast 2 Coast
2061-030-003	0.18	PD	PD	Coast 2 Coast
2061-030-004	0.2	PD	PD	Coast 2 Coast
2061-030-005	0.17	PD	PD	Coast 2 Coast
2061-030-006	0.17	PD	PD	Coast 2 Coast
2061-030-007	0.19	PD	PD	Coast 2 Coast
2061-030-008	0.18	PD	PD	Coast 2 Coast
2061-030-009	0.18	PD	PD	Coast 2 Coast
2061-030-010	0.26	PD	PD	Coast 2 Coast
2061-030-011	0.5	PD	PD	Coast 2 Coast
2061-030-012	0.74	PD	PD	Coast 2 Coast

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*Subtotal* 7.46

*TOTAL* 54.1

## City of Agoura Hills - List of Vacant Residential Properties

Prepared: 7-20-12, rev. 4-17-13		Planning and Community Development Department					
AVSP parcels are identified in a separate table. Parcels under construction are not considered vacant, and so not included herein.							
Zone	APN	Street	Status	Appx. Acres	# Resid. Units		
					Allowed	Special Area	
<b>Residential Very Low Density Zone (0.2-1.0 DU/AC)</b>							
RV	2055-019-036	Foothill Drive	Vacant	1	1	Old Agoura	
RV	2055-019-037	Foothill Drive	Vacant	1	1	Old Agoura	
RV	2055-019-027	Foothill Drive	Vacant	1	1	Old Agoura	
RV	2055-021-039	Lapworth Drive	Vacant	1.82	1	Old Agoura	
RV	2055-022-072	Lapworth Drive	Vacant	1.54	1	Old Agoura	
RV	2055-022-080	Lapworth Drive	Vacant	1.12	1	Old Agoura	
RV	2055-022-073	Lapworth Drive	Vacant	0.08	1	Old Agoura	
RV	2055-021-044	Balkins Drive	Vacant	0.93	1	Old Agoura	
RV	2055-021-018	Balkins Drive	Vacant	0.96	1	Old Agoura	
RV	2055-023-109	Fairview Place	Vacant	0.99	1	Old Agoura	
RV	2055-023-072	Fairview Place	Vacant	0.82	1	Old Agoura	
RV	2055-023-073	Palo Comado	Entitled - Resid	0.92	1	Old Agoura	
RV	2055-028-036	Colodny Drive	In Review	0.96	1	Old Agoura	
RV	2055-023-065	Balkins Drive	Vacant	1.5	1	Old Agoura	
RV	2055-023-097	Balkins Drive	Vacant	1.38	1	Old Agoura	
RV	2055-023-098	Balkins Drive	In Review	1	1	Old Agoura	
RV	2055-027-070	Colodny Drive	Vacant	0.76	1	Old Agoura	
			<b>Total in RV</b>	<b>17.78</b>	<b>17</b>		
<b>Residential Low Density Zone (1-2 DU/AC)</b>							
RL	2055-012-040	Fairview Place	Vacant	1.53	2	Old Agoura	
RL	2055-015-062	Lewis Lane	Vacant	0.96	2	Old Agoura	
RL	2055-004-009	Driver Avenue	Vacant	0.51	1	Old Agoura	
RL	2055-005-047	Colodny Drive	Vacant	0.64	1	Old Agoura	
RL	2055-005-048	Colodny Drive	Vacant	0.62	1	Old Agoura	
RL	2052-008-024	Palo Comado Canyon	Vacant	2.52	4	Old Agoura	
			<b>Total in RL</b>	<b>6.78</b>	<b>11</b>		



## City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units		Special Area
					Allowed		
<b>Residential Single Family Zone (2-6 DU/AC)</b>							
RS	2055-004-019	Lewis Lane	Vacant	0.35	1		Old Agoura
RS	2055-004-020	Lewis Lane	Vacant	0.35	1		Old Agoura
RS	2061-025-010	Agoura Road	Vacant	0.25	1		Indian Hills
RS	2061-025-007	Waring Place	Vacant		1		Between AVSP and Indian Hills
RS	2061-025-006	Waring Place	Vacant	0.12	see above		Contiguous lots = 1 du
RS	2061-025-010	Agoura Road	Vacant	0.35	see above		
RS	2061-025-005	Waring Place	Vacant	0.11	see above		
RS	2061-025-004	Waring Place	Vacant	0.12	see above		
RS	2061-025-003	Waring Place	Vacant	0.09	see above		
RS	2061-025-053	Waring Place	Vacant	0.16	see above		
RS	2061-025-052	Waring Place	Vacant	0.15	see above		
RS	2061-025-008	Agoura Road	Vacant	0.5	1		Between AVSP and Indian Hills
RS	2061-025-009	Agoura Road	Vacant	0.4	see above		Contiguous lots = 1 du
RS	2061-023-002	Agoura Road	Vacant	23	2		Between AVSP and Indian Hills
RS	2061-022-051	Laura La Plante Drive	In Review	0.53	1		Between AVSP and Indian Hills
RS	2061-021-002	Renee Drive	Vacant	0.2	1		Indian Hills
RS	2061-021-035	Renee Drive	Entitled - Resid	0.16	1		Indian Hills
RS	2061-021-036	Renee Drive	Entitled - Resid	0.17	see above		Contiguous lots = 1 du
RS	2061-018-073	Renee Drive - vacate	Vacant	0.16	1		Indian Hills
RS	2061-018-072	Renee Drive - vacate	Vacant	0.16	see above		Contiguous lots = 1 du
RS	2061-018-071	Renee Drive - vacate	Vacant	0.17	1		Indian Hills
RS	2061-018-070	Renee Drive - vacate	Vacant	0.16	1		Indian Hills
RS	2061-021-069	Renee Drive - vacate	Vacant	0.19	1		Indian Hills
RS	2061-018-068	Renee Drive - vacate	Vacant	0.16	see above		Contiguous lots = 1 du
RS	2061-018-063	Renee Drive - vacate	Vacant	0.19	1		Indian Hills
RS	2061-018-078	Renee Drive - vacate	Vacant	0.18	1		Indian Hills
RS	2061-018-065	Renee Drive - vacate	Vacant	0.19	1		Indian Hills
RS	2061-018-066	Renee Drive - vacate	Vacant	0.16	1		Indian Hills
RS	2061-018-067	Renee Drive - vacate	Vacant	0.26	1		Indian Hills

### City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units		Special Area
					Allowed		
RS	2061-017-042	Canyon Way/Renee Dr. - vacate	Vacant	0.33	1		Indian Hills
RS	2061-017-905	Canyon Way	Vacant	0.23	1		Indian Hills
RS	2061-017-904	Canyon Way	Vacant	0.15	see above		Indian Hills
RS	2061-017-007	Laura La Plante Drive	Vacant	0.15	1		Indian Hills
RS	2061-017-008	Renee Drive - vacate	Vacant	0.18	1		Indian Hills
RS	2061-017-046	Laura La Plante Drive	Vacant	0.17	1		Indian Hills
RS	2061-017-043	Laura La Plante Drive	Vacant	0.17	see above		Indian Hills
RS	2061-017-044	Laura La Plante Drive	Vacant	0.17	see above		Indian Hills
RS	2061-017-047	Laura La Plante Drive	Vacant	2.04	1		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	2061-017-027	Laura La Plante Drive	Vacant	0.197	1		Indian Hills
RS	2061-017-024	Laura La Plante Drive	Vacant	0.162	see above		Indian Hills
RS	2061-016-052	Laura La Plante Drive	Vacant	0.13	1		Indian Hills
RS	2061-016-053	Laura La Plante Drive	Vacant	0.16	1		Indian Hills
RS	2061-016-054	Laura La Plante Drive	Vacant	0.27	1		Indian Hills
RS	2061-016-021	Laura La Plante Drive	Vacant	0.18	1		Indian Hills
RS	2061-016-058	Laura La Plante Drive	Vacant	0.19	see above		Indian Hills
RS	2061-016-072	Laura La Plante Drive	Vacant	0.19	1		Indian Hills
RS	2061-016-063	Laura La Plante Drive	Vacant	0.17	see above		Indian Hills

### City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units		Special Area
					Allowed		
RS	2061-035-027	Calle Montecillo	Vacant	0.28	1		Liberty Cyn
RS	2061-035-025	Via Amistosa	Vacant	0.35	1		Liberty Cyn
			<b>Total in RS</b>	<b>34.859</b>	<b>33</b>		
<b>Residential High Density (15-25 DU/AC)</b>							
RH	2052-008-043	Chesebro Road	Approved	0.94	18		Old Agoura
RH	2055-007-053	Chesebro Canyon	Approved	0.31	5		Old Agoura
			<b>Total in RH</b>	<b>1.25</b>	<b>23</b>		
<b>Open Space - Restricted</b>							
OS-R	2048-003-002	Thousand Oaks Blvd.	Entitled - Resid.	9.6	1		High School
OS-R	2061-030-020	Paper Road	Vacant	1.15	2		Between AVSP and Indian Hills
OS-R	2061-030-015	Paper Road	Vacant	1	see above		Contiguous lots = 2 du
OS-R	2061-030-016	Paper Road	Vacant	0.72	see above		
OS-R	2061-027-001	Paper Road	Vacant	0.65	see above		
OS-R	2061-027-002	Paper Road	Vacant	0.68	see above		
OS-R	2061-027-003	Paper Road	Vacant	0.6	see above		
OS-R	2061-027-004	Paper Road	Vacant	0.62	see above		
OS-R	2061-027-005	Paper Road	Vacant	0.58	see above		
OS-R	2061-027-006	Paper Road	Vacant	0.82	see above		
OS-R	2061-027-007	Paper Road	Vacant	0.85	see above		
OS-R	2061-027-008	Paper Road	Vacant	1.3	see above		
OS-R	2061-027-009	Paper Road	Vacant	1.56	see above		
OS-R	2061-027-010	Paper Road	Vacant	0.34	see above		
OS-R	2061-027-011	Paper Road	Vacant	0.78	see above		
OS-R	2061-027-012	Paper Road	Vacant	0.95	see above		
OS-R	2061-026-001	Paper Road	Vacant	1.16	see above		
OS-R	2061-026-002	Paper Road	Vacant	0.78	see above		
OS-R	2061-026-003	Paper Road	Vacant	2.5	see above		
OS-R	2061-026-004	Paper Road	Vacant	1.03	see above		
OS-R	2061-026-005	Paper Road	Vacant	0.33	see above		

## City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units	
					Allowed	Special Area
OS-R	2061-026-006	Paper Road	Vacant	0.26	see above	
OS-R	2061-026-007	Paper Road	Vacant	0.24	see above	
OS-R	2061-026-008	Paper Road	Vacant	0.22	see above	
OS-R	2061-026-009	Paper Road	Vacant	0.24	see above	
OS-R	2061-026-010	Paper Road	Vacant	0.25	see above	
OS-R	2061-026-011	Paper Road	Vacant	0.27	see above	
OS-R	2061-026-012	Paper Road	Vacant	0.39	see above	
OS-R	2061-026-013	Paper Road	Vacant	0.4	see above	
OS-R	2061-026-014	Paper Road	Vacant	0.65	see above	
OS-R	2061-026-015	Paper Road	Vacant	0.76	see above	
OS-R	2061-024-001	Paper Road	Vacant	3.6	see above	
OS-R	2061-024-002	Paper Road	Vacant	4.14	see above	
OS-R	2061-024-003	Paper Road	Vacant	4.94	see above	
OS-R	2061-024-004	Paper Road	Vacant	4	see above	
OS-R	2061-025-040	Vejar Drive	Vacant	0.17	1	Between AVSP and Indian Hills
OS-R	2061-025-039	Vejar Drive	Vacant	0.19	see above	Contiguous lots = 1 du
OS-R	2061-025-038	Vejar Drive	Vacant	0.29	see above	
OS-R	2061-025-058	Cleveland-vacate	Vacant	0.29	see above	
OS-R	2061-025-057	Cleveland-vacate	Vacant	0.26	1	Between AVSP and Indian Hills
OS-R	2061-025-023	Cleveland-vacate	Vacant	0.23	1	Between AVSP and Indian Hills
OS-R	2061-025-022	Cleveland-vacate	Vacant	0.27	see above	Contiguous lots = 1 du
OS-R	2061-025-021	Cleveland-vacate	Vacant	0.16	see above	
OS-R	2061-025-055	Cleveland-vacate	Vacant	0.19	see above	
OS-R	2061-025-056	Cleveland-vacate	Vacant	0.18	1	Between AVSP and Indian Hills
OS-R	2061-025-054	Cleveland-vacate	Vacant	0.45	1	Between AVSP and Indian Hills
OS-R	2061-025-013	Cleveland-vacate	Vacant	0.45	1	Between AVSP and Indian Hills
OS-R	2061-025-014	Cleveland-vacate	Vacant	0.46	see above	Contiguous lots = 1 du
OS-R	2061-025-015	Cleveland-vacate	Vacant	0.48	see above	
OS-R	2061-025-016	Cleveland-vacate	Vacant	0.48	see above	
OS-R	2061-025-017	Cleveland-vacate	Vacant	0.49	1	Between AVSP and Indian Hills
OS-R	2061-028-905	Vejar Drive	City owned	0.29	NA	Between AVSP and Indian Hills
OS-R	2061-028-904	Cleveland-vacate	City owned	0.3	NA	Between AVSP and Indian Hills

### City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units		Special Area
					Allowed		
OS-R	2061-028-017	Cleveland-vacate	Vacant	0.34	1		Between AVSP and Indian Hills
OS-R	2061-028-016	Cleveland-vacate	Vacant	0.77	see above		Contiguous lots = 1 du
OS-R	2061-028-015	Cleveland-vacate	Vacant	0.51	see above		
OS-R	2061-028-014	Cleveland-vacate	Vacant	0.85	see above		
OS-R	2061-028-013	Cleveland-vacate	Vacant	0.85	see above		
OS-R	2061-028-012	Cleveland-vacate	Vacant	0.96	see above		
OS-R	2061-028-011	Cleveland-vacate	Vacant	0.94	see above		
OS-R	2061-028-010	Cleveland-vacate	Vacant	0.93	see above		
OS-R	2061-028-009	Cleveland-vacate	Vacant	0.5	see above		
OS-R	2061-028-008	Cleveland-vacate	Vacant	0.93	see above		
OS-R	2061-028-007	Cleveland-vacate	Vacant	1.3	see above		
OS-R	2061-029-033	Cleveland-vacate	Vacant	1	see above		
OS-R	2061-029-032	Cleveland-vacate	Vacant	0.855	see above		
OS-R	2061-029-900	Cleveland-vacate	City owned	0.78	NA		Between AVSP and Indian Hills
OS-R	2061-029-031	Cleveland-vacate	Vacant	0.63	1		Between AVSP and Indian Hills
OS-R	2061-029-029	Cleveland-vacate	Vacant	0.61	1		Between AVSP and Indian Hills
OS-R	2061-029-017	Cleveland-vacate	Vacant	1	see above		Contiguous lots =1 du
OS-R	2061-015-005		Vacant	98.74	1		South of Indian Hills
OS-R	2061-019-028	Renee-vacate	Vacant	3.27	1		South of Indian Hills
OS-R	2061-019-902		City owned		NA		South of Indian Hills
OS-R	2061-019-903		City owned		NA		South of Indian Hills
OS-R	2061-019-904		City owned		NA		South of Indian Hills
OS-R	2061-019-905		City owned		NA		South of Indian Hills
OS-R	2061-019-906		City owned		NA		South of Indian Hills
OS-R	2061-019-907		City owned		NA		South of Indian Hills
OS-R	2061-019-908		City owned		NA		South of Indian Hills
OS-R	2061-019-909		City owned		NA		South of Indian Hills
OS-R	2061-019-901	Renee-vacate	LVMWD	0.25	NA		South of Indian Hills
OS-R	2061-020-010	Renee-vacate	Vacant	0.31	1		South of Indian Hills
OS-R	2061-020-009	Renee-vacate	Vacant	0.31	see above		South of Indian Hills
OS-R	2061-020-008	Renee-vacate	Vacant	0.21	see above		South of Indian Hills
OS-R	2061-020-007	Renee-vacate	Vacant	0.21	see above		South of Indian Hills

## City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units	
					Allowed	Special Area
OS-R	2061-020-006	Renee-vacate	Vacant	0.2	see above	South of Indian Hills
OS-R	2061-020-005	Renee-vacate	Vacant	0.11	see above	South of Indian Hills
OS-R	2061-020-004	Renee-vacate	Vacant	0.15	see above	South of Indian Hills
OS-R	2061-020-003	Renee-vacate	Vacant	0.15	see above	South of Indian Hills
OS-R	2061-020-002	Renee-vacate	Vacant	0.22	see above	South of Indian Hills
OS-R	2061-020-001	Renee-vacate	Vacant	0.21	see above	South of Indian Hills
OS-R	2061-021-014		Vacant	0.19	see above	South of Indian Hills
OS-R	2061-021-013		Vacant	0.16	see above	South of Indian Hills
OS-R	2061-021-012		Vacant	0.18	see above	South of Indian Hills
OS-R	2061-021-011		Vacant	0.15	see above	South of Indian Hills
OS-R	2061-021-010		Vacant	0.15	see above	South of Indian Hills
OS-R	2061-021-009		Vacant	0.14	see above	South of Indian Hills
OS-R	2061-021-039		Vacant	0.27	see above	South of Indian Hills
OS-R	2061-021-022		Vacant	0.2	see above	South of Indian Hills
OS-R	2061-021-021		Vacant	0.17	see above	South of Indian Hills
OS-R	2061-021-020		Vacant	0.14	see above	South of Indian Hills
OS-R	2061-021-019		Vacant	0.14	see above	South of Indian Hills
OS-R	2061-021-018		Vacant	0.14	see above	South of Indian Hills
OS-R	2061-021-017		Vacant	0.13	see above	South of Indian Hills
OS-R	2061-021-016		Vacant	0.13	see above	South of Indian Hills
OS-R	2061-021-015		Vacant	0.12	see above	South of Indian Hills
OS-R	2061-020-030		Vacant	0.12	see above	South of Indian Hills
OS-R	2061-020-029		Vacant	0.13	see above	South of Indian Hills
OS-R	2061-020-028		Vacant	0.12	see above	South of Indian Hills
OS-R	2061-020-027		Vacant	0.12	see above	South of Indian Hills
OS-R	2061-020-026		Vacant	0.13	see above	South of Indian Hills
OS-R	2061-020-025		Vacant	0.13	see above	South of Indian Hills
OS-R	2061-020-024		Vacant	0.19	see above	South of Indian Hills
OS-R	2061-020-023		Vacant	0.19	see above	South of Indian Hills
OS-R	2061-020-022		Vacant	0.19	see above	South of Indian Hills
OS-R	2061-020-021		Vacant	0.25	see above	South of Indian Hills
OS-R	2061-020-909		City owned		NA	South of Indian Hills

### City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units		Special Area
					Allowed		
OS-R	2061-020-908		City owned		NA		South of Indian Hills
OS-R	2061-020-907		City owned		NA		South of Indian Hills
OS-R	2061-020-906		City owned		NA		South of Indian Hills
OS-R	2061-020-905		City owned		NA		South of Indian Hills
OS-R	2061-020-904		City owned		NA		South of Indian Hills
OS-R	2061-020-903		City owned		NA		South of Indian Hills
OS-R	2061-020-902		City owned		NA		South of Indian Hills
OS-R	2061-020-901		City owned		NA		South of Indian Hills
OS-R	2061-020-900		City owned		NA		South of Indian Hills
OS-R	2055-029-001	Chesebro Road	Vacant	1.45	1		Old Agoura
OS-R	2055-029-002	Chesebro Road	Vacant	1.21	1		Old Agoura
OS-R	2055-029-004	Chesebro Road	Vacant	1.33	1		Old Agoura
OS-R	2055-029-005	Chesebro Road	Vacant	1.72	1		Old Agoura
OS-R	2055-029-006	Chesebro Road	Vacant	1.21	1		Old Agoura
OS-R	2055-029-007	Chesebro Road	Vacant	2.93	1		Old Agoura
OS-R	2055-029-008	Chesebro Road	Vacant	1.67	1		Old Agoura
			<b>Total in OS-R</b>	<b>187.595</b>	<b>23</b>		
<b>Notes:</b>							
1. Residential sites in Agoura Village are not included, but are identified in a separate table in the Appendix.			<b>Total SF units on vacant lots</b>		<b>84</b>		
			<b>Total MF units on vacant lots</b>		<b>23</b>		
			<b>Total units</b>		<b>107</b>		
2. Vacant parcels under construction are not included.							



## **APPENDIX B**

### **PUBLIC PARTICIPATION**

**Public Notices**

**Housing Element Workshop Mailing List**

**Housing Element Needs Survey**





**NOTICE OF PUBLIC HEARING  
HOUSING ELEMENT STUDY SESSION**

**APPLICANT:** City of Agoura Hills: 30001 Ladyface Court, Agoura Hills, CA 91301

**LOCATION:** Citywide

**PROJECT DESCRIPTION:** The City of Agoura Hills is in the process of updating its Housing Element of the General Plan, referred to as the City of Agoura Hills 2013-2021 Housing Element (Housing Element). The Housing Element is one of the seven state-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588. The Housing Element identifies and assesses projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"), and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element will include: a housing needs assessment with population and household characteristics; identification of constraints to provide housing; an inventory of available sites for the provision of a variety of housing types; and a statement of goals, policies and programs for meeting the City's housing needs.

**REQUEST:** Conduct a study session to receive public input on the preparation of the Housing Element

**REVIEWING BODY:** Planning Commission

**DATE AND TIME OF HEARING:** October 18, 2012, 6:30 PM

**LOCATION OF HEARING:** City Council Chambers, 30001 Ladyface Court, Agoura Hills, CA 91301

Please note that the Planning Commission will not be deliberating or taking any action on the Housing Element at this meeting. Separate Planning Commission and City Council hearings to consider the Housing Element 2013-2021 will occur at a later date. A separate notice of public hearing will be issued prior to each meeting.

FOR FURTHER INFORMATION CONCERNING THIS ITEM, CONTACT ALLISON COOK, PRINCIPAL PLANNER, AT (818) 597-7310, OR AT [ACOOK@CL.AGOURA-HILLS.CA.US](mailto:ACOOK@CL.AGOURA-HILLS.CA.US).

MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT  
DATE POSTED BY: OCTOBER 4, 2012

# Residents weigh in on Agoura housing needs

By Stephanie Bertholdo  
bertholdo@theacorn.com

Residents of Agoura Hills have the opportunity to help city officials deal with the community's future housing needs by participating in a short survey and offering their opinions at an upcoming planning commission meeting.

According to Allison Cook, Agoura Hills' principal planner, the commission is seeking input from residents to help update the city's General Plan.

The survey asks three questions:

- What do you see as the greatest strengths of Agoura Hills' housing and neighborhoods?
- What are the community's most important housing needs?
- What options would you like the city to pursue to address its housing needs within the housing element?

Space has been provided in the survey for additional comments.

The Agoura Hills Planning Commission and City Council use the General Plan as a framework to evaluate every development project that is considered within the city. Officials are required by state law to update the housing element of the plan every five years.

Cook said the city is preparing to update the housing element section of the General Plan, which will be a guide for officials from 2013 to 2021.

"The state Housing and Community Development Department

requires that each city (and) county in the state prepare a housing element per the housing cycle established by the state," Cook said. After this year's update, the state will require housing element revisions every eight years instead of five, she said.

As for the survey, Cook said it's just the first step in a comprehensive plan to encourage residents to speak up about housing in their city.

## The city is preparing to update the housing portion of its General Plan

A planning commission workshop is set for 6:30 p.m. Thurs., Oct. 18 in the City Council chambers.

Cook said commissioners will not discuss the housing element of the plan but will take comments from the community.

"People can attend the meeting and fill out the questionnaire or do either one of those things," Cook said.

The city must consider a range of issues when developing the housing element. Cook said the state requires the city to look at how it can preserve and improve housing and neighborhoods, provide adequate housing and offer a range of housing options, including single-family homes, condominiums and apartments.

The city must promote fair and equal housing opportunities while finding ways to remove restraints from housing investments.

Cook said the housing element must also identify potential sites for various types of housing within city boundaries.

"However, the housing element does not require that these housing units actually be constructed," Cook said. "In other words, the city must plan for these units in terms of having available sites that could feasibly be used for housing."

According to Cook, the state requires the city to provide an analysis of Agoura Hills' demographics, household and housing characteristics, and other possible housing needs.

The city must also review potential market, governmental and infrastructure issues that might limit its ability to meet housing needs.

Housing goals also will be determined by an evaluation of residential sites in the city's boundaries as well as the city's financial ability to meet the goals.

Residents can view the current Housing Element, 2008-14, on the city's website: <http://ci.agoura-hills.ca.us>, click on "Government," "Departments," then "Planning and Community Development. The "Housing" element is found on the left side of the page. The survey is also available in that menu bar.

This year, Cook said the city will address much the same issues as they did in 2008.

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## HOUSING ELEMENT PUBLIC WORKSHOP – MAILING LIST

### HOUSING/SERVICE AGENCIES AND STAKEHOLDER GROUPS

Conejo Valley Assoc. of Realtors 463 Pennsfield Place, #100 Thousand Oaks, CA 91360	Las Virgenes Unified School District Attn: Karen Kimmel 4111 N. Las Virgenes Road Calabasas, CA 91302	Conejo/Las Virgenes Futures Foundation Attn: Fran Brough P.O. Box 3814 Thousand Oaks, CA 91359
Fair Housing Council of the San Fernando Valley 8134 Van Nuys Blvd., #206 Panorama City, CA 91402	Area Housing Authority County of Ventura 1400 W. Hillcrest Drive Newbury Park, CA 91320	Agoura/Oak Park/Conejo Chamber of Commerce 30101 Agoura Road, #207 Agoura Hills, CA 91301
HomeAid Los Angeles/Ventura Attn: Jennie Cowart 30851 Agoura Road, #110 Agoura Hills, CA 91301	Senior Concerns Attn: Maureen Symonds 401 Hodencamp Road Thousand Oaks, CA 91360	Many Mansions 1459 E. Thousand Oaks Blvd., Bldg. D Thousand Oaks, CA 91362
Habitat for Humanity of Ventura Co. 157 Lambert Street Oxnard, CA 93030	Thomas Safran & Associates 11812 San Vicente Blvd., #600 Los Angeles, CA 90049	L.A. Community Design Center 701 E. Third Street, Ste. 400 Los Angeles, CA 90015
Mercy Housing 1500 S. Grand Avenue, #100 Los Angeles, CA 90015	L.A. Community Develop. Commission CDBG Division 2 Coral Circle Monterey Park, CA 91755	Los Angeles Family Housing 7843 Lankershim Blvd. North Hollywood, CA 91605
L.A. Neighborhood Housing Services 3926 Wilshire Blvd., #200 Los Angeles, CA 90010	National CORE 9065 Haven Avenue, #100 Rancho Cucamonga, CA 91730	So. Cal Presbyterian Homes 516 Burchett Street Glendale, CA 91203
Chateau Creek HOA Rich Berman – President 5615 Silver Valley Ave. Agoura Hills, CA 91301	Fountainwood HOA Ross Hashemi – President 5699 Kanan Road, #382 Agoura Hills, CA 91301	Hillrise Open Space HOA Joice Corridori – President 29307 Tree Hollow Agoura Hills, CA 91301
Lake Lindero Country Club HOA Terry Miller - President 30715 Passageway Place Agoura Hills, CA 91301	Liberty Canyon HOA Rudy C'Dealva - President 4062 Jim Bowie Road Agoura Hills, CA 91301	Meadowridge HOA Pam Ball 29105-K Thousand Oaks Blvd. Agoura Hills, CA 91301
Morrison Ranch Estates HOA Bruce Stein – Vice President 6229 Rustling Oaks Drive Agoura Hills, CA 91301	Oak Hills Estates HOA Brian Hunt - President 30452 Caspian Court Agoura Hills, CA 91301	Oakview Gardens HOA Lindy Ross - President 5404 Mark Court Agoura Hills, CA 91301
Oak View Ranch HOA Bob Charnaw – President 5506 Alfredo Agoura Hills, CA 91301	Old Agoura HOA Jess Thomas – President 6064 Chesebro Road Agoura Hills, CA 91301	Peacock Ridge HOA Craig T. Matthew – President 5947 Saint Laurent Drive Agoura Hills, CA 91301
Annandale I HOA Joe Longo – President 28849 Oakpath Drive Agoura Hills, CA 91301	Morrison Ranch HOA Jan Gerstel – President 29920 Eastvale Ct. Agoura Hills, CA 91301	<a href="mailto:Tommy10101@aol.com">Tommy10101@aol.com</a> Town & Country HOA Tommy Romiski

### INTERESTED INDIVIDUALS REQUESTING NOTIFICATION

Gary Roller 28830 Calabria Drive Agoura Hills, CA 91301	Ed Corridori 29307 Tree Hollow Agoura Hills, CA 91301
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**City of Agoura Hills  
2013-2021 Housing Element Update**



The City is in the process of updating its Housing Element of the General Plan. The Housing Element establishes policies and programs to address Agoura Hills' existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"). If you are an Agoura Hills resident, please complete the following survey to provide us with your input for the Housing Element. The Planning Commission will be conducting a Housing Element study session at its regularly scheduled meeting on Thursday, October 18, 2012 starting at 6:30 PM in the City Council Chambers at 30001 Ladyface Court, Agoura Hills.

**1. WHAT DO YOU SEE AS THE GREATEST STRENGTHS OF AGOURA HILLS' HOUSING AND NEIGHBORHOODS?**

**2. WHAT ARE THE COMMUNITY'S MOST IMPORTANT HOUSING NEEDS?**

**3. WHAT OPTIONS WOULD YOU LIKE THE CITY TO PURSUE TO ADDRESS ITS HOUSING NEEDS WITHIN THE HOUSING ELEMENT?**

**ADDITIONAL COMMENTS FOR THE HOUSING ELEMENT:**

**Please identify the Agoura Hills neighborhood you live in: \_\_\_\_\_**

**Questions? Contact Allison Cook, Principal Planner, at (818) 597-7310, or at [acook@ci.agoura-hills.ca.us](mailto:acook@ci.agoura-hills.ca.us). Please return completed surveys to the City no later than October 29<sup>th</sup> addressed to Allison Cook, City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, 93101, or FAX to (818) 597-7352. Thank you!**