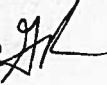



## REPORT TO CITY COUNCIL

**DATE:** APRIL 23, 2014

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** GREG RAMIREZ, CITY MANAGER 

**BY:** MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT 

**SUBJECT:** 2013 GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT

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The purpose of this item is to provide the City Council with the General Plan Housing Element *Annual Element Progress Report* (APR) for 2013, and direct staff to forward the attached report to the California Department of Housing and Community Development (HCD).

Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of the Housing Element, and progress in its implementation, to HCD. State law also requires that the APR be reviewed by the legislative body (City Council) at a public meeting. The City Council adopted the City's *General Plan 2035* in March 2010, and the *2013-2021 Housing Element* in August 2013.

Many of the implementation measures of the Housing Element are ongoing or are scheduled to commence in 2014. The APR indicates that no residences, either single- or multi-family, were built in 2013. To be considered built, a Certificate of Occupancy must be issued. There are residential units, however, currently being constructed in the City.

Upon authorization of the City Council, staff will forward the *2013 Annual Element Progress Report* to HCD.

### RECOMMENDATION

Staff recommends the City Council authorize staff to forward the *2013 Annual Element Progress Report* to the California Department of Housing and Community Development.

Attachment: 2013 Annual Element Progress Report

**ATTACHMENT**



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

**Jurisdiction** City of Agoura Hills  
**Reporting Period** 1/1/2013 - 12/31/2013

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

**Jurisdiction** City of Agoura Hills  
**Reporting Period** 1/1/2013 - 12/31/2013

**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level	Year	Year	Year	Year	Year	Year	Year	Year	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		1	2	3	4	5	6	7	8	9		
Very Low	Deed											31
	Restricted Non-deed restricted											
	Deed											
Low	Restricted Non-deed restricted											19
	Deed											
	Restricted Non-deed restricted											
Moderate	Deed											20
	Restricted Non-deed restricted											
	Deed											
Above Moderate												45
Total RHNA by COG. Enter allocation number.												115
Total Units												115
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

**Jurisdiction** City of Agoura Hills  
**Reporting Period** 1/1/2013 - 12/31/2013

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
Housing Maintenance	Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.	2013-2021	Implementation ongoing	
Housing Rehabilitation Program	Consider sources of funding and updating program guidelines to provide financial assistance for home repairs for low and moderate income households.	Re-evaluate program by 2015	To be explored in 2014-2015.	
Condominium Conversion Ordinance	Implement City Ordinance, and require conversions to comply with City Inclusionary requirements.	2013-2021	Zoning Code is consistent with this program. Compliance ongoing.	
Inclusionary Housing Program and Housing Trust Fund	Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish implementing regulations for Housing Trust Fund.	Develop regulations by 2015 and re-evaluate Ordinance by 2017	Implementing regulations to be revised in 2014-2015.	
Affordable Housing Development Assistance	Provide financial and regulatory assistance. Promote through dealings with property owners and through Guide to Housing brochure.	Update Guide to Housing Brochure in 2014	Brochure to be updated in 2014.	
Affordable Housing Density Bonus	Maintain density bonus program, and advertise through City's Guide to Housing Brochure and on City website.	2013-2021	Brochure to be updated in 2014. Implementation of program ongoing.	
Section 8 Rental Assistance	Continue participation in program and advertise through City's Guide to Housing brochure.	2013-2021	Implementation ongoing	

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

**Jurisdiction** City of Agoura Hills

**Reporting Period** 1/1/2013 - 12/31/2013

Sustainability and Green Building	Implement General Plan sustainability policies/actions. Provide education/outreach to residents and development community on Green Building Program.	2013-2021	Implementation ongoing
Residential and Mixed-Use Sites Inventory	Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.	2013-2021	Implementation ongoing
Agoura Village Specific Plan	Facilitate residential mixed-use development in Plan area, including on-site provision of affordable units.	2013-2021	Implementation ongoing
Second Units	Review and refine Ordinance as appropriate to better facilitate provision of second units.	Review/revise Ordinance in 2014	Ordinance revision underway, and expected to be completed by end of 2014.
Efficient Project Review	Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects, as appropriate.	2013-2021	Implementation ongoing
Expanded Zoning for Congregate Housing	Conduct land use study to evaluate expanding congregate housing into additional zone districts.	Conduct land use study in 2014	Land use study to be conducted by end of 2014.
Zoning for Small Employee Housing (6 or fewer)	Amend Zoning Ordinance with Employee Housing Acts (H&S 17021.5)	Within 2 years of Housing Element adoption (2016)	Ordinance revision underway, and expected to be completed by end of 2014.
Fair Housing Program	Continue to contract with L.A. County to provide fair housing services and programs. Assist in program outreach through referrals and distribution of informational materials.	2013-2021	Implementation ongoing.
Universal Design/Visibility	Develop Universal Design and Visibility Principles brochure, and provide to development applicants.	Develop brochure in 2014	Brochure to be developed by end of 2014.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Agoura Hills

**Reporting Period** 1/1/2013 - 12/31/2013

<p>Housing Opportunities for Persons Living with Disabilities</p>	<p>Evaluate funds for supportive housing/services in new affordable projects. Discuss with housing providers ability to provide for the disabled in projects.</p>	<p>Evaluate funds in 2014, and discuss options with housing providers to integrate units for persons with disabilities.</p>
		<p>Availability of funds to be determined in 2014.</p>



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of Agoura Hills  
**Reporting Period** 1/1/2013 - 12/31/2013

**General Comments:**

None.