



REPORT TO CITY COUNCIL

DATE: MARCH 14, 2018

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: NATHAN HAMBURGER, ASSISTANT CITY MANAGER
DOUG HOOPER, PLANNING DIRECTOR 

SUBJECT: 2017 GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT

The purpose of this item is to provide the City Council with the General Plan Housing Element *Annual Element Progress Report* ("APR") for 2017, and to 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. HCD certified the Housing Element in September 2013.

As noted in the APR, many of the implementation measures of the Housing Element are ongoing, and some will need to be completed this coming year to meet the goals outlined in the Housing Element. An ordinance for the provision of accessory dwelling units ("ADUs"), formerly referred to as "second dwelling units," was completed in 2017. Staff is currently preparing a draft zoning ordinance amendment to revise the Inclusionary Housing Ordinance and program guidelines, to reflect current market conditions. Staff will also be preparing draft zoning ordinance amendment to the Density Bonus Ordinance, for compliance with State law. These two ordinances are to be considered by the Planning Commission and City Council in 2018.

The APR indicates that building permits were issued for three (3) new single-family homes in 2017. These include (2) homes in the Old Agoura neighborhood on Lewis Road and Lapworth Drive, and one (1) home in the Indian Hills neighborhood on Laura La Plante Drive. One (1) demolition permit was issued for the removal of a single-family home on Lapworth Drive, to accommodate the construction of a new home. The APR also indicates that building permits were issued for four (4) ADUs. These include two (2) ADUs in the Lake Lindero neighborhood on Eaglebrook Drive and Dovetail Drive; one (1) ADU in the Hillrise neighborhood on Meadow Vista Way; and one (1) ADU in the Old Agoura

neighborhood on Lewis Road. All seven (7) new dwelling units reported in the 2017 APR are for above-moderate income households.

Prior APRs included dwelling unit counts for homes that were completed and issued occupancy. However, HCD now requires reporting to reflect building permits that were issued during the reporting year, rather than being completed. This change will require staff to amend previous APRs to reflect residential projects that will not otherwise be counted moving forward, including the Raven Ridge 18-unit apartment complex in Old Agoura for which the City issued building permits in 2015, and project was completed in 2018. Also, in 2017, the City Council entitled 35 apartment units included in the Cornerstone mixed-use project. To date, the applicant has not applied for building permits and the project is not included in the 2017 APR.

Upon authorization of the City Council, staff will forward the *2017 Annual Element Progress Report* to HCD.

RECOMMENDATION

Staff recommends the City Council authorize staff to forward the *2017 Annual Element Progress Report* to the California Department of Housing and Community Development.

Attachment: 2017 Annual Element Progress Report

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Agoura Hills
Reporting Period 1/1/2017 - 12/31/2017

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure: R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
5446 Lewis Road	SF	O				1	1	1	NA	NA	None
28254 Laura La Plante	SF	O				1	1	1	NA	NA	None
6105 Lapworth Drive	SF	O				1	1	0	NA	NA	None
5446 Lewis Road	SU	O				1	1	1	NA	NA	None
5407 Meadow Vista Way	SU	O				1	1	1	NA	NA	None
5810 Dovetail Drive	SU	O				1	1	1	NA	NA	None
30315 Eaglebrook Drive	SU	O				1	1	1	NA	NA	None
(9) Total of Moderate and Above Moderate from Table A3					0	0	0				
(10) Total by income Table A/A3						7	7	6			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

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**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 in 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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	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

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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.														
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed	31											31	
	Restricted Non-deed restricted													
Low	Deed	19											19	
	Restricted Non-deed restricted													
Moderate	Deed	20											20	
	Restricted Non-deed restricted													
Above Moderate		45	0	17	15	3	7					42	3	
Total RHNA by COG. Enter allocation number:		115												
Total Units ▶ ▶ ▶			0	17	15	3	7					42	73	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶														

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

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
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	Ongoing. To be explored again in 2019.
Condominium Conversion Ordinance	Implement City Ordinance, and require conversions to comply with City inclusionary requirements.	2013-2021	Zoning Ordinance is consistent with this program. Inclusionary Housing Ordinance to be updated in 2018. 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	Ordinance revision underway and expected to be completed in 2018.
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 2018.
Affordable Housing Density Bonus	Maintain density bonus program, and advertise through City's "Guide to Housing" brochure and on the City website.	2013-2021	Brochure to be updated in 2018. Implementation of program ongoing. Density Bonus Ordinance to be updated in 2018.
Section 8 Rental Housing	Continue participation in program and advertise through the City's "Guide to Housing" brochure.	2013-2021	Implementation ongoing.

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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 provisions of affordable units.	2013-2021	Implementation ongoing.
Second Units	Review and refine Ordinance as appropriate to better facilitate the provision of second units.	Review / revised Ordinance in 2014	Second Unit Ordinance revision completed in 2014. Accessory Dwelling Unit Ordinance adopted in 2017, which replaced the Second Unit Ordinance.
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	Ordinance revision completed and adopted in 2014 to allow for congregate care in the Commercial Retail Service zone.
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	Ordinance revision completed and adopted in 2014 to allow for small employee housing to be considered as a single-family structure.
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.

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Universal Design/Visitability	Develop Universal Design and Visitability Principles brochure, and provide to development applicants	Develop brochure in 2014	Brochure to be developed in 2018.
Housing Opportunities for Persons Living with Disabilities	Evaluate funds for supportive/services in new affordable projects, Discuss with housing providers their ability to provide for the disabled in projects.	Evaluate funds in 2014, and discuss options with housing providers to integrate units for persons with disabilities.	Availability of funds to be determined in 2018. Building Code requirements for the provision of accessible units are currently applied to new multi-family residential projects.

General Comments:

In 2017 the City of Agoura Hills entitled 35 apartment units. To date, however, no building permits were issued for this mixed-use project. The City also issued building permits in 2015 for an 18-unit apartment complex that was completed in 2018. The City intends to reflect these 18 apartment units in an amended 2015 APR.