REPORT TO CITY COUNCIL

DATE:

MARCH 27, 2019

TO:

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM:

GREG RAMIREZ, CITY MANAGER

BY:

NATHAN HAMBURGER, ASSISTANT CITY MANAGER 64

DOUG HOOPER, PLANNING DIRECTOR AND

SUBJECT: 2018 GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS

REPORT

The purpose of this item is to provide the City Council with the 2018 General Plan Housing Element Annual Progress Report, and to authorize staff to forward the attached report to the California Department of Housing and Community Development ("HCD"), and to the Governor's Office of Planning and Research ("OPR").

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. Government Code Section 65400 establishes the requirement that by April 1 of each year, each city and county file to HCD and OPR an Annual Progress Report ("APR") on the implementation of the Housing Element for the previous calendar year. The APR is to identify new housing units for which building permits or certificates of occupancy were issued, each city's progress toward meeting its Regional Housing Needs Assessment ("RHNA") housing allocation, and each city's progress toward completing the programs included in its Housing Element. State law also requires, prior to filing, the APR be reviewed by the legislative body (City Council) at a public meeting.

Prior APRs accounted solely for new housing units that were completed and issued occupancy. Cities are now required to report building permits that were issued in 2018 for new housing units, as well as housing units that were completed and issued occupancy. The attached APR for 2018 consists of seven (7) separate tables (A-F) and a summary page that are summarized as follows:

<u>Table A</u> - The number of housing units submitted and completed in 2018 are required to be reported in this table. In 2018, the City received two (2) new development applications for single-family homes, and one (1) mixed-use development application (Agoura Village West) that includes 64 proposed multi-family dwelling units. However, these applications are not entitled and, therefore, are not reported in Table A.

<u>Table A2</u> - The housing units for which building permits were issued in 2018, or were completed for occupancy, are reported in this table. The APR reporting for prior years

accounted solely for housing units that were completed for occupancy. In 2018, 23 new housing units were completed for occupancy, including 18 multi-family apartment units (Old Agoura Apartments/Raven Ridge), one (1) single-family residence, and four (4) accessory dwelling units ("ADUs"). Four (4) separate building permits were also issued for two (2) new single-family residences and two (2) new ADUs, but each remained under construction in 2018. In total, these 27 new housing units are reported for 2018 and all units are included in the "above moderate" household income level category.

<u>Table B</u> - This table summarizes the City's progress in meeting its Regional Housing Needs Assessment ("RHNA") housing unit provisions in the current 2013-2021 Housing Element cycle. The RHNA is a state-mandated process that determines the amount of future housing growth that cities and counties must plan for in their Housing Elements. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all household income categories. The Southern California Association of Governments ("SCAG") is the agency responsible for developing an allocation methodology to distribute the region's assigned share of state need to cities and counties by household income level.

The City's allocated RHNA share for the 2013-2021 Housing Element cycle is as follows:

Household Income Level	No. of Units
Extremely & Very Low	31
Low Level	19
Moderate	20
Above Moderate	45_
Total	115

As shown in APR Table B, and including the 27 new housing units reported for 2018 and shown in Table A-2, the City has exceeded its minimum RHNA share of "above moderate" household income level units for the Housing Element cycle, with 45 minimum units having been allocated, and 68 units provided to date. The City is currently deficient in meeting its RHNA share of lower income housing unit development. However, new housing development projects consisting of more than 10 units are subject to the City's Inclusionary Housing Ordinance requirements, with at least seven (7) percent of the units to be designated for extremely low/very low household income levels, four (4) percent designated for low household income levels, and four (4) percent designated for moderate housing income levels.

<u>Table C</u> - Sites that were identified or rezoned in 2018 to accommodate a shortfall of housing needs are required to be reported in this table. The properties included in the Housing Element residential sites inventory remains acceptable by HCD for this Housing Element cycle, and there were no new or alternate housing sites identified or rezoned to report for 2018.

<u>Table D</u> - The implementation status of the City's Housing Element programs are reported in this table. 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. The Inclusionary Housing Ordinance was updated in 2018 for consistency with case law, and to reflect current market conditions. Inclusionary housing administrative guidelines will be prepared in 2019 for review by the City Council. Staff will also be preparing a zoning ordinance amendment to the Density Bonus Ordinance, for compliance with State law, with the goal of having this ordinance considered by the Planning Commission and City Council in 2019.

<u>Table E</u> - Housing units that were approved as part of a commercial density bonus agreement for partnered affordable housing are required to be reported in this table. There are no such housing units to report for 2018.

<u>Table F</u> - This optionable table is to include housing units that were rehabilitated, preserved or acquired for alternative adequate sites. There are no such housing units to report for 2018.

<u>Summary Page</u> - This summary page includes three tables. The "Entitled Units Summary" table includes the total number of housing units that received building permits or were completed for occupancy in 2018, as reported in Table A-2. The "Submitted Applications Summary" table is to include the number of housing units that were both submitted and completed in 2018. As noted in Table A, there were such no units to report. The "Use of SB 35 Streamlining Provisions" is to include all projects reported in Table A-2 for which the required streamlining review provisions of SB 35 were requested. No project reported in Table A-2 included this provision.

In 2018, several other housing projects were in various phases of construction, in post-entitlement, or in the application review process, but are not reported for the 2018 APR. Three (3) single-family residential projects remained under construction in 2018 and each will be included in a future APR when it is completed for occupancy. Three (3) other housing projects have been entitled and not previously reported in past APRs because no building permits for these projects have been issued to date. These include the Cornerstone mixed-use project consisting of 35 "above moderate" income level apartment units, and two (2) separate single-family residences, that will be included in a future APR if and when building permits are issued. Staff is also currently reviewing separate applications for the construction of five (5) new single-family residences. In addition, four

(4) separate projects in the Agoura Village Specific Plan area are currently being reviewed by staff and, combined, include 210 total proposed multi-family housing units. These projects have not been entitled.

Upon authorization of the City Council, staff will forward the 2018 General Plan Housing Element Annual Progress Report to HCD and OPR.

RECOMMENDATION

Staff recommends the City Council authorize staff to forward the 2018 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

Attachment: 2018 General Plan Housing Element Annual Progress Report

Please Start Here

Ge	eneral Information
Jurisidiction Name	Agoura Hills
Reporting Calendar Year	2018
Co	ontact Information
First Name	Doug
Last Name	Hooper
Title	Planning Director
Email	dhooper@ci.agoura-hills.ca.us
Phone	(818) 597-7342
	Mailing Address
Street Address	30001 Ladyface Court
City	Agoura Hills
Zipcode	91301

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

- 1. Online Annual Progress Reporting System (Preferred) This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.
- 2. Email If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <u>APR@hcd.ca.gov</u> and to OPR at <u>opr.apr@opr.ca.gov</u>. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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							Housi	ng Develo	pment App	dications	Submitted								
		Project Identifi	ler		Unit Ty		Date Application Submitted		P	roposed Ur	nits - Affords	bility by Ho	ousehold Inc	omea		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	No
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Prior APN*	Current APN	Street Address	Preject Name*	Local Jurisdiction Yracking 10°	Uelt Category (SFA SFD,2 to 4,5+,ADU,MH)	Tenure Reflenter OnOwner	Date Application Submitted	Vary Low- Income Deed Restricted	Dood	Loss- tacome Deed Restricted	Low-Income Non Deed Restricted	Moderate- tecome Deed Restricted	Moderate- tecome Non Deed Restricted	Above Moderate- Income	Total PROPOSED. Units by Project	Total APPROVED Units by project	Total <u>DISAPPROVED</u> Units by Project (Auto-calculated Can Be Overwritten)	APPLICATION SURBITITIED Pursuant to GC 65913.4(b)? (E8 35 Streamlining)	Kat
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		Project Identifier			Unit T	Types			Affordability I	y Household	Incomes - C	ompleted Entitl	ement			
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Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	g of Units Issued Entitlements	Very Low- Income Dee Restricted
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2052-008-017	2058-008-043	5250 Chesebro Rd.	Raven Ridge	12-SPR-002	5+	F	1						18	8/22/2012	18	
2061-021-040	2061-021-040	28454 Renee Drive	Serbin	CUP-01032-2018	SFD	C				L	<u> </u>		1	11/5/2015	1	
2054-023-036	2054-023-036	30315 Eaglebrook Drive	Koch	RES-20315-2017	ADU	F	1						1	10/11/2017		
2053-020-003	2053-020-003	5407 Meadow Vista Way	Dadfar	RES-20024-2017	ADU	F				1			1	5/19/2017		
2055-014-020	2055-014-020	28265 Driver Avenue	Walters	RES-7-10-13543	ADU	F				1			1	8/6/2010	1	
2056-016038	2056-016-038	5810 Dovetail Drive	Lindner	RES-19916-2017	ADU	F							1	7/28/2017	1	
2055-001-038	2055-001-038	27901 Blythdale Road	Sheffield	CUP-01247-2016									1	3/16/2017		
2055-029-008	2055-029-008	6475 Chesebro Rd	Friedland	CUP-01389-2017	SFD	c		i	İ				1	7/19/2018	2010	
2054-002-005	2054-002-005		Lashgari	RES-21282-2018	ADU	F				i			1	10/12/2018		
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Current APN	Street Address	Project Name*	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Saved	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 36 Streamlining) Y/N	Infill Units? Y/N°	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)°	Number of Demotished/ Destroyed Units*
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					Regional Ho	using Needs .	Allocation Pro	ogress					•
					Permitted	Units Issued	by Affordabi	lity					-
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	Income Level	RHNA Allocation by Income Level	1 2013 2014 2015 2016 2017 2018 2019 2020 2021								Total Units to Date (all years)	Total Remaining RHN/ by Income Level	
	Deed Restricted	31											31
Very Low	Non-Deed Restricted								1				To the second
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Total RHNA		115				· · · · · · · · · · · · · · · · · · ·							
Total Units			4 4 4 4 4 4	17	15	2	ALE 7 1000	27				68	70

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

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							Sites Identified or	Rezoned to Acc	ommodate Short	fall Housing No	eedbe						
	Project Identifier Date of Rezone Affordability by Household Income				Type of Shortfall				s	tes Description							
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APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very-Low Income	Low-Income	Moderate Income	Above Moderate -	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existin
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Maintenance	City; respond to complaints. Enforce UBC and Housing Code.	2013-2021	Implementation ongoing though code enforcement and building plan review process.
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. Funding sources to be explored again in FY 2019-2020.
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 was updated in 2018. Compliance is ongoing.
Inclusionary Houisng Program and Housing Trust Fund	Ordinance to provde consistency with case law and market conditions. Establish implementing regulations for Housing Trust Fund.	by 2017	The Inclusionary Housing Ordinance and in-lieu fees were updated in 2018 for consistency with case law and to reflect current market conditions. Inclusionary Housing Administrative Guidelines are to be prepared in 2019.
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.	"Guide to Housing" brochure to be updated in 2019 for compliance with State housing law and City Municipal Code.
Affordable Housing Density Bonus		2013-2021	Density Bonus Ordinance and "Guide to Housing" brochure to be updated in 2019.
Section 8 Rental Housing	Continue participation in program and advertise through the City's "Guide to Housing" brochure.	2013-2021	Implementation ongoing. Brochure to be updated in 2019 for compliance with Inclusionary Housing Ordinance, and Density Bonus Ordinance update.
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 through the development plan review process and compliance with the Green Building Code. Education/outreach efforts to be explored again in 2019.
Residential and Mixed-Use Site Inventory	Maintain current inventory of site; provide to developers along with information on affordable housing incentives.	2013-2021	Implementation ongoing through the development plan review process and continual interactions with development applicants.
Agoura Village Specific Plan	Facilitate residential mixed-use development in Plan area, including on-site provisions of affordable units.	2013-2021	Implementation ongoing through the development plan review process for mixed-sue projects proposed in the Agoura Village Specific Plan area.
Second Units	Review and refine Ordinance as appropriate to better facilitate the provision of second units.	Review/ Revise Ordinance in 2014	Second Unit Ordinance was revised in 2014. Accessory Dwelling Unit Ordinance was adopted in 2017 and replaced the Second Unit Ordinance.

Efficient Designs Designs	Office annual properties of social-state	2012 2021	Implementation engoing and emplied when qualified a during the president plantage.
Efficient Project Review	Offer concurrent processing of residential	2013-2021	Implementation ongoing and applied when available during the project plan review
1	projects, pre-application reviews, and		processes.
	CEQA exemptions for infill projects, as appropriate.		
Expanded Zoning for	Conduct land use study to evaluate	Conduct land use study in	Zoning Ordinance amendment completed and adopted in 2014 to allow for congregate
Congregate Care	expanded congregrate housing into	2014	care housing in the Commercial Retail Service (CRS) zoning district.
	additional zoning districts.		
Zoning for Small Employee		Within 2 years of Housing	Zoning Ordinance amendment completed and adopted in 2014 to allow for small
Housing (6 or fewer)	Housing Acts (H&S 17021.5)	Element adoption	employee housing to be considered as single-family structures, and allow for small employee housing to be located in zoning districts that allow for single-family structures.
Fair Housing Program	Continue to contract with L.A. County to	2013-2021	Implementation, assistance and referrals for L.A. County's fair housing services and
	provide fair housing services and		programs are ongoing.
	programs. Assist in program outreach		
	through referrals and distribution of		
1	informational materials.		
Universal Design/Visitability		Develop brochure in 2014	Implementation ongoing through the project plan review process to ensure features that
	Principles brochure, and provide to	•	enchance accessibility are accommodated. Brochure to be developed in 2019.
	development applicants.		
Housing Opportunities for	Evaluate funds for supportive services in	Evaluate funds in 2014, and	Availability of funds to be re-evaluated in 2019. Building Code requirements for the
Persons Living with	new affordable projects. Discuss with		provision of accessible units are currently applied to new multi-family residential
Disabilities	housing providers their ability to provide for	providers to integrate units	projects.
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			Comm	nercial Developi	nent Bonus App	roved pursuant t	o GC Section 65915.7		
	Project I	dentifier			Units Constru	cted as Part of Agree	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
		1				2		3	4
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Sta	art Data Entry Below								
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	Agoura Hills			
Reporting Period	2018	(Jan. 1 - Dec. 31)		

Note: + Optional field	
Cells in grey contain auto-calculation formulas	

					Table F				
	tions may list (for informa	ational purposes only) t	units that do not cou may only be credite	int toward RHNA, but		abilitated, acquir	ed or preserved. To ram in its housing e	enter units in this	s table as progress toward RHNA, please contact HCD at tate, preserve or acquire units to accommodate a portion of
Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only			Units that Count Towards RHNA * Note - Because the statutory requirements severty limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1*	
	Extremely Low-	Very Low-Income*	Low-income*	TOTAL UNITS*	Extremely Low-	Very Low-	Low-income*	TOTAL UNITS*	Code Secuoii 63563, 1
Rehabilitation Activity									
Preservation of Units At-Risk				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	7.72-7.10		100		
Acquisition of Units							AH25.00		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Total Units by Income									

Annual Progress Report January 2019

Jurisdiction	Agoura Hills	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary			
Inco	me Level	Current Year	
	Deed Restricted	0	
Very Low	Non-Deed Restricted	0	
	Deed Restricted	0	
Low	Non-Deed Restricted	0	
	Deed Restricted	0	
Moderate	Non-Deed Restricted	0	
Above Moderate		27	
Total Units		27	

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

Submitted Applications Summary			
Total Housing Applications Submitted:	0		
Number of Proposed Units in All Applications Received:	0		
Total Housing Units Approved:	0		
Total Housing Units Disapproved:	0		

Use of SB 35 Streamlining Provisions		
Number of Applications for Streamlining	0	
Number of Streamlining Applications Approved	0	
Total Developments Approved with Streamlining	0	
Total Units Constructed with Streamlining	0	

Units Constructed - SB 35 Streamlining Permits				
Income	Rental	Ownership	Total	
Very Low	0	0	0	
Low	0	0	0	
Moderate	0	0	0	
Above Moderate	0	0	0	
Total	0	0	0	

Cells in grey contain auto-calculation formulas