REPORT TO CITY COUNCIL

DATE: MARCH 11, 2020

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: RAMIRO ADEVA, COMMUNITY DEVELOPMENT DIRECTOR

DOUG HOOPER, PLANNING DIRECTOR

SUBJECT: 2019 GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS

REPORT

The purpose of this item is to provide the City Council with the 2019 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.

The APRs prior to 2018 accounted solely for new housing units that were completed and issued occupancy. For the current 2019 reporting period, cities are now required to report the number of new, proposed housing units received; the number of building permits that were issued; and the number of housing units that were completed and issued occupancy. The attached APR for 2019 consists of seven (7) separate tables (A-F) and a summary page that are summarized as follows:

<u>Table A</u> - The number of new, proposed housing units submitted are required to be reported in this table. In 2019, the City received 13 new residential development applications. Six (6) of the applications were for new single-family homes, and seven (7) of the applications were for new accessory dwelling units. Two (2) of the proposed single-family homes were submitted for reconstruction following their loss in Woolsey Fire. Of these 13 residential applications that were submitted in 2019, nine (9) were entitled in the same year.

<u>Table A2</u> – Reported in this table are the number of housing units which were entitled in 2019; building permits that were issued in 2019, or were completed for occupancy in 2019. The APR reporting for years prior to 2018 accounted solely for housing units that were completed for occupancy. In 2019, entitlements were granted for three (3) new single-family homes (two of which were for reconstruction following their loss in the Woolsey Fire), and for four (4) new accessory dwelling units. Three (3) building permits were issued for single-family homes (one of which was for reconstruction following its loss in the Woolsey Fire), and (5) for new accessory dwelling units. Also, two (2) single-family homes, and four (4) accessory dwelling units, were completed for occupancy. All of these housing 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 eight (8) issued building permits reported for 2019 and shown in Table A-2, the City has exceeded its minimum RHNA share of "above moderate" household income level units for the current Housing Element cycle, with 45 minimum units having been allocated, and 76 units provided for 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 that were updated in 2018, 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 2019 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 2019. The City's recent purchase of property at the southwest corner of Driver Avenue and Colodny Drive will be evaluated for potential reporting purposes next year.

<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. Staff will prepare 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 2020. In addition, staff will prepare an update to the Accessory Dwelling Unit Ordinance in 2020, for compliance with State law.

<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 2019.

<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 2019.

<u>Table G</u> – This table is to include locally owned property that were included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of. There are no such properties to report for 2019.

<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 2019, 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 2019. 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 2019, several other housing projects were in various phases of construction, in postentitlement, or in the application review process, but are not reported for the 2019 APR. Four (4) single-family residential projects, and one (1) accessory dwelling unit project, remained under construction in 2019 and each will be included in a future APR when it is completed for occupancy. In addition, three (3) separate projects in the Agoura Village Specific Plan area are currently being reviewed by staff and, combined, include 199 total proposed multi-family housing units. These projects have not been entitled.

Upon authorization of the City Council, staff will forward the 2019 General Plan Housing Element Annual Progress Report to HCD and OPR.

RECOMMENDATION

Staff recommends the City Council authorize staff to forward the 2019 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: 2019 General Plan Housing Element Annual Progress Report

Please Start Here

General Information					
Jurisidiction Name Agoura Hills					
Reporting Calendar Year	2019				
Contact Information					
First Name	Doug				
Last Name	Hooper				
Title	Planning Director				
Email	dhooper@ci.agoura-hills.ca.us				
Phone	8185977342				
	Mailing Address				
Street Address	30001 Ladyface Court				
City	Agoura Hills				
Zipcode	91301				

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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Jurisdiction	Agoura Hills	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 86202)

								((CCR Title 25	§6202)					_				
									Table A										
							Housi	ing Develo	pment App	lications	Submitted								
		Project Identifie	r		Unit Ty		Date Application Submitted		P	roposed Un		bility by Ho	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
		1			2	3	4				5				6	7	8	9	10
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	Date Application Submitted	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	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project (Auto-calculated Can Be Overwritten)	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes ⁺
ımmary Row: Start								0	0	0	0	0	0	13	13	9	0	0	
2050-017-016	2050-017-016	Avenue	Farchi	RES-21833-2019	ADU	R	1/29/2019							1	1	1	0	No	Finaled on 4/2/19
2048-006-029	2048-006-029	5572 Medea Valley Drive	Yanchev	RES-21925-2019	ADU	R	2/15/2019							1	1	1	0	No	In Construction
2056-019-007	2056-019-007	5806 Lake Lindero Drive	Canter	RES-22338-2019	ADU	R	6/7/2019							1	1	1	0	No	
2055-006-003	2055-006-003	5316 Lewis Road	Samana	RES-22756-2019	ADU	R	9/27/2019							1	1	1	0	No	Bldg. Permit on 9/16/19 In Construction
2064-009-013	2064-009-013	27430 Freetown Lane	Raja	RES-22768-2019	ADU	R	10/2/2019							1	1	1	0	No	Bldg. Permit in Review
2053-005-016	2053-005-016	Lane	Palanco	RES-22949-2019	ADU	R	11/14/2019							1	1	1	0	No	
2050-011-035	2050-011-035	Street	Karami	RES-22941-2019	ADU	R	11/21/2019							1	1	1	0	No	Bldg. Permit on 1/29/20
2055-029-001	2055-029-001	Road	Gelt	CUP-01577-2019	SFD	0	171172010				8			1	1	0	0	No	Application in Review
2055-003-028	2055-003-028	5301 Lewis Road	Ferrero	SPR-01608-2018	SFD	0	4/1/2019							1	1	0	0	No	In review, demo. ext. res.
2056-031-006	2056-031-006	Drive	Panman	RES-22184-2019	SFD	0	4/30/2019							1	1	1	0	No	In Construction
2050-013-023	2050-013-023	Glen Street	Wu	SPR-01686-2019	SFD	0	10/3/2019							1	1	0	0	No	Application in Review
2050-013-021	2050-013-021	28617 Acacia Glen Street	Talley	SPR-01695-2019	SFD	0	10/30/2019							1	1	1	0	No	Plan Check Completed
2055-017-015	2055-017-015	28437 Driver Avenue	Malka	SPR-01702-2019	SFD	0	11/20/2019							1	1	0	0	No	
															0		0		
															0		0		
															0		0		
															0		0		
															0		0		
															0		0		
															0		0		

Jurisdiction Agoura Hills

Reporting Year 2019 (Jan. 1 - Dec. 31)

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

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

Table A2 ary - New Construction, Entitled, Permits and Completed Units Infili Housing with Financial Assistance and/or Deed Restrictions Assistance or Deed Restrictions Restrictions Restrictions Project Identifier Unit Types Affordability by Household Incomes - Completed Entitlement Affordability by Household Incomes - Building Permits Streamlining Notes Low-Income Deed Restricted | Summarx Row: Start Data Entry Relevo. | Substitution | Substitut 0 8 1 10/13/2018 1 3/15/2018 1 6/5/2017 1 1/15/2019 0 7 1 9/28/2018 1 11/2/2017 1 6/2/2013 1 6/29/2018 0 N Y N Y N Y 6/28/2019 10/7/2019 N Y 1 6/6/2013 6/24/2019 1 3/4/2019 1 11/20/2019 1 4/4/2019 1 9/7/2017 1 8/14/2019 1 2/15/2019 N Y 6/7/2019 1 9/16/2019 Bldg. Permit Issued N Y 1 9/27/2019 1 11/14/2019 In Construction N Y 1 5/14/2019 1 6/24/2019 In Construction 1 Destroyed O 1 Destroyed O Plan Check Completed 1 12/12/2019

Jurisdiction	Agoura Hills	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORTHousing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

						Table I	В						
					Regional Hou	using Needs	Allocation Pro	gress	,				
					Permitted	Units Issued	d by Affordabi	lity					
		1					2					3	4
Inc	come Level	RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	31											31
Very Low	Non-Deed Restricted												
	Deed Restricted	19											19
Low	Non-Deed Restricted												19
	Deed Restricted	20											
Moderate	Non-Deed Restricted	20											20
Above Moderate		45		17	15	2	7	27	8			76	
Total RHNA		115					*	•	•	-	1		
Total Units				17	15	2	7	27	8			76	70

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Agoura Hills	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

				· · · · · · · · · · · · · · · · · · ·		S	ites Identified or		le C ommodate Shor	tfall Housing N	eed				i.		
	Project Ide	ntifier		Date of Rezone	RHN	A Shortfall by Ho	usehold Income Cate	gory	Type of Shortfall				Si	tes Description			
	1			2			3		4	5	6	7		В	9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID [†]	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existin
nmary Row: Start	Data Entry Below																
	-																
	-																
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

		Table D
Reporting Year	2019	(Jan. 1 - Dec. 31)
Jurisaiction	Agoura Hills	

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	Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.	2013-2021	The program implementation is ongoing through code enforcement, building inspections, and the building permit 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	The program evaluation ongoing. Funding sources, including State and County CDBG funding sources, will be explored again in FY 2020-2021.
Condominium Conversion Ordinance	Implement City Ordinance, and require conversions to comply with City inclusionary requirements.	2013-2021	The Zoning Ordinance is consistent with this program. The Inclusionary Housing Ordinance was updated in 2018. Compliance with this program is 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.	and re-evaluate Ordinance	The Inclusionary Housing Ordinance and in-lieu fees were updated in 2018 for consistency with case law and to reflect current market conditions. Inclusionary Administrative Guidelines are to be prepared in 2020.
Affordable Housing Development Assistance	Provide financial and regulatory assistance. Promote through dealings with property owner and through "Guide to Housing" brochure.	Update "Guide to Housing" brochure in 2014	The "Guide to Housing" brochure is to be updated in 2020 for compliance wth current State Housing Law and the City Municipal Code.
Affordable Housing Density Bonus	Maintain density bonus program, and advertise through City's "Guide to Housing" brochure on the City website.	2013-2021	The Density Bonus Ordinance is to be updated in 2020 for consistency with State law.
Section 8 Rental Housing	Continue participation in program and advertise through the City's "Guide to Housing" brochure.	2013-2021	The program implementation is ongoing. The brochure is to be updated in 2020 for compliance with the Inclusionary Housing Ordinance, and the 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	The program implementation is ongoing through the development application review process; and updates to, and compliance with, the Green Building Code. Most recent education and public outreach efforts by the Building and Safety Division have included visiting booths and local home supply retail centers and local street fairs.
Residential and Mixed-Use Site Inventory	Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.	2013-2021	The program implementation is ongoing through the development plan review process and continual interactions with the development community. New review of the current inventory of housing sites will occur in 2020, in preparation of the next Housing Element Update.
Agoura Village Specific Plan	Facilitate residential mixed-use development in Plan area, including on-site provisions of affordable units.	2013-2021	The program implementation is ongoing through the development plan review process for mixed-use projects proposed in the Agoura Village Specfic Plan area.

	Will the control of t		
Second Units	Review and refine Ordinance as appropriate to better facilitate the provision of second units.	Review / Revise Ordinance in 2014.	The Second Unit Ordinance was revised in 2014. The Accessory Dwelling Unit (ADU) Ordinance was adopted in 2017 and replaced the Second Unit Ordinance. The ADU Ordinance will be updated in 2020 for compliance with current State law.
Efficient Project Review	Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects, as appropriate.	2013-2021	The program implementation is ongoing and applied when available during the project plan review processes. SB 2 Funds will be used in 2020 to implement SB 35 compliance.
Expand Zoning for Congregate Care	Conduct land use study to evaluate expanded congregate housing into additional zoning districts.	Conduct land use study in 2014	The Zoning Ordinance amendment was completed and adopted in 2014 to allow for congregate care housing in the Commercial Retail Service (CRS) zoning district.
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	The Zoning Ordinance amendment was completed and adopted in 2014 to allow for small 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 provid fair housing services and programs. Assist in fair housing outreach through referrals and distribution of informational materials.	2013-2021	The program implementation, assistance, and referrals for Los Angeles County's fair housing services and programs are ongoing.
	Develop Universal Design and Visitability Principles brochure, and provide to development applicants.	Develop brochure in 2014	The program implementation is ongoing through the project plan review process to ensure features that enhance accessibility are accommodated. The brochure is to be developed in 2020.
Housing Opportunities for Persons Living with Disabilities	Evaluate funds for supportive services in new afforable housing projects. Discuss with housing providers their ability to provide for the disabled in projects.	Evaulate funds in 2014, and discuss options with housing providers to integrate units for persons with disabilities	Funding availability and opportunities are to be re-evaluated in 2020. Building code requirements for the provision of accessible units have been, and are currently, applied to new multi-family residential projects.

General Comments:	General Comments:

Jurisdiction	Agoura Hills	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

	Table E								
	Commercial Development Bonus Approved pursuant to GC Section 65915.7								
	Project l	dentifier			Units Constructed as Part of Agreement		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: Start	Data Entry Below								
							,		
								,	
									-

Jurisdiction	Agoura Hills		
Reporting Period	2019	(Jan. 1 - Dec. 31)	

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

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(CCR Title 25 §6202)

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. 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 Government Code section 65583.1(c)(2).

Activity Type		Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only			Units that Count Towards RHNA * Note - Because the statutory requirements severely 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	
	Extremely Low-	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS [†]	Extremely Low- Income [†]	Very Low- Income ⁺	Low-Income ⁺	TOTAL UNITS*	Code Section 65583.1 ⁺
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Agoura Hills	
Reporting Period	2019	(Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Local Jurisdiction Realistic Capacity Entity to whom the site	4 nded Use for Site
APN Street Address Project Name ⁺ Local Jurisdiction Tracking ID ⁺ Realistic Capacity Identified in the Housing Element Transferred Intended Use	
APN Street Address Project Name ⁺ Tracking ID ⁺ Identified in the Housing Element transferred Intended Us	nded Use for Site
y Row: Start Data Entry Below Company of the Com	

Jurisdiction	Agoura Hills	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary					
Income Le	Current Year				
Very Low	Deed Restricted	0			
very Low	Non-Deed Restricted	0			
Low	Deed Restricted	0			
LOW	Non-Deed Restricted	0			
Moderate	Deed Restricted	0			
Moderate	Non-Deed Restricted	0			
Above Moderate		8			
Total Units		8			

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

Housing Applications Summary	
Total Housing Applications Submitted:	13
Number of Proposed Units in All Applications Received:	13
Total Housing Units Approved:	9
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