

# **Appendix A**

Glossary

## Appendix A: Glossary

This glossary is for ease of use of the Agoura Hills Housing Element only; for full definitions related to the City of Agoura Hills Zoning Code, please see Chapter 1, Part 3 - Definitions.

### A. Abbreviations

ACS:	American Community Survey
ADA:	Americans with Disabilities Act
ADU:	Accessory Dwelling Unit
AFFH:	Affirmatively Furthering Fair Housing
AFH:	Assessment of Fair Housing
AHO:	Affordable Housing Overlay
AI:	Analysis of Impediments to Fair Housing Choice
AMI:	Area Median (Household) Income
APN:	Assessors Parcel Number
CBC:	California Building Code
CDBG:	Community Development Block Grant
CDC:	Los Angeles County Community Development Commission
CEQA:	California Environmental Quality Act
CHAS:	Comprehensive Housing Affordability Strategy
CHPC:	California Housing Partnership
CUP:	Conditional Use Permit
DDS:	California Department of Social Services
DFEH:	California Department of Fair Employment and Housing
DOF:	California Department of Finance
EDD:	California Employment Development Department
EIR:	Environmental Impact Report
ELI:	Extremely Low Income
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FEHA:	California Fair Employment and Housing Act
FHA:	Fair Housing Act
GHG:	Greenhouse Gas
HACoLA:	Housing Authority of the County of Los Angeles
HCD:	California Department of Housing and Community Development
HMDA:	Home Mortgage Disclosure Act
HOME:	HOME Investment Partnership Program
HRC:	Housing Rights Center
HUD:	U.S. Dept. of Housing and Urban Development

LACEP:	Los Angeles County Energy Program
LAHSA:	Los Angeles Homeless Service Authority
LRA:	Local Responsibility Area
LVMCOG:	Las Virgenes-Malibu Council of Governments
LVMWD:	Las Virgenes Municipal Water District
LVUSD:	Las Virgenes Unified School District
MPROP:	Mobile Home Park Rehabilitation and Resident Ownership Program
NLACRC:	North Los Angeles County Regional Center
R/ECAP:	Racial and Ethnic Characteristics/Concentrations
RHNA:	Regional Housing Needs Allocation
SCAG:	Southern California Association of Governments
SEA:	Significant Ecological Areas
SPA:	Service Planning Area
SRO:	Single Room Occupancy
TCAC:	California Tax Credit Allocation Committee
UBC:	Uniform Building Code
UWMP:	Urban Water Management Plan
VHFHSZ:	Very High Fire Hazard Severity Zone
VLI	Very Low Income

## B. Definitions

**Accessory Dwelling Unit:** An accessory dwelling unit (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit.

**Acreage:** Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

**Accessible Housing Unit:** An accessible housing unit is designed and built to be usable to a person with physical disabilities.

**Affirmatively Furthering Fair Housing (AFFH):** This new legislation requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

**Affordable Housing Overlay:** The Affordable Housing Overlay (AHO) is being developed as part of this Housing Element. The AHO would provide density and other incentives in exchange for including at least 20% lower income housing units on identified sites.

**Affordable Unit:** A dwelling unit within a housing development which will be reserved for, and restricted to, income qualified households at an affordable rent or is reserved for sale to an income qualified household at an affordable purchase price.

**American Community Survey:** The American Community Survey (ACS), part of the United States Census Bureau, collects sample population and housing data on an ongoing basis, January through December. The Housing Element update uses the five year average ACS data from the 2014-2018 period.

**Area Median Income:** As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Los Angeles County.

**At Risk:** Deed-restricted affordable housing projects at risk of converting to market rate.

**California Department of Housing and Community Development (HCD):** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Element's and determining whether they comply with State housing statutes.

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

**Census:** The official decennial enumeration of the population conducted by the federal government.

**City Council:** The City Council serves as the elected legislative and policy-making body of the City of Agoura Hills, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

**Community Development Block Grant (CDBG):** This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

**Conditional Use Permit (CUP):** Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

**Condominium:** A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

**Condominium Conversion:** The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

**Default Density:** Housing Element statutes provide for the use of "default densities" to assess affordability when evaluating the adequacy of sites to address the affordability targets established by the RHNA. Based on its population and location within Los Angeles County, Agoura Hills falls within the default density of 20 units per acre for providing sites affordable to very low and low income households.

**Density Bonus:** An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

**Development Fees:** City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

**Dissimilarity Index:** A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation.

**Dwelling Unit:** Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

**Emergency Shelter:** An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

**Environmental Impact Report (EIR):** Required by CEQA, this document serves to inform governmental agencies and the public of a project's potential environmental impacts and provides mitigation measure if impacts are found to be significant.

**Family:** A group of persons who maintain a single common household, but who otherwise are not a Community Care Facility.

**General Plan:** A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

**Homeless:** Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of the homeless.

**Household:** All persons living in a housing unit.

**Householder:** The head of a household.

**Housing Element:** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

**Infill Development:** Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

**Infrastructure:** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

**Land Use Regulation:** A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

**Las Virgenes-Malibu Council of Governments (LVMCOG):** A joint powers authority of the cities of Agoura Hills, Calabasas, Hidden Hills, Malibu and Westlake Village. These member cities work together to address regional priorities.

**Los Angeles County Community Development Commission (CDC):** The CDC is comprised on two separate legal entities, the Housing Authority of the County of Los Angeles (HACoLA) and the CDC. The CDC administers the County's CDBG program. Agoura Hills is served by both the HACoLA and falls under the Urban County designation for the County's CDBG program.

**Lot or Parcel:** A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Los Angeles County Office of the Assessor.

**Low Income Household:** A household earning less than 80 percent of the Los Angeles County median income based on information provided by HCD/HUD.

**Manufactured Housing/Mobile Home:** A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

**Mixed-use:** The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

**Moderate Income Household:** A household earning 80% to 120% of the Los Angeles County median income based on information provided by HCD/HUD.

**Multi-family Residential:** Usually two or more dwelling units on a single site, which may be in the same or separate buildings.

**Ordinance:** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowding:** Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

**Overpayment:** Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

**Persons with Disability:** A person with a long-lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

**Planning Commission:** The Agoura Hills Planning Commission conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Community Development Director, and serves as the advisory body to the Agoura Hills City Council on planning issues.

**Poverty Level:** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. .

**Reasonable Accommodation:** The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

**Regional Housing Needs Allocation (RNHA):** A quantification by SCAG and HCD of existing and projected housing need -- the City's fair share of the regional housing needs by household income group.

**Rezoning:** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Single-family Residential:** A single dwelling unit on a building site.

**Special Needs Population:** Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

**Supportive Housing:** Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.

**Transitional Housing:** A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

**U.S. Department of Housing and Urban Development (HUD):** A cabinet-level department of the federal government that administers housing and community development programs.

**Vacant:** Lands or buildings that are not actively used for any purpose.

**Very Low Income Household:** A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by HCD/HUD.

**Zoning Ordinance:** Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

**Zoning District:** A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

# **Appendix B**

Affirmatively Furthering Fair Housing



# AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.<sup>1</sup> Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on projected characteristics”.<sup>2</sup> The AFFH analysis must contain the following:

Part 1: Outreach

Part 2: Assessment of Fair Housing

- Fair Housing Enforcement and Outreach Capacity
- Integration and segregation patterns and trends
- Racially or ethnically concentrated areas of poverty or affluence
- Disparities in access to opportunity
- Disproportionate housing needs within the jurisdiction, including displacement risk

Part 3: Sites Inventory

Part 4: Identification of Contributing Factors

Part 5: Goals and Actions

While this appendix provides a focused analysis of fair housing issues in Agoura Hills, several other sections of the housing element address the issue and are included in this appendix by reference.

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<sup>1</sup> California Department of Housing and Community Development, *AB 686 Summary of Requirements in Housing Element Law*, April 23, 2020.

<sup>2</sup> Government Code Section 8899.50 (a)(1)

## **PART 1. OUTREACH**

The City provides information on its website regarding fair housing resources, and directs any inquiries regarding tenant/landlord disputes to the Housing Rights Center. The City also uses social media and the City website to promote available housing assistance programs, such as the COVID-19 rental relief programs available through the County and State.

### **A. HOUSING ELEMENT PUBLIC PARTICIPATION PROGRAM**

Detailed information about the Housing Element public participation program is provided in the Introduction to the Housing Element. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. Highlights include:

#### **Housing Element Website**

A City website specifically for the Housing Element update was established to provide: 1) an overview of the Housing Element process; 2) FAQs; 3) allow for citizen input on potential housing sites and for providing other comments to the City; and 4) to announce future events (i.e., workshops, survey). In addition, presentations from public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website, including the results of the Senior Needs surveys. This is the webpage link:

[Housing Element Update | City of Agoura Hills, CA \(agourahillscity.org\)](https://www.agourahillscity.org/housing-element-update)

#### **Public Input Meetings**

The City conducted five public input meetings during preparation of the draft Housing Element prior to finalizing the Draft Element and submittal to the State Department of Housing and Community Development (HCD) for review. At the community workshop held at the City Recreation and Event Center on August 4, 2021, staff focused on educating the public about the Housing Element update and discussing potential housing sites under consideration. Participants at the workshop, which included approximately 30, were encouraged to fill out question and comment cards, which were then responded to at the meeting.

The City received the following question, which provided the opportunity to explain the new AFFH requirements and City's goal through the Affordable Housing Overlay to further integrate affordable units within the fabric of the community.

*Why can't the Agoura Village plan to have more very low-income units and less above moderate units?*

*Under the new Affirmatively Furthering Fair Housing (AFFH) requirements of the Housing Element, jurisdictions are required to disperse affordable housing sites throughout the community, and not concentrate in any single area.*

## Senior Housing Needs Survey

In order to solicit input from one of Agoura Hills' most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. A total of 96 seniors completed the Survey. Highlights of the survey responses include:

- 55% of respondents participate in programs provided by the Community Services Department at the Agoura Hills Recreation and Event Center.
- Approximately half of respondents were connected to the City via various electronic newsletters (Community Connect, City Newsletter, Monday Morning). Just one-quarter of respondents received the print copy Senior Moments newsletter.
- On a scale of 1-5 (5 being highest), the need for affordable senior housing received the highest average score (3.57), followed by having senior housing near medical facilities and shopping (3.47), having senior housing near transit (3.05) and receiving assistance with housing maintenance (3.04).
- 13% of respondents would like information on how to provide an ADU on their property (which the city subsequently provided).

The survey results show that, at least among those responding to the survey, Agoura Hills' seniors are fairly well informed through City Hall. And despite the City's relative affluence, affordable housing is a concern among the City's seniors.

## **PART 2. ASSESSMENT OF FAIR HOUSING**

### **A. KEY DATA AND BACKGROUND INFORMATION**

The Los Angeles County Library website provides a community history of Agoura Hills. The area that would become Agoura Hills was familiar territory for Native Americans who would search in the area for game and other food. The Spanish began a ranch culture in the late 1700s that would last until the beginning of the 1900s. At that point, crops such as lettuce and wheat replaced ranch lands. In the mid-1950s, the provision of outside water sources allowed for the community to grow into what Agoura Hills is today<sup>3</sup>.

Both the Los Angeles County Analysis of Impediments to Fair Housing Choice (County AI) and the Housing Element Needs Assessment examine key demographic factors for Agoura Hills and the County as a whole, summarized below. Additional regional and local analysis is provided under Part 2 of this section.

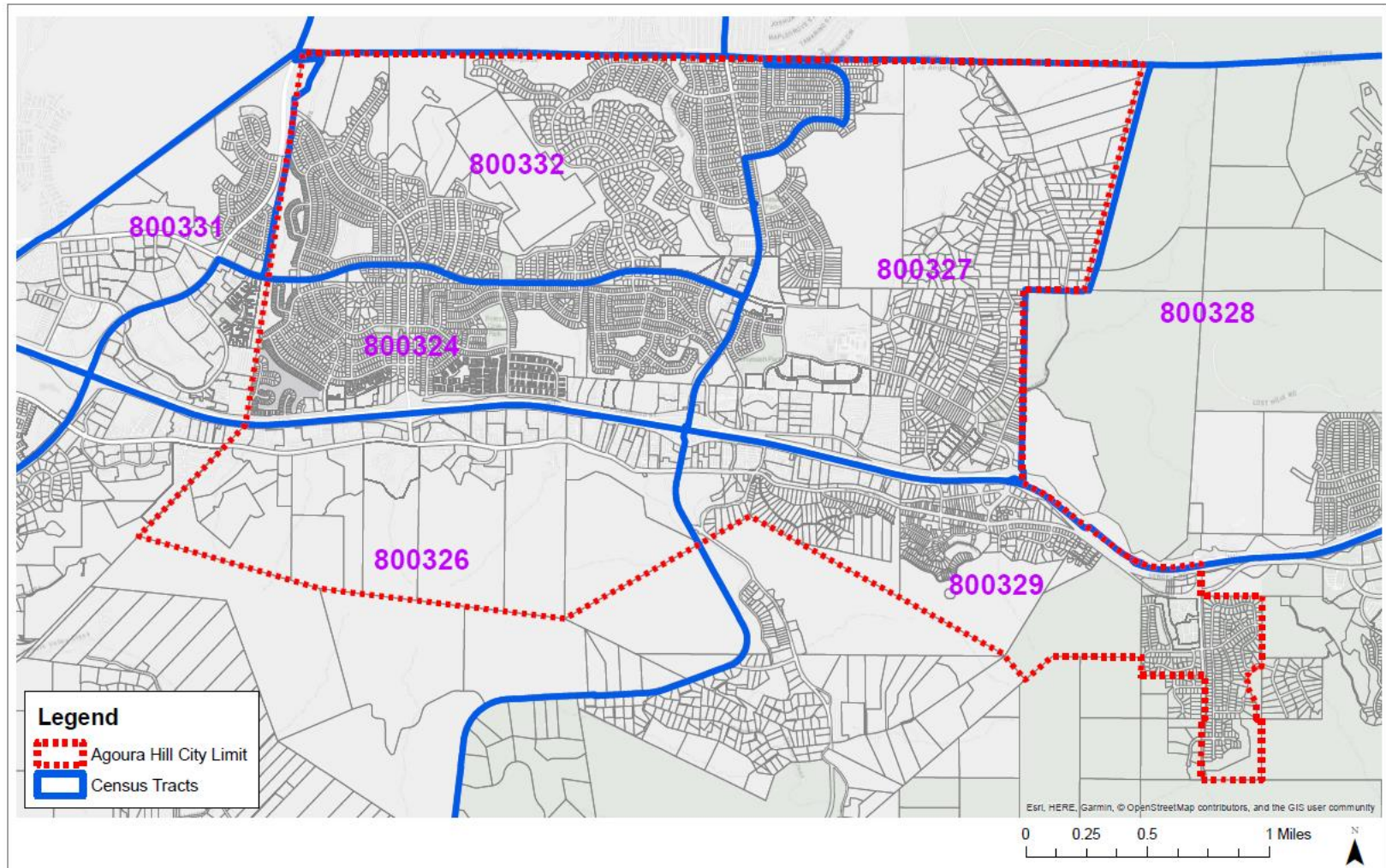
- Between 2010 and 2020, the population in Agoura Hills grew by one percent, lower than the four percent Countywide;
- Agoura Hills' senior population (65+ years) continues to grow and was 14 percent of the City's population in 2020, which was the same percentage Countywide. Agoura Hills' median age in 2020 was 44.0 years while the County's was 36.7 years;
- In 2020, three-fourths of the City's population (75%) was White, eleven percent was Hispanic, eight percent was Asian/Pacific Islander and three percent was African American. Agoura Hills is less diverse than the County as a whole.
- In 2020, Agoura Hills' population had more families with children (33%) compared to the County (27%).
- Between 2010 and 2020, the housing stock grew by less than one percent (0.7%) while the County's housing stock grew by four percent.
- Agoura Hills has a higher percentage of owner-occupied units than Los Angeles County, with a homeownership rate of 77 percent, compared to 45 percent for the County.

Agoura Hills is comprised of five census tracts, although three of these extend beyond the City's boundaries. The two tracts south of the Ventura Freeway cover large areas south of Agoura Hills that are mainly undeveloped lands in the Santa Monica Mountains. Figure B-1 shows the tract boundaries. Fair housing analysis is provided at the tract level in the subsequent sections of this AFFH analysis.

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<sup>3</sup> Los Angeles County Library website: <https://lacountylibrary.org/agoura-hills-local-history/>.

Figure B-1: Agoura Hills Census Tracts



## **B. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY**

### **1. Los Angeles County**

The City of Agoura Hills is one of 47 cities participating in the Urban County of the County of Los Angeles (CDC) Community Development Block Grant Program (CDBG). The CDC and Housing Authority of the County of Los Angeles (HACoLA) formed a joint effort to prepare, conduct and submit to HUD their certification for Affirmatively Furthering Fair Housing, as presented in their Analysis of Impediments to Fair Housing Choice (AI), adopted March 7, 2018.

For the Los Angeles County AI, a variety of community participation tools were utilized to find out about the fair housing issues facing the county as a whole. These included regional discussion groups; three sets of four focus groups each, aimed at addressing disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings and the 2017 Resident Fair Housing Survey. In addition, there was also a stakeholder survey and a planning and zoning survey.

The Los Angeles County Analysis of Impediments to Fair Housing Choice (AI) describes the departments and organizations that handle fair housing enforcement and outreach in Agoura Hills. These include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC services includes intake of discrimination allegations, mediation, systemic rental tests, fair housing counseling and reasonable accommodation/modification requests. The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website.

The County AI reports that HRC and its subcontractors met and exceeded various categories of fair housing services assistance in relation to the County's goals and strategies for FY 2015 – 2016 and FY 2014 – 2015. As compared to the annual goal of 3,700 general and fair housing services, the County fair housing contractors provided service to 3,239 direct clients, or 88 percent of their annual goal in FY15-16 and 3,490 clients, or 94 percent of the goal in FY14-15. Their services also provided 191,229 client contacts through their outreach and education efforts last year, while their services provided assistance through 49,486 client contacts in FY14-15.

A total of 269 fair housing inquiries were received in FY15-16, with 159 clients counseled, 77 cases opened, 25 cases referred to other agencies, and 8 cases pending. In FY14-15, a total of 232 inquiries were received and dispositions taken, with 125 clients counseled, 85 cases opened, 14 cases referred, and 8 cases pending.

HUD data from 2008 through 2016 for the Los Angeles County Service Area is outlined in the County AI. During that time period, a total of 2,610 complaints were received by HUD. The highest number of annual complaints was in 2008 with 456 complaints. Almost half (46%) of the complaints were made on the basis of a disability.

Of the 2,610 complaints logged, all of them were closed, dismissed or settled in a variety of ways. Over half (57%) were determined to have no cause. Of the complaints found with cause, the most common issue was failure to make reasonable accommodation.

## 2. Agoura Hills

As outlined in the Needs Assessment of the Housing Element, Agoura Hills has procedures in place to address potential impediments to fair housing choice to persons with disabilities and other special needs populations. The City continues to participate with the Housing Rights Center (HRC) in the provision of fair housing services.

Table B-1 below details the services provided by the HRC to Agoura Hills residents between Fiscal Years 2016 and 2020. A total of 39 households received services during the five-year period. Tenant/landlord services were provided to 36 Agoura Hills households (92%), while assistance with discrimination inquiries were provided to three households (8%). The overall demographics illustrates that the predominance of inquiries were made by extremely low-income households (62%) and persons who identify as either White (46%) or Other (46%). Approximately 10 percent of inquiries were made by persons with a disability, 10 percent were made by senior citizens and two percent were made by female-headed households.

For the landlord/tenant services, general inquiries and substandard conditions were the largest issues (25% and 14% respectively). Three-fourths (75%) of the inquiries were resolved, while other outcomes included referrals to Legal Aid (8%), referrals to Consumer Affairs (6%), Small Claim Court (6%) and others such as mediation and referrals to Project Place, the monthly rental listing service operated by HRC that can help people locate housing opportunities in Los Angeles and Ventura Counties.

As shown in the table, of the three discrimination inquiries, two resulted in cases being opened. One case was based on a physical disability while the other was based on a mental disability. One case was withdrawn by the client while the second case had successful conciliation.

**Table B-1: Fair Housing and Tenant/Landlord Services  
in Agoura Hills: FY 2016-2020**

<b>Overall Demographics</b>	<b># of Households Assisted by Housing Rights Center</b>	<b>% of Total Households Assisted</b>
<b>Race</b>		
White	18	46%
Other	18	46%
Black	2	5%
Asian	<u>1</u>	<u>3%</u>
<b>Total</b>	<b>39</b>	<b>100%</b>
<b>Ethnicity</b>		
Not Hispanic/Latino	30	77%
Other Hispanic/Latino	5	13%
Mexican/Chicano	<u>4</u>	<u>10%</u>
<b>Total</b>	<b>39</b>	<b>100%</b>
<b>Type of Caller</b>		
In-Place Tenant	27	69%
Landlord	8	21%
Rental Home seeker	3	8%
Management Company	<u>1</u>	<u>3%</u>
<b>Total</b>	<b>39</b>	<b>100%</b>
<b>Income Level</b>		
Extremely Low	24	62%
Very Low	3	8%
Low	5	13%
Moderate	<u>7</u>	<u>18%</u>
<b>Total</b>	<b>39</b>	<b>100%</b>
<b>Special Groups</b>		
Disabled	4	40%
Senior	4	40%
Gov't Subsidized	1	10%
Female Headed HH	<u>1</u>	<u>10%</u>
<b>Total</b>	<b>10</b>	<b>100%</b>
<b>Tenant/Landlord Services</b>		
<b>Housing Issue</b>		
General Info	9	25%
Substandard Conditions	5	14%
Notices	4	11%
Rent Increase	3	8%



Other Info	3	8%
Lease Terms	3	8%
Eviction	2	6%
Repairs	2	6%
Seeking Housing	2	6%
Section 8 Information	1	3%
Security Deposit	1	3%
Utilities	<u>1</u>	<u>3%</u>
<b>Total</b>	<b>36</b>	<b>100%</b>
<b>Disposition</b>		
Resolved	27	75%
Legal Aid	3	8%
Consumer Affairs	2	6%
Small Claims Court	2	6%
Mediation	1	3%
Project Place	<u>1</u>	<u>3%</u>
<b>Total</b>	<b>36</b>	<b>100%</b>
<b>Discrimination Inquiries and Cases</b>		
Inquiries Counseled	1	33%
Cases Opened	2	67%
Physical Disability	(1)	(50%)
Mental Disability	(1)	(50%)
Disposition of Cases Opened		
Successful Conciliation	(1)	(50%)
Client Withdrew	<u>(1)</u>	<u>(50%)</u>
<b>Total</b>	<b>3</b>	<b>100%</b>

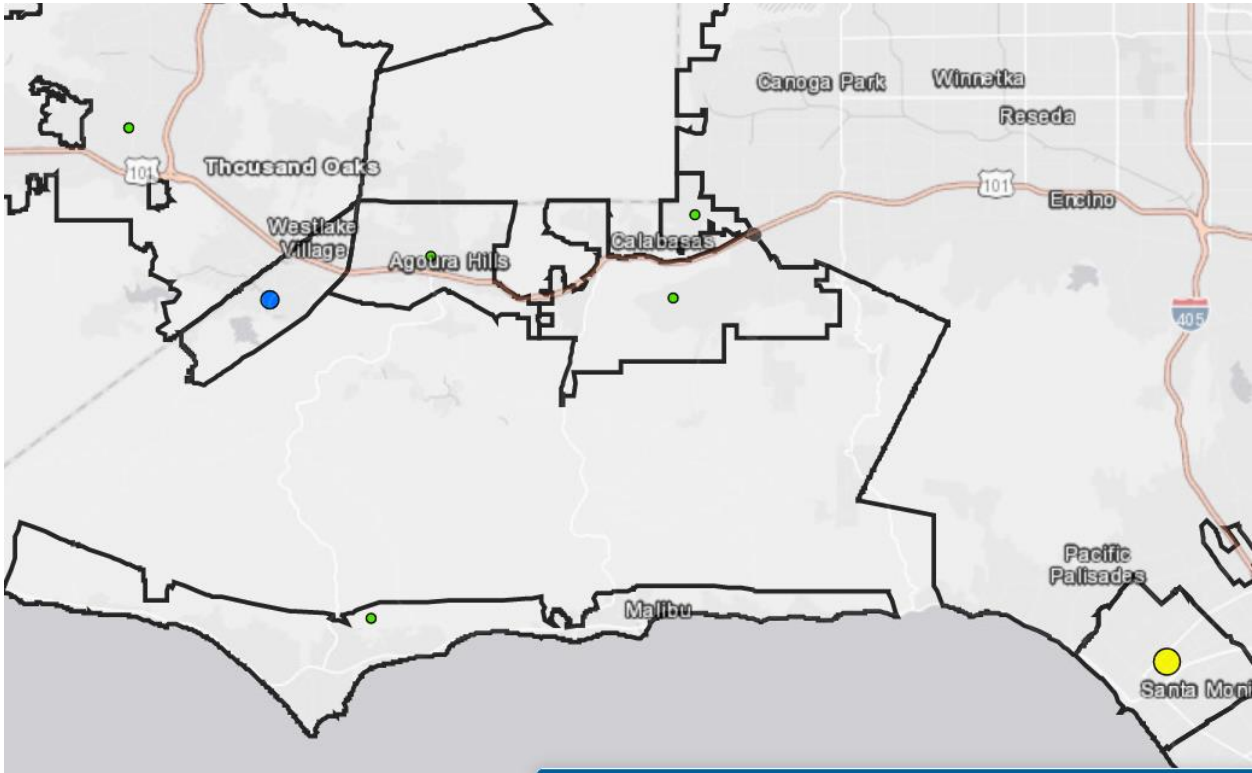
Source: Housing Rights Center, May 2021.

In addition to the HRC, a Public Records Act request was submitted to both the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (HUD) to see if any fair housing cases from Agoura Hills had been submitted to their agencies between 2014 and 2020.

The search by DFEH did not find any cases for Agoura Hills. HUD's records showed one case for Agoura Hills that was during the 2013-2014 time period. The issue was discriminatory refusal to rent and negotiate based on the individual's sex. The case was closed due to a no cause determination.

Figure B-2 shows the HUD data for Fair Housing Enforcement and Outreach Cases between 2013 and 2021. The figure illustrates the number of inquiries per one thousand people. Agoura Hills falls into the category of less than 0.25 inquiries per one thousand people. This is similar to the neighboring jurisdictions of Malibu, Calabasas, Hidden Hills and Thousand Oaks (in Ventura County). The City of Westlake Village has a higher rate of 0.5 inquires per 1,000 people.

**Figure B-2: Fair Housing and Outreach Inquiries  
In Northwest Los Angeles County**



- City/Town Boundaries
- (R) FHEO Inquiries by City (HUD, 2013-2021)
- < .25 Inquiries
- < .5 Inquiries
- < 1 Inquiry
- Greater than 1 Inquiry

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS  
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

## C. INTEGRATION AND SEGREGATION

### 1. Race and Ethnicity

Table B-2 shows the racial and ethnic makeup of Agoura Hills from the 2014-2018 American Community Census. Figure B-3 shows the racial demographics by block group in Agoura Hills as well as northwest Los Angeles County and southeastern Ventura County. Figure B-4 shows the Diversity Index from HCD's AFFH Data Viewer.

The County AI describes the racial and ethnic make-up in its services area as follows:

- The largest areas of Hispanic populations are located in East Los Angeles, Bell Gardens, Maywood, and Florence-Firestone, in Los Angeles south of the downtown area, San Fernando, and Palmdale.
- Cities such Cerritos, Diamond Bar, and San Gabriel contain high concentrations of Asian (non-Hispanic) residents, as do Alhambra, Rosemead, and the Koreatown neighborhood west of Downtown Los Angeles.
- The communities with the largest Black (non-Hispanic) populations are Athens-Westmont View Park/Windsor Hills, Carson, and unincorporated areas to the south and southeast of Downtown Los Angeles.
- Claremont, West Hollywood, and Calabasas contain the highest clusters of White (non-Hispanic) residents.
- The highest concentrations of Mexican-born residents in the service area appear in unincorporated East Los Angeles; the city cluster of Bell, Bell Gardens, and Maywood; unincorporated Florence-Firestone; San Fernando; and in La Puente and the surrounding unincorporated areas.
- The next most-common nation of origin for residents in the Urban County is China, with the largest concentrations occurring in San Gabriel, unincorporated Northeast San Gabriel, and Arcadia. There are also smaller pockets near Diamond Bar in unincorporated Rowland Heights.

As described in the Housing Element Needs Assessment, the City experienced only minor change in ethnic composition over the last two decades, with Whites continuing to make up a large majority (75%) of the City's population. In contrast, Whites comprise just 26 percent of the population Countywide. Table B-2 illustrates the racial and ethnic makeup of Agoura Hills by census tract. Tract 8003.27 in the northeast area of Agoura Hills has the lowest percentage of White residents (69%) and highest percentage of Hispanic residents (18%) in the city. The racial makeup of Agoura Hills is similar to the neighboring communities, such as Calabasas, Malibu and Westlake Village, while the San Fernando area of the City of Los Angeles to the east is much more diverse as is the western portion of Thousand Oaks.

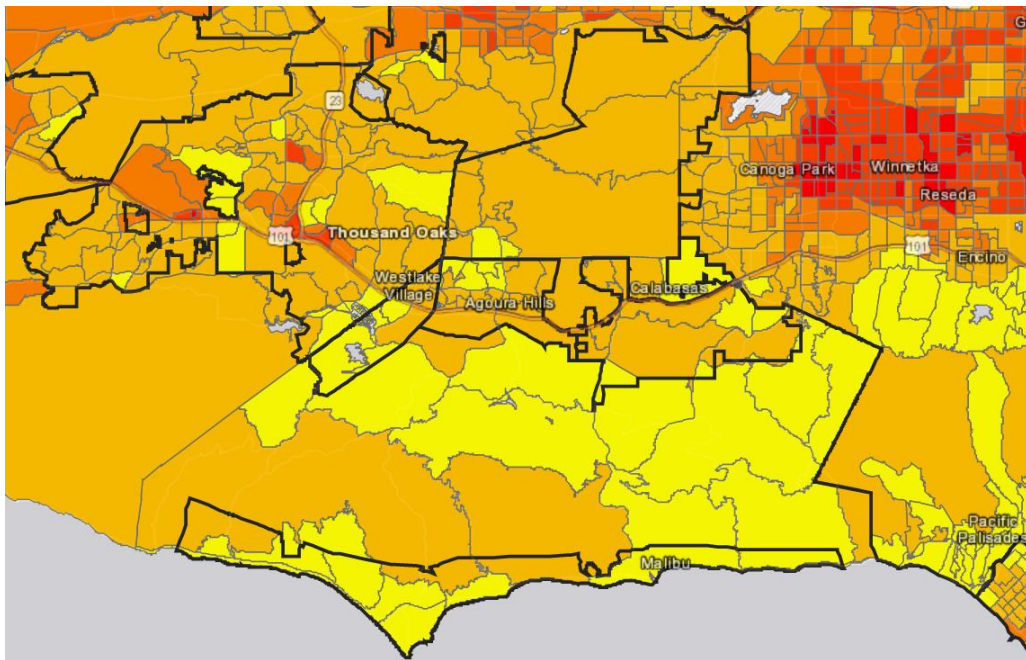
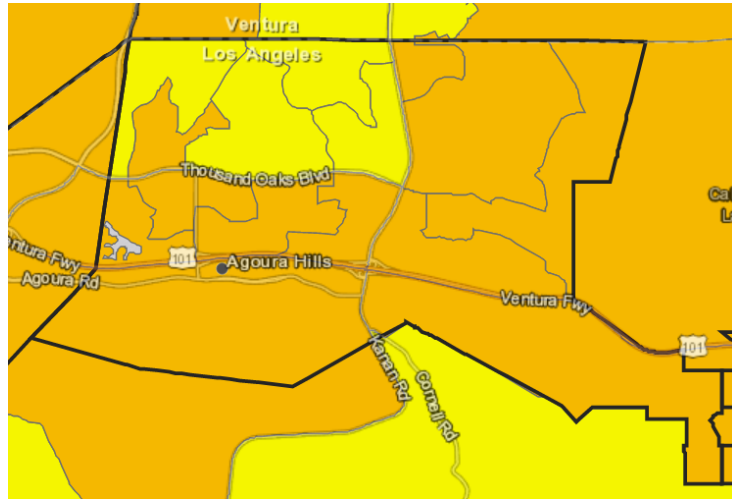
**Table B-2: Agoura Hills Race/Ethnicity by Census Tract**

Census Tract	Race/Ethnicity			
	% White	% Hispanic	% Asian/Pacific Islander	% Black
8003.24*	75%	9%	9%	4%
8003.26*	75%	9%	8%	5%
8003.27	69%	18%	6%	4%
8003.29*	79%	8%	9%	<1%
8003.32	80%	7%	8%	<1%
<b>Citywide</b>	<b>75%</b>	<b>11%</b>	<b>8%</b>	<b>3%</b>

Source: HUD AFFH Mapping and Data Tool, American Community Survey, 2014-2018

\*These tracts cover areas outside of Agoura Hills city boundaries.

**Figure B-3: Racial Demographics (% of Non-White Population) in Agoura Hills and Northwest LA County/Southeast Ventura County**



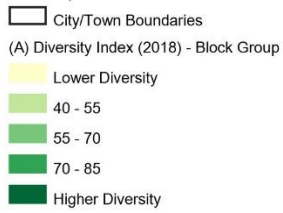
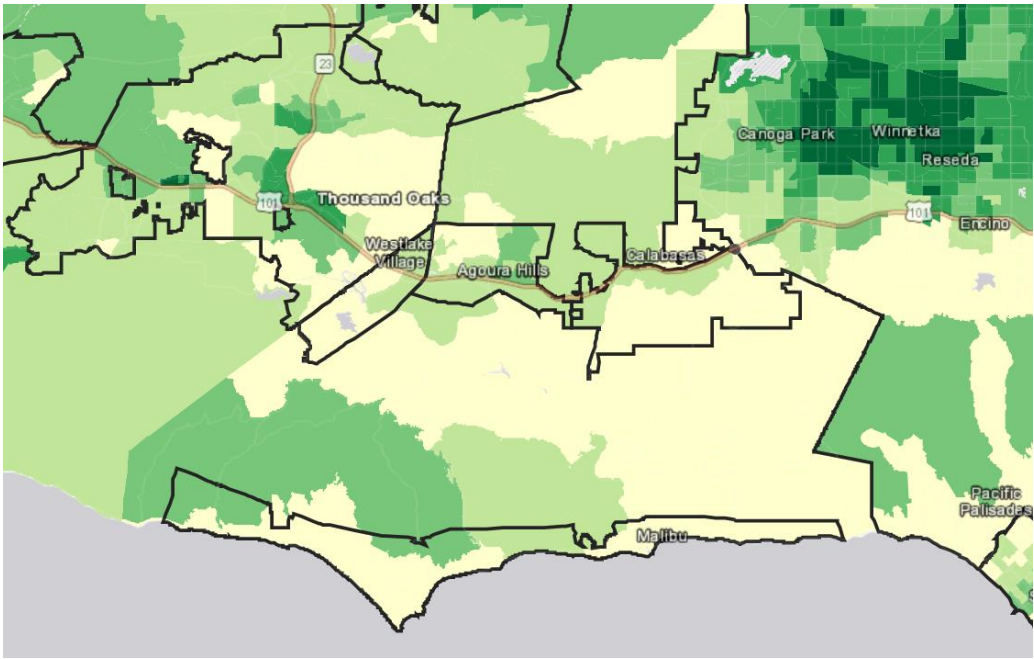
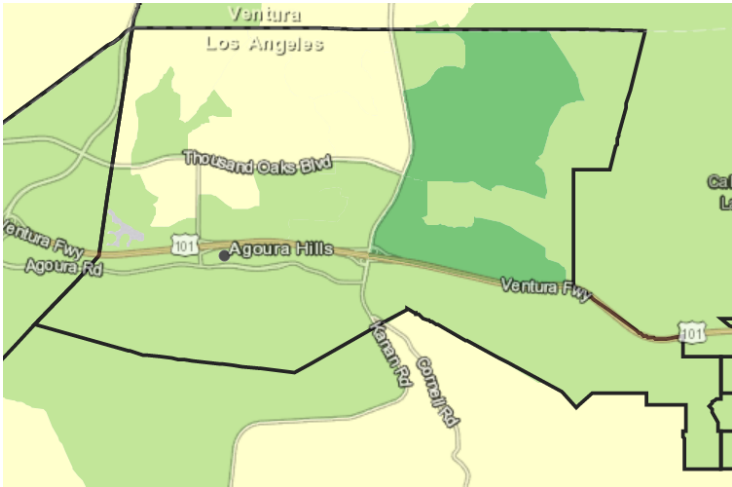
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- City/Town Boundaries
- (R) Racial Demographics (2018) - Block Group
- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%

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County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

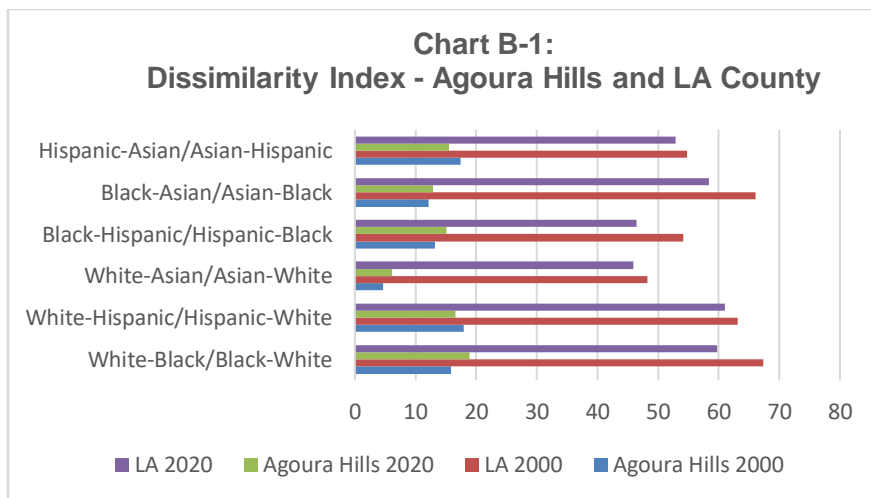
**Figure B-4: Diversity Index in Agoura Hills and Northwest LA County/Southeast Ventura County**



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The dissimilarity index is a commonly used measure of community-level segregation. As defined by HUD, the dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts. The values of the dissimilarity index range from 0 to 100, with a value of zero representing complete integration between the racial/ethnic groups and a value of 100 representing complete segregation. HUD indicates that a dissimilarity index of less than 40 is considered low segregation, 40-54 is considered moderate segregation and greater than 55 is considered high segregation.

The following chart shows the dissimilarity index between different groups for Agoura Hills and the County during 2000 and 2020. Using the thresholds described above, the dissimilarity index in Agoura Hills for all groups was considered low in 2000 and 2020. The index levels in Agoura Hills are similar to the neighboring cities of Malibu and Calabasas and are far less than the County as a whole. The County locations with the highest index values are Long Beach and Los Angeles, while Baldwin Park, Bellflower, Downey and Paramount have the lowest index values.



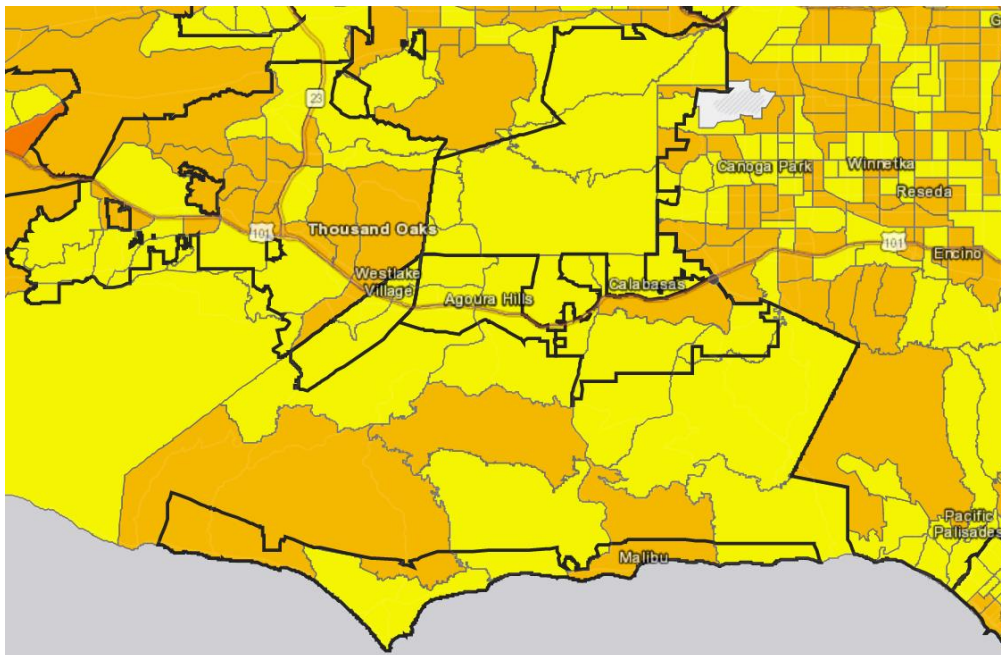
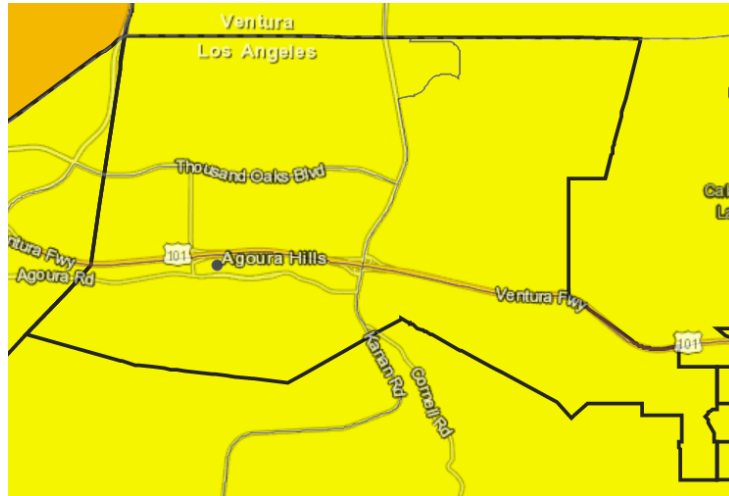
Source: Spatial Structures in the Social Sciences at Brown University

## 2. Persons with Disabilities

The Los Angeles County AI discusses disability and access for the LA region. There do not appear to be areas of particularly high concentrations of residents with disabilities in R/ECAPs (racially/ethnically concentrated areas of poverty – see section D), although a few areas do stand out as containing moderate concentrations within the region. For instance, the city of Glendale, El Monte, northwestern Los Angeles, and Rolling Hills/Rolling Hills Estates appear to have such a concentration of residents with disabilities aged 65 and older. Central Los Angeles County, northern Los Angeles County near Palmdale, and Santa Ana appear to have moderate concentrations of residents with disabilities aged 18-64.

Figure B-5 shows the population with a disability in Agoura Hills as well as the larger regional area. Approximately nine percent of the Agoura Hills’ population has a disability. The census tracts range from 7.7 percent to 9.8 percent, with the highest percentage in tract 8003.32. Single-family homes make up the vast majority (92%) of the housing stock in this tract. The percentage of seniors in this area (19%) is higher than the City-wide average (15%), which could contribute to higher levels of disability.

**Figure B-5: Population with a Disability in Agoura Hills and Northwest LA County/Southeast Ventura County**



City/Town Boundaries  
 (R) Population with a Disability (ACS, 2015 - 2019) - Tract  
 < 10%  
 10% - 20%  
 20% - 30%  
 30% - 40%  
 > 40%

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Supportive services for the disabled in Agoura Hills include a Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled. In addition, Agoura Hills Dial-A-Ride provides transportation within the City limits of Agoura Hills and the Malibu Lake area. There are also trips to Westlake Village, Thousand Oaks, and Oak Park and Appointment Based Destinations to Woodland Hills for an increased fare. Agoura Hills supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and ensure reasonable accommodation. Housing Element programs to facilitate affordable housing - including Inclusionary Housing Zoning, Housing Trust Fund, Affordable Housing Development Assistance, and Density Bonus Incentives – can also assist residents with developmental disabilities.

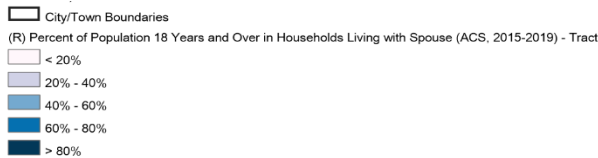
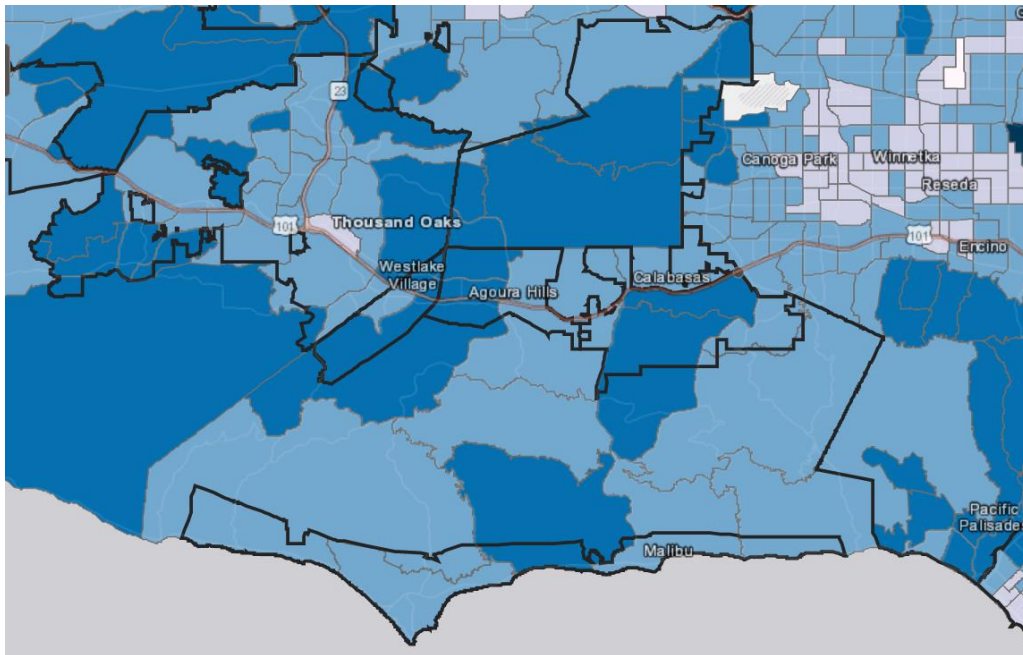
The senior population continues to grow in Agoura Hills, with the percentage of seniors doubling between 2000 and 2020 and now comprising fourteen percent of the population. Senior citizens are considered to have special housing needs because of their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing. Approximately 30 percent of elderly residents in Agoura Hills have some type of disability, which may limit their ability to live independently. Agoura Hills has four residential care facilities for the elderly licensed through the State of California. All but one of these facilities are in a small, group home setting, with six or fewer occupants, with one large facility – Meadowbrook at Agoura Hills - providing capacity for up to 185 seniors. A fifth facility – Oakmont of Agoura Hills – is currently under construction and will provide 75 units of assisted living and memory care. The City's Community Services Department organizes senior programs and classes offered through the Agoura Hills Recreation and Event Center. Several different exercise classes are offered at the Recreation Center as well as senior groups for book clubs, card games and excursions. Also, the Agoura Hills/Calabasas Community Center offers classes and programs.

### **3. Familial Status**

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female-headed households can provide insight into potential segregation issues in a community. Maps of familial status derived from the HCD AFFH Data Viewer are shown in the figures which follow for both Agoura Hills and the surrounding region.

- The western portion of Agoura Hills has 60 to 80 percent of its residents living with their spouse or partner. The eastern portion of the City has a lower percentage (between 40 to 60%). These percentages are similar in the nearby jurisdictions, while portions of Thousand Oaks and the San Fernando Valley have pockets of lower percentages.
- The areas west of Kanan Road have a very high percentage of children from married couple households (>80%). The eastern portion of the city is also high with between 60 to 80 percent of children from married couple households. These percentages are seen throughout the neighboring jurisdictions. Portions of the San Fernando Valley, Santa Monica and Oxnard have fewer children from married couple households.
- Less than 20 percent of adults in Agoura Hills live alone, similar throughout much of the region. Pockets of 20 to 40 percent of adults living on their own can be found in Malibu, Thousand Oaks, the San Fernando Valley, Santa Monica and the West Los Angeles area.
- Throughout Agoura Hills, less than 20 percent of children are from female headed households. This percentage is seen throughout the region, with some areas showing between 20 to 40 percent of children from female headed households.

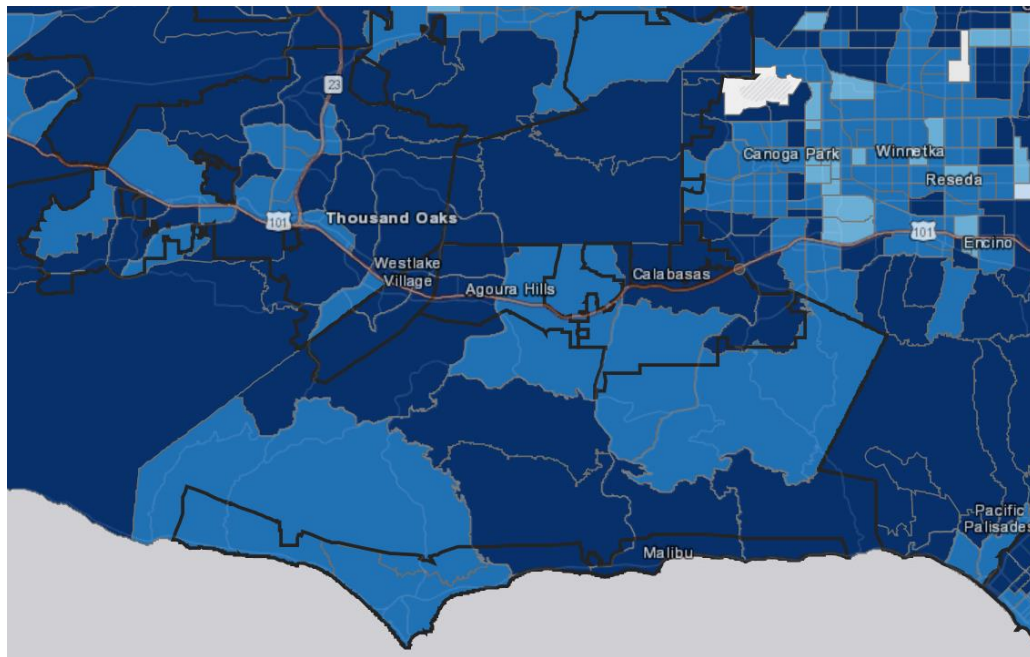
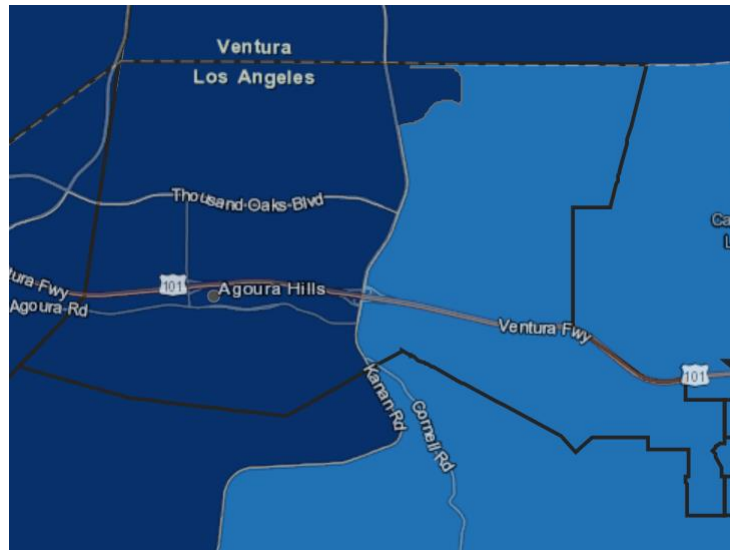
**Figure B-6: Familial Status – Percent of Population 18 and Over Living with Spouse/Partner in Agoura Hills and Northwest LA County/Southeast Ventura County**



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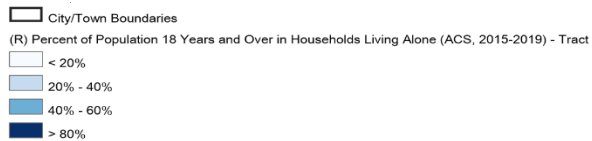
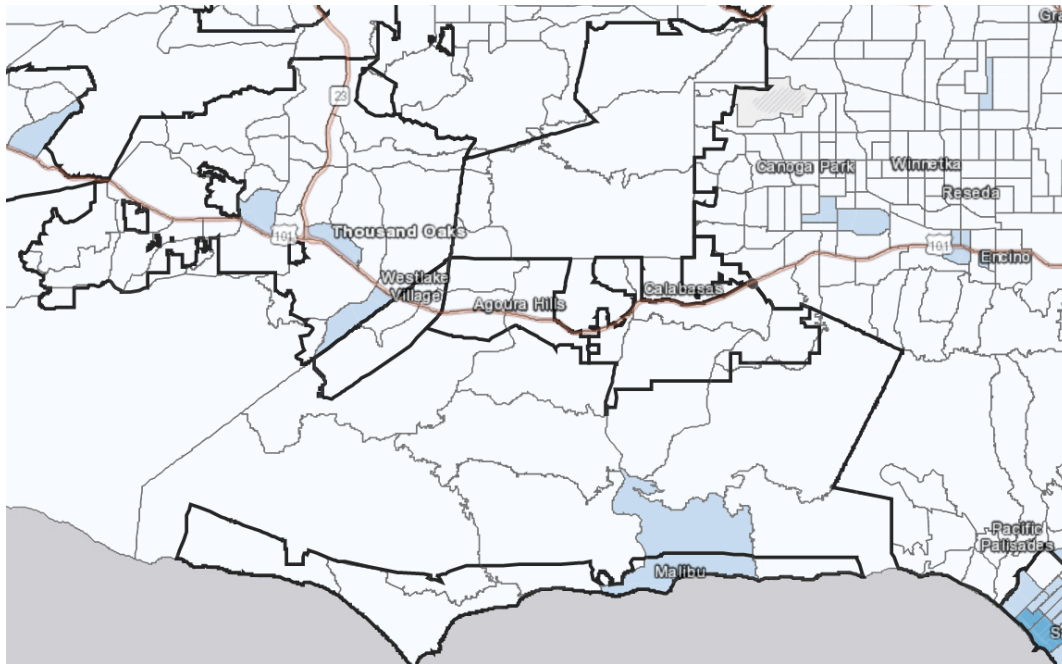
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**Figure B-7: Familial Status – Percent of Children in Married Couple Households in Agoura Hills and Northwest LA County/Southeast Ventura County**



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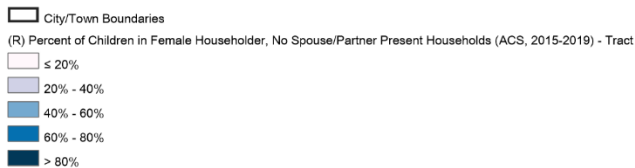
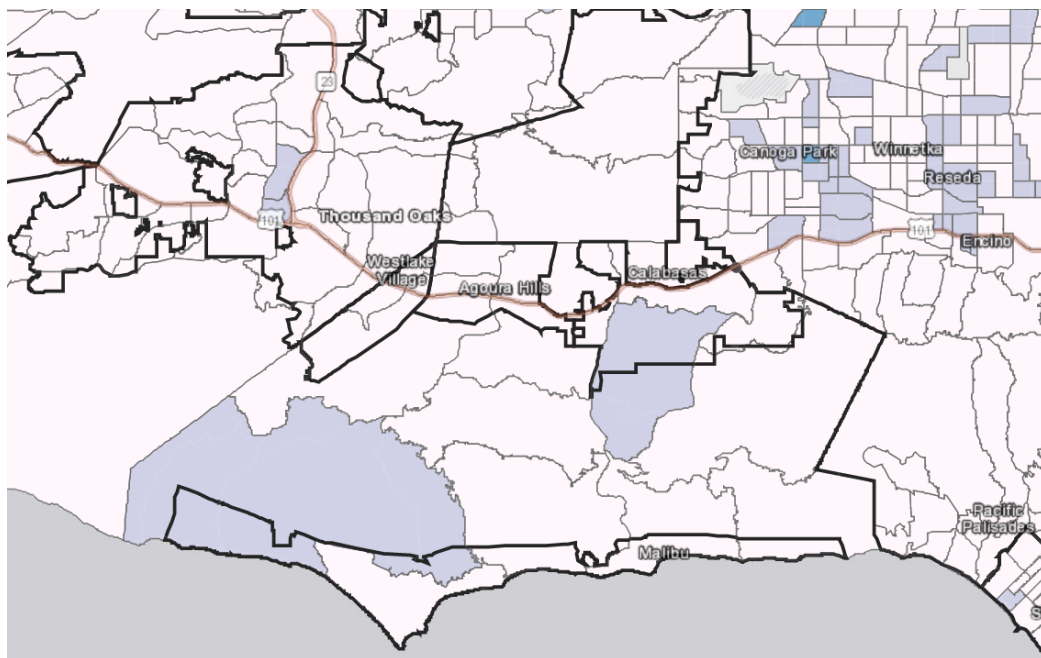
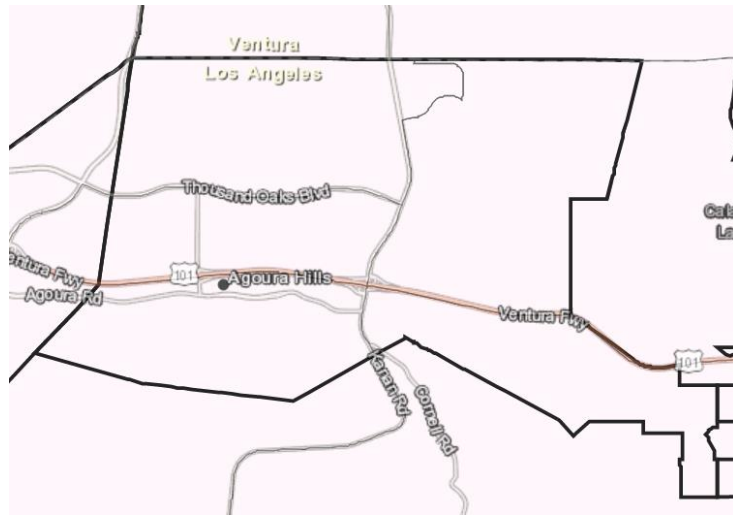
**Figure B-8: Familial Status – Percent of Population 18 and Over Living Alone in Agoura Hills and Northwest LA County/Southeast Ventura County**



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**Figure B-9: Familial Status – Percent of Children in Female-Headed Households in Agoura Hills and Northwest LA County/Southeast Ventura County**



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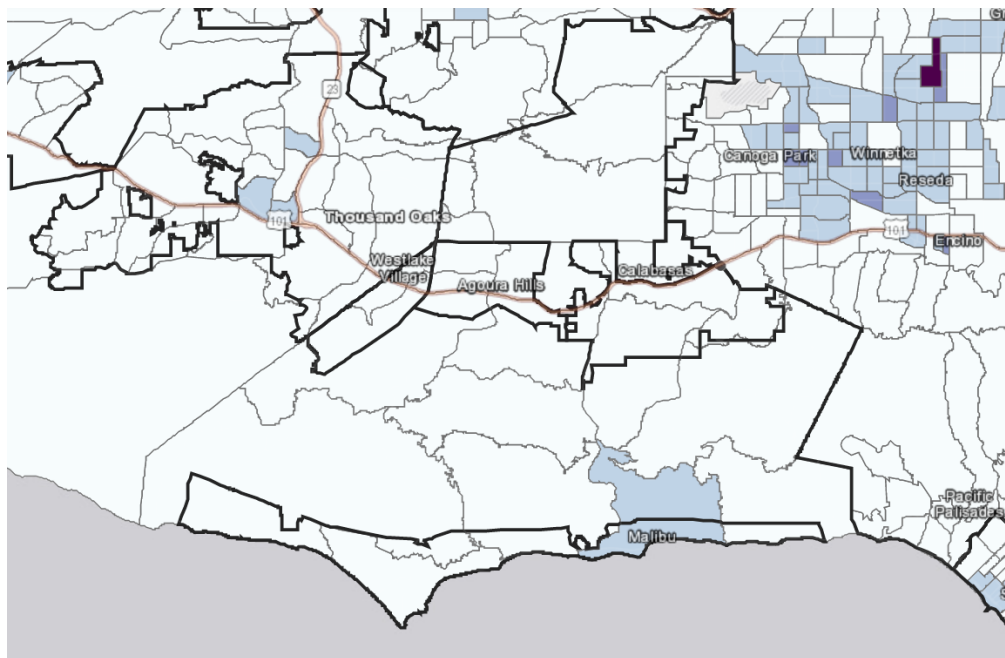
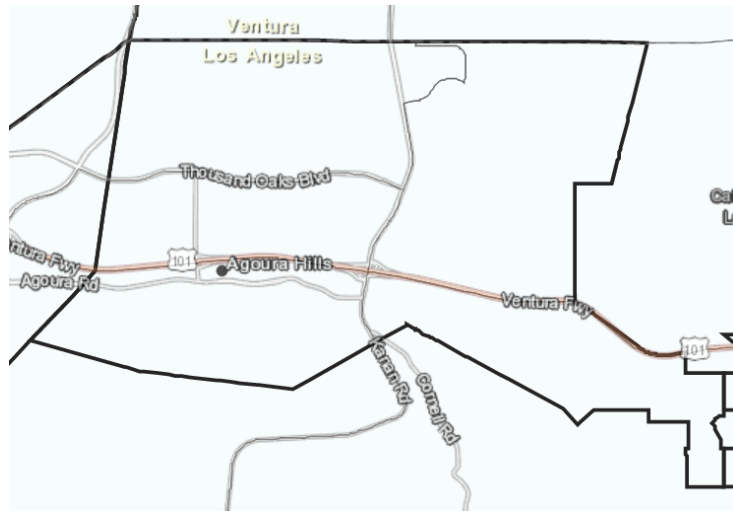
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#### **4. Income Level**

Another factor that can contribute to either integration or segregation is income level. The HCD AFFH Data Viewer has information on poverty levels as well as low- and moderate-income households. Figure B-10 illustrates that, overall, Agoura Hills has less than ten percent of its population living under the poverty level (the range is from three to seven percent across the City's census tracts). Several areas in the region have higher percentages of residents below the poverty level, particularly in the San Fernando Valley.

Figure B-11 depicts the proportion of low- and moderate-income households by census block group. As shown, the greatest proportion of low and moderate households are generally located east of Kanan Road. Two census block groups (Tract 8003.27 Block Groups 1 and 3) north of the Ventura Freeway are shown as having between 50 and 75 percent low- and moderate-income households, though they do fall at the bottom end of the range with 55 and 51 percent low- and moderate-income households, respectively. Also, important to note is that the tracts south of the Ventura Freeway cover large areas outside of Agoura Hills. In the southwest portion of the City the land uses are commercial, business parks and undeveloped land which are designated in Specific Plan areas. Therefore, the income data for these tracts is most likely reflecting the surrounding communities. At the regional level, many areas have more than half of households earning low to moderate incomes.

**Figure B-10: Percent of the Population Below the Poverty Level in Agoura Hills and Northwest LA County/Southeast Ventura County**

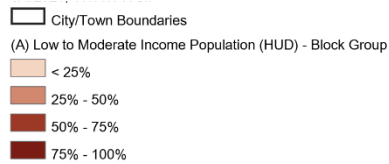
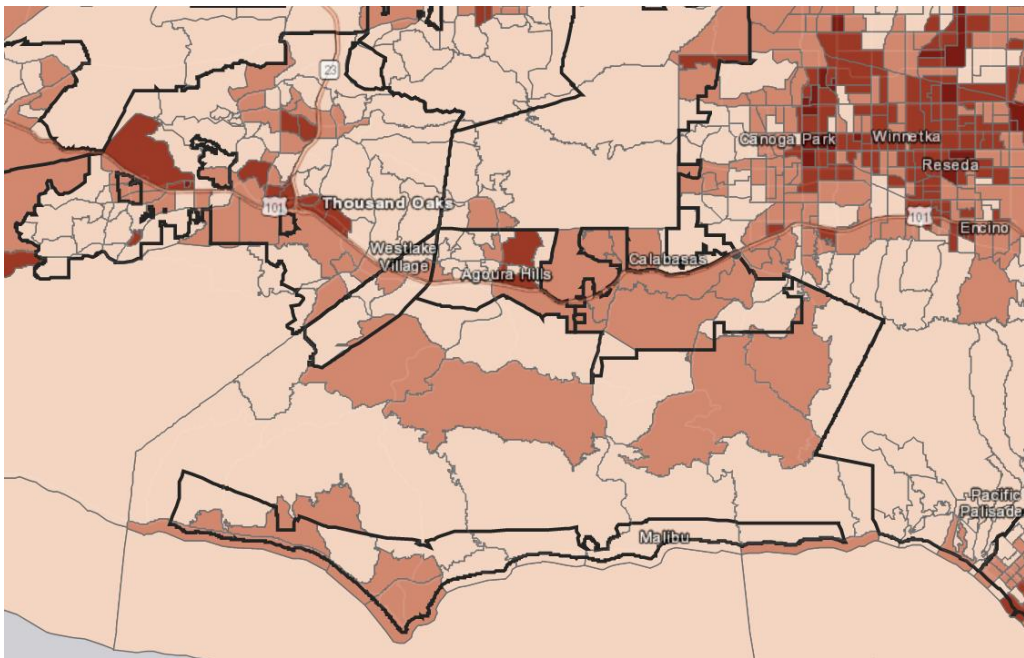
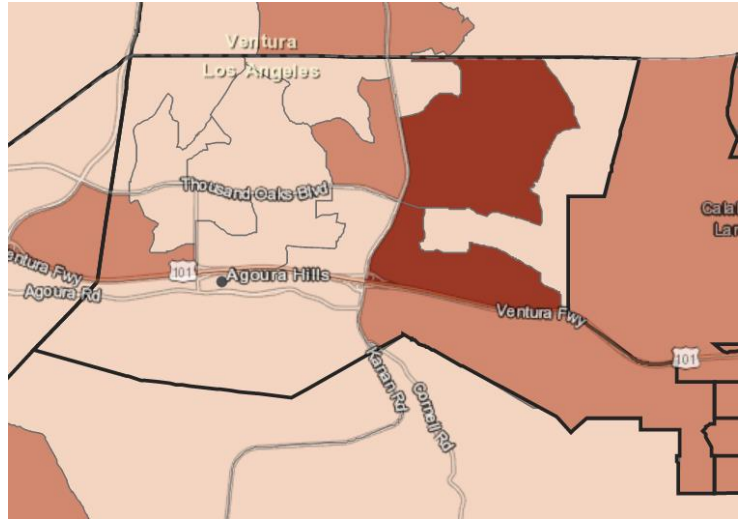


- City/Town Boundaries
- (R) Poverty Status (ACS, 2015 - 2019) - Tract
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

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**Figure B-11: Percentage of Low- and Moderate-Income Households in Agoura Hills and Northwest LA County/Southeast Ventura County**



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## D. RACIALLY OR ETHNICALLY CONCENTRATED AREAS)

### 1. Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

The HUD database website (<https://data.world/hud/recap>) defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as an area that has a non-white population of 50 percent or more. For the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as “Census Tracts with 40 percent or more of individuals living at or below the poverty line” (HUD RECAP dataset website). No Agoura Hills census tracts are R/ECAP areas. Additionally, none of the County AI maps indicate Agoura Hills as having R/ECAP tracts. The County AI identifies the largest groupings of R/ECAP census tracts in downtown Los Angeles, Long Beach and a few tracts near San Fernando and the in the Lancaster/Palmdale area.

As shown in Figures B-10 and B-11 above, the poverty level across Agoura Hills is low; however, many areas of the City have at least a quarter or higher low- and moderate-income households.

### 2. Racially/Ethnically Concentrated Areas of Affluence (RCAA)

According to HCD’s AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices”. Therefore, both sides of the continuum must be examined.<sup>4</sup> While HCD does not have a standard definition for RCAAs, evaluating the percentage of the population that is White combined with median household incomes can provide a good indicator for areas of affluence.

Table B-3 looks at the median household incomes of white residents in Agoura Hills as well as the County as a whole. As can be seen, the percentage of White residents in Agoura Hills is higher than the County, as is the median income. However, as shown, the median income among Whites is only two percent higher than the Agoura Hills population as a whole. This is different than the disparity between median incomes among Whites and all households Countywide, where Whites on average earn 30% more than the overall County median income. The group with the highest median income in Agoura Hills is the Asian population (\$129,234). In contrast, the Black population in Agoura Hills has a median income of \$102,563 while for the Hispanic population it is \$78,935. The area in Agoura Hills with the lowest median income (< \$87,100) is the southeast portion of the City, east of Kanan Road and south of the Ventura Freeway. Portions of Thousand Oaks and the San Fernando Valley also have areas with median incomes less than \$87,100, while most other nearby jurisdictions have high median income levels.

**Table B-3: White Median Household Income and Population – Agoura Hills and Los Angeles County**

	Agoura Hills	Los Angeles County
<b>Median HH Income</b>		
White Alone	\$124,299	\$83,847
All Households	\$121,896	\$64,251
<b>% of White Population</b>	75%	26%

Source: U.S. Census 2000; ACS 2014-2018

## E. DISPARITIES IN ACCESS TO OPPORTUNITY

<sup>4</sup>California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements*, April 2021 Update.

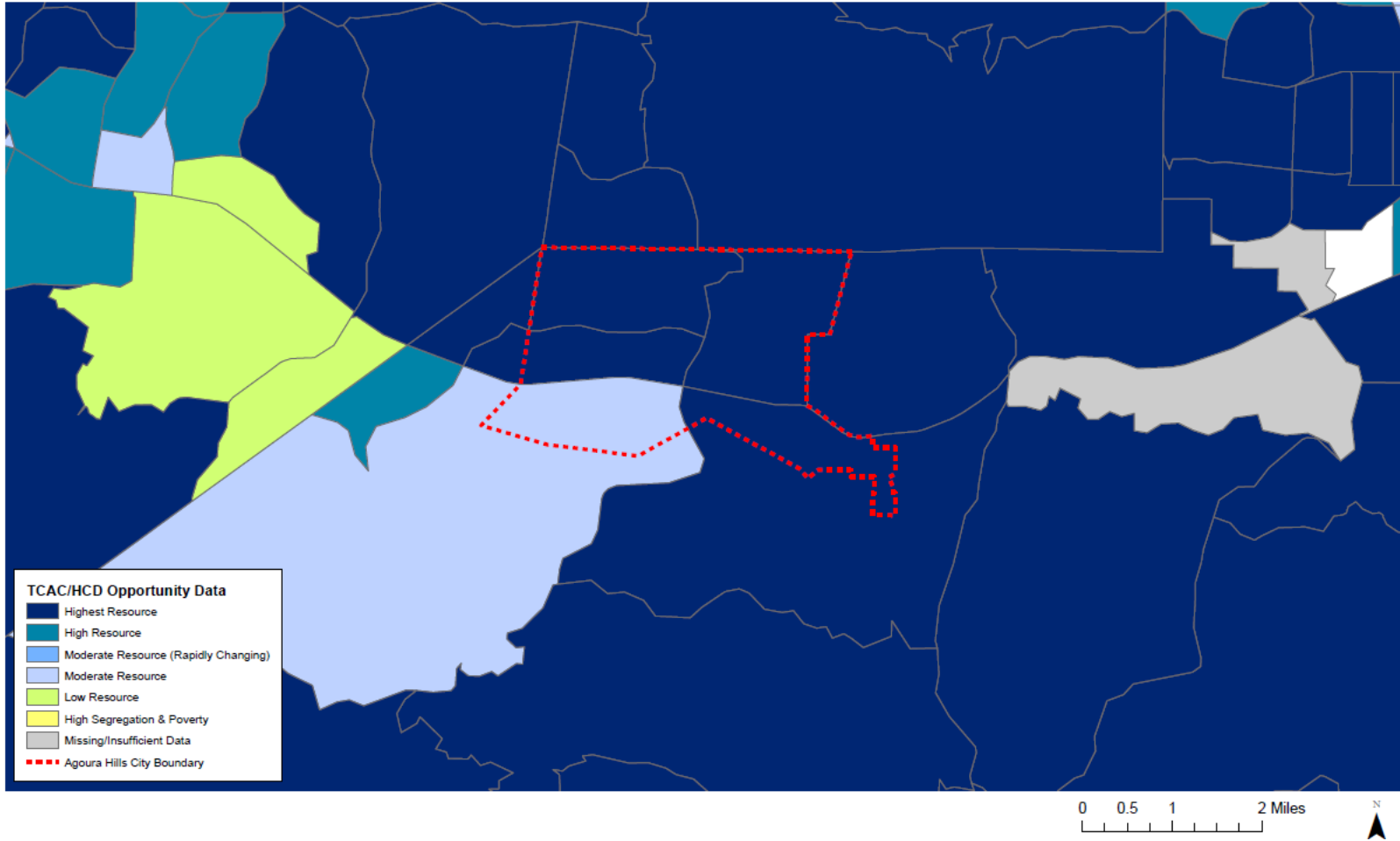
Since 2017, the California Fair Housing Task Force has provided research, evidence-based policy recommendations and other strategic recommendations to HCD and other state agencies to further fair housing goals. Part of this research involves opportunity mapping. Areas of opportunity are places that provide resources people need to thrive, including education, quality employment, transportation and low poverty.

The most recent opportunity maps (known as the California Tax Credit Allocation Committee/State Housing and Community Development, or TCAC/HCD, Opportunity Maps) were adopted in December of 2020. The following indicators were used by the Fair Housing Task Force to determine the opportunity level by census tract and indicator score (0-100) for each category:

- **Economic**
  - *Poverty* – percent of population with income above 200% of federal poverty line
  - *Adult Education* – percent of adults with a bachelor’s degree or above
  - *Employment* – percent of adults ages 20-64 who are employed in the civilian labor force or in the armed forces
  - *Job Proximity* – number of jobs filled by workers with less than a BA that fall within a given radius of each census tract population
  - *Median Home Value* – value of owner-occupied units
  
- **Education**
  - *Math and Reading Proficiency* – percentage of 4<sup>th</sup> graders who meet or exceed math and literacy proficiency standards
  - *High School Graduation Rates* – percentage of high school cohort that graduated on time
  - *Student Poverty Rate* – percentage of students not receiving free or reduced-price lunch
  
- **Environmental**
  - *CalEnviroScreen 3.0 indicators* - such as Ozone, PM2.5, drinking water – the higher the index score, the greater the exposure.

Figure B-12 maps the TCAC/HCD Opportunity Levels for the City and surrounding areas, and Table B-4 provides a compilation of various resource data about Agoura Hills by census tract. As shown, all but one of Agoura Hills’ census tracts are designated “highest resource”, similar to the surrounding areas outside the City. Tract 8003.26, in the southwest portion of the City has a “moderate resource” designation. However, this designation is due to the census tract receiving an education index score of 2 (while the rest of Agoura Hills has scores in the 90s). Given that all of Agoura Hills is located in the Las Virgenes Unified School District and the schools have very high scores, it is possible that this was a miscalculation. An inquiry was made to the Othering and Belonging Institute at the University of California, Berkeley. According to its response, the education score for this tract is a compilation of three high schools, including two lower performing charter schools located in Thousand Oaks in Ventura County. It should also be noted that the HUD AFFH Data Table Number 7 (Demographics and School Proficiency) shows that the portion of tract 8003.26 in Agoura Hills (Block Group 1) has a school proficiency score of 89 out of a possible 100. As such, the education score and resulting “Moderate” Resource Opportunity score is not truly reflective of this portion of Agoura Hills.

Figure B-12: TCAC/HCD Opportunity Areas



**Table B-4: Resource Indicators by Census Tract**

	Census Tract					Citywide
	8003.24*	8003.26*	8003.27	8003.29*	8003.32*	
TCAC Resource Level	Highest	<i>Moderate</i> ***	Highest	Highest	Highest	Moderate -Highest
TCAC Economic Index	78	77	58	70	79	58-79
TCAC Education Index	94	2***	95	93	94	2-94
TCAC Environmental Index**	87	83	82	76	95	76-95
Race/Ethnicity						
White	75%	75%	69%	79%	80%	75%
Hispanic	9%	9%	18%	8%	7%	11%
Asian/Pacific Islander	9%	8%	6%	9%	8%	8%
Black	4%	5%	4%	<1%	<1%	3%
Low Poverty Score	90	75	45	94	97	45-97
% of Population in Poverty	4%	3%	6%	7%	7%	3%-7%
% of Population that is Disabled	8.5%	9.1%	7.7%	9.2%	9.8%	9.2%
Transit Trips	71	73	69	61	69	61-73
Total #/ Type of Housing	2,468 units 97% single-family 3% multi-family	2,135 units 69% single-family 13% multi-family	2,308 units 65% single-family 35% multi-family	2,685 units 61% single-family 39% multi-family	2,268 units 98% single-family 2% multi-family	7,787 units 85% single-family 15% multi-family
Age of Housing Stock						
<30 yrs old	14%	21%	19%	28%	4%	11%
>30 yrs old	86%	79%	81%	72%	96%	89%
% Owner Households	86%					
% Renter Households	14%	81%	54%	58%	92%	77%

	Census Tract					Citywide
	8003.24*	8003.26*	8003.27	8003.29*	8003.32*	
		19%	46%	42%	8%	23%
% of Total Rental Units Affordable to ELI and VLI Households	0%	19%	3%	<1%	7%	0% - 19%
Overcrowding						
Owner	0%	0%	2%	1%	0%	<1%
Renter	0%	3%	11%	0%	7%	7%
Severe	0%	0%	0%	0%	0%	0%
Overpayment						
Owner	28%	39%	40%	49%	42%	41%
Renter	19%	22%	21%	13%	22%	22%
Severe	8%	25%	29%	49%	40%	27%
Land Uses	Single-family residential, multi-family residential, open space, commercial, commercial/mixed-use	Business park/ Manufacturing, commercial, Agoura Village SP, Ladyface Mountain SP	Single-family residential, multi-family residential, open space, business park, school, commercial, significant ecological area	Single-family residential, multi-family residential, open space, business park, Agoura Village SP, significant ecological area	Single-family residential, commercial, commercial/mixed-use, open space, school, park	Various

Source: HUD AFFH Mapping and Data Tool; California TCAC Opportunity Mapping, HCD AFFH Data Tool, Homepage, Open Street Map and CARTO/Otherings & Belonging Institute; City of Agoura Hills Zoning Map, ACS 2014-2018.,

Note: \*Tracts that cover areas outside of the Agoura Hills city boundaries.

\*\*The Environmental Index is an inverse measurement to the Economic and Education Indexes. A low number means less exposure to environmental hazards (pollutants, etc.)

\*\*\*A large portion of tract 8003.26 is outside of the Agoura Hills city boundaries. In addition, the census tract is located in the Las Virgenes Malibu Unified School District, which has high school proficiency scores. An inquiry was made to the Othering and Belonging Institute at the University of California, Berkeley. According to their response, the education score for this Tract is a compilation of three high schools, including two lower performing charter schools located in Thousand Oaks in Ventura County. (Samir Gambhir, Director, UC Berkeley Equity Metrics Program, Email message to Lori Parrington, October 1, 2021). It should also be noted that the HUD AFFH Data Table Number 7 (Demographics and School Proficiency) shows that the portion of tract 8003.26 in Agoura Hills (Block Group 1) has a school proficiency score of 89 out of a possible 100. As such, the education score and resulting "Moderate" Resource Opportunity score is not truly reflective of this portion of Agoura Hills.

## 1. Education

The County AI describes overall school proficiency in the Urban County Area in relation to race and ethnicity. White and Asian residents generally enjoyed greater access to proficient schools, particularly in Santa Monica and Glendora. Conversely, Hispanic and Black residents living in Palmdale, Inglewood, and Montebello lived among schools with the lowest levels of proficiency found anywhere in the service area. The range of values for the opportunity index in the service area was 56.3 value points (that is, the difference between the maximum value and the minimum value among the entitlements), indicating a moderate degree of variation among the race/ethnic groups. The largest concentration of low scores occurs near Downtown Los Angeles.

As shown on the Resource Indicators Table B-4, all the census tracts except one in Agoura Hills have school proficiency levels designated as high, with the index in the mid-90s. Tract 8003.26 in the southwest corner of the City has an education value of 2. As explained above, given that all of Agoura Hills is located in the Las Virgenes Unified School District with very high scores, and the HUD AFFH Data (Demographics and School Proficiency) shows that the portion of tract 8003.26 in Agoura Hills has a school proficiency score of 89, this low education score is not an accurate reflection of school quality in the area. An inquiry to the Program Director at UC Berkeley responsible for this data indicated that the education score for this tract is a compilation of three high schools, including two lower performing charter schools outside the school district in Thousand Oaks, which resulted in dragging down the education value.

The Southern California Association of Governments (SCAG) Local Profile of Agoura Hills shows that the K-12 public school enrollment in the City decreased by 418 students, or about eight percent, between 2000 and 2018. In 2018, approximately 4,800 students were enrolled in Agoura Hills public schools.<sup>5</sup>

Agoura Hills is served by the Las Virgenes Unified School District (LVUSD). The District also encompasses Calabasas, Hidden Hills and Westlake Village. According to the California Department of Education's School District Dashboard website ([www.caschooldashboard.org](http://www.caschooldashboard.org)), the District had 10,886 students enrolled in 2020. The racial/ethnic make-up is: 72 percent White, 12 percent Hispanic, 6 percent Asian/Pacific Islander, 5 percent two or more races and 2 percent African American. Approximately 12 percent of students come from socio-economically disadvantaged backgrounds, 5 percent are English learners and 11 percent are students with disabilities. Schools in the District exceed both the English Language Arts and Math State standards and the graduation rate is 93.9 percent.

## 2. Economic

The County AI shows the scores for the Urban County Area by race/ethnicity. For job proximity, the scores were similar for Whites, Black, and Asian/Pacific Islander while the score for Hispanics was slightly lower. However, for the labor market engagement, the index values were significantly higher for Whites and Asian/Pacific Islanders compared to African Americans and Hispanics. In Agoura Hills, the TCAC Economic index scores range from 58 to 79. The lowest index score (58) is for tract 8003.27. This tract, located in the northeastern portion of Agoura Hills, is located entirely in the City. A variety of retail and restaurants are north of the Ventura Freeway. It should also be noted that this tract has more exposure to poverty than other areas of the city, has one of the highest percentages of multi-family housing (35%) and has the highest Hispanic population in Agoura Hills (18%).

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<sup>5</sup> Southern California Association of Governments, 2019 Profile of the City of Agoura Hills, May 2019.

As described in the Needs Assessment of this Element, the Southern California Association of Governments' (SCAG) Demographics and Growth Forecast estimates there was a total of 13,600 jobs in Agoura Hills in 2016, and projects a 13 percent increase in Agoura Hills' employment by 2045, with 15,300 jobs<sup>6</sup>. SCAG's Local Profile for Agoura Hills lists jobs by various sectors in the City. As of 2017, professional and management was the largest employment sector at 32 percent, followed by education (15.6%), leisure (11.7%), and retail (11.2%). While the percentage of jobs in the professional, retail and construction sectors increased between 2007 and 2017, the manufacturing sector saw a decrease. Almost one-third of Agoura Hills's employment is in lower paying retail, hospitality, construction and service-related industries, with wages generally below the level necessary to afford live in the city. The Census documents that ninety-five percent of the 9,736 persons employed within Agoura Hills commute in from outside the City limits, indicative of the shortage of local affordable housing opportunities for the community's workforce.<sup>7</sup>

Two factors in measuring the Economic Opportunity Score are job proximity and labor market engagement. In Los Angeles County, higher job proximity scores are found along the major transportation corridors (including the 405, 10, 5, and 710 Freeways). In Agoura Hills, the job proximity scores range from 64 to 97, with the highest scores being located west of Kanan Road on either side of the Ventura Freeway.

In terms of labor market engagement, the HUD AFFH data tool shows Agoura Hills having relatively high labor market index scores ranging from 71 to 86. Tract 8003.27 has the lowest score (71) which, as mentioned earlier, has the highest percentage of Hispanic residents in the city. In terms of the County overall, the HUD data tool shows that higher labor market engagement is found in the northwest (including Agoura Hills), the San Gabriel Valley and along the coast. Lower engagement scores are found in the San Fernando Valley as well as the central/interior portions of the County including Downtown LA, Huntington Park, Compton and Carson.

### **3. Transportation**

The HUD AFFH Data Tool shows transit trends for LA County. The majority of the County shows high transit trip scores, with the northwest area (bordering Ventura County) and areas such as Santa Clarita and Acton/Palmdale in the far north of the County having lower scores overall. Table B-4 shows the transit trip index for Agoura Hills, which ranges from 61 to 73 out of 100 by census tract. The City is served by a Los Angeles County Metro route (Line 161), which provides regional service for Westlake Village, Agoura Hills, Calabasas, Woodland Hills and Canoga Park. In addition, the Commuter Express provides service between Thousand Oaks, Agoura Hills, Hollywood and Downtown Los Angeles. The Dial-A-Ride program transports passengers within Agoura Hills as well as the surrounding unincorporated communities Monday through Friday. During the summer, there is a beach bus for residents to go to and from Zuma Beach in Malibu.

### **4. Environmental**

The County AI outlines the Environmental Health Index, or potential exposure to harmful toxins at a neighborhood level. In general, those areas with the greatest exposure are located in most of the central, southern and eastern portions of the County. When looking at race and ethnicity, Whites have less exposure than other groups, while Hispanics generally have the highest exposure.

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<sup>6</sup> Southern California Association of Governments. Connect SoCal Demographics and Growth Forecast Technical Report. Adopted on May 7, 2020.

<sup>7</sup> U.S. Census Bureau - 2017 OnTheMap Application. <http://onthemap.ces.census.gov/>

The index is based on CalEnviroScreen 3.0 indicators - such as Ozone, PM2.5, and drinking water contamination. Agoura Hills' census tracts have environmental indices ranging from 76 to 95, with the higher scoring tracts likely a reflection of noise and air pollution from the 101 Freeway. The Natural Resources and Community Services Element has been updated to include policies addressing air quality and housing sites near the Ventura Freeway. These policies include:

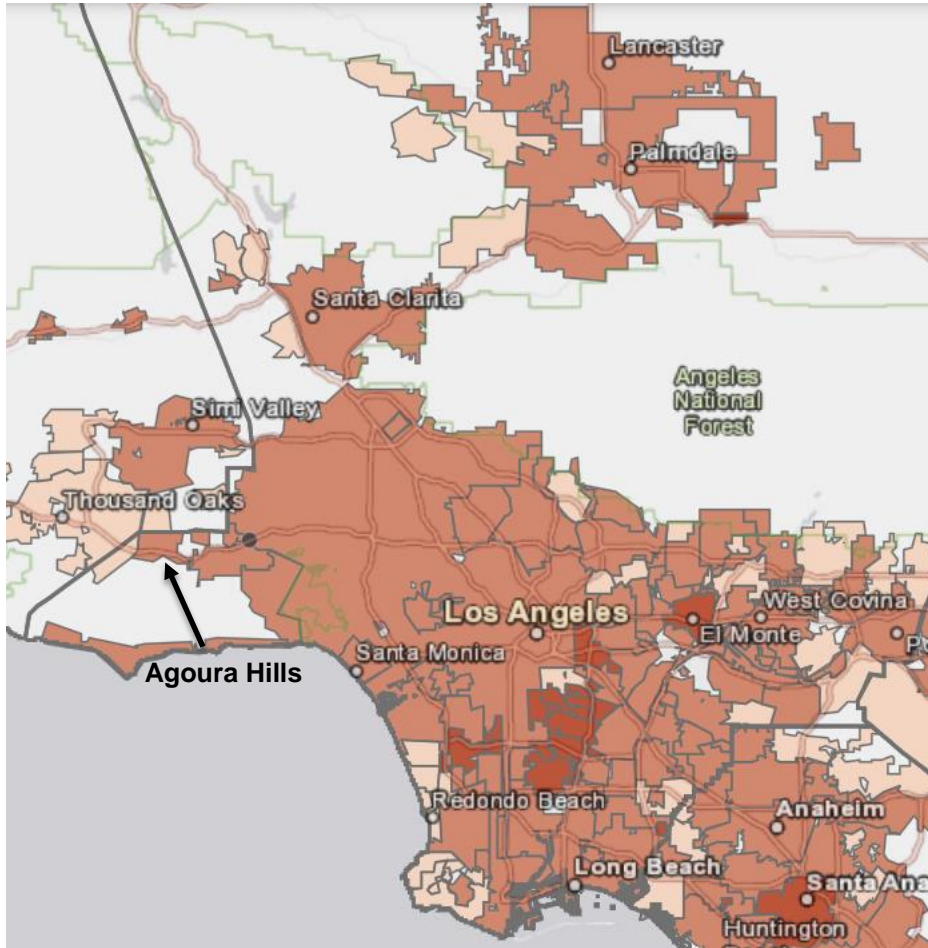
- Policy NR-7.5: Minimize Pollution to Residential Uses. Minimize pollution exposure of residential uses near the freeway and along major arterials, such as Kanan Road, Agoura Road west of Kanan Road, and Thousand Oaks Boulevard.
- Policy NR-7.6: Design That Promotes Ventilation Along Roadway Corridors. New multi-family housing projects in areas of high levels of localized air pollution shall be designed in consideration of the following components to assist in pollutant dispersion:
  - High efficiency filtration systems to achieve good indoor air quality
  - Buildings of varying heights, shapes, articulation and other design features to break up massing
  - Site design with open spaces between buildings to encourage air flow (e.g., outdoor landscaped or recreation spaces)
  - Vegetation, including trees and shrubs, selected and arranged for their ability to alter pollutant transport and dispersion
  - Consider the use of decoratively treated solid barriers and walls in conjunction with screening landscaping, where appropriate along freeway proximate properties, to increase the vertical dispersion of pollutants.

## **F. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK**

As described in the LA County AI, HUD identifies four discrete housing problems: lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room and monthly housing costs (including utilities) exceeding 30 percent of monthly income. For the Los Angeles County Service Area, the following areas experience the greatest percentage of households with one or more housing problems: in and around Downtown Los Angeles (where the greatest concentration of R/ECAPs in the region are located); in the City of Long Beach; in southeast Los Angeles County, near Pomona; the area around San Fernando north of Los Angeles; and in north LA County near Lancaster and Palmdale. Figure B-13 is from HCD's AFFH Data Viewer tool and shows the percent of households with one or more severe housing problems in LA County. Severe housing problems include lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.51 occupants per room and cost burden greater than 50 percent. As can be seen, a vast majority of the County has 20 to 40 percent of households experiencing at least one severe housing problem, with areas such as Hawthorne, Southgate and Compton experiencing higher percentages of severe housing problems. For Agoura Hills, 20 percent of households have at least one severe housing problem.

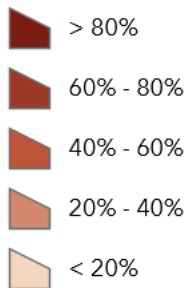


**Figure B-13: Percent of All Households With Any of the Four Severe Housing Problems In Los Angeles County**



 County Boundaries

Percent of all households with any of the 4 severe housing problems



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community  
Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD

## **1. Housing Vacancy**

As described in the Needs Assessment, the vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of two percent for ownership housing is generally considered healthy while a vacancy rate of five percent for rental housing suggests that there is a balance between the supply and demand of housing. According to the 2014-2018 American Community Survey, the residential vacancy rate in Agoura Hills was 0.5 percent for ownership units, indicating a high pent-up demand for ownership housing in the City. Meanwhile, the rental vacancy rate was shown at 4.8 percent, indicating sufficient supply to meet rental demands.

## **2. Cost Burden/Housing Overpayment**

Overpayment remains a critical issue for low and moderate-income households, who are disproportionately affected by this burden compared to other households. The 2014-18 American Community Survey data compiled by SCAG identifies 22 percent (366 households) of renters in Agoura Hills as spending between 30 and 50 percent of their total income on housing, with an additional 27 percent (445 households) spending more than half their income on housing. This level of severe overpayment has declined since 2010, when it measured at 34 percent for Agoura Hills' renters. Among owner households in Agoura Hills, 41 percent (1,884 households) were facing overpayment. Overpayment for both renters and owners is slightly lower than the County as a whole.

Among lower income renter households, overpayment is most pronounced. All renter households earning less than \$50,000 in Agoura Hills face severe overpayment and approximately 87 percent of households earning between \$50,000 and \$75,000 face either overpayment or severe overpayment.

## **3. Overcrowding**

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Owner overcrowding in Agoura Hills is very low at zero percent for overcrowding and 0.4 percent for severe overcrowding. This is lower than the County's percentages, which are four percent and two percent, respectively.

Regarding renter overcrowding, seven percent of the City's households face overcrowding; however, no households experience severe overcrowding. These percentages are lower than the County's percentages (9% for overcrowding and 7% for severe overcrowding).

It should be noted that two census tracts in Agoura Hills do experience higher renter overcrowding than the rest of the City: For tract 8003.27, 11 percent of households faced overcrowding while seven percent of households in Tract 8003.32 experienced renter overcrowding.

#### 4. Displacement Risk

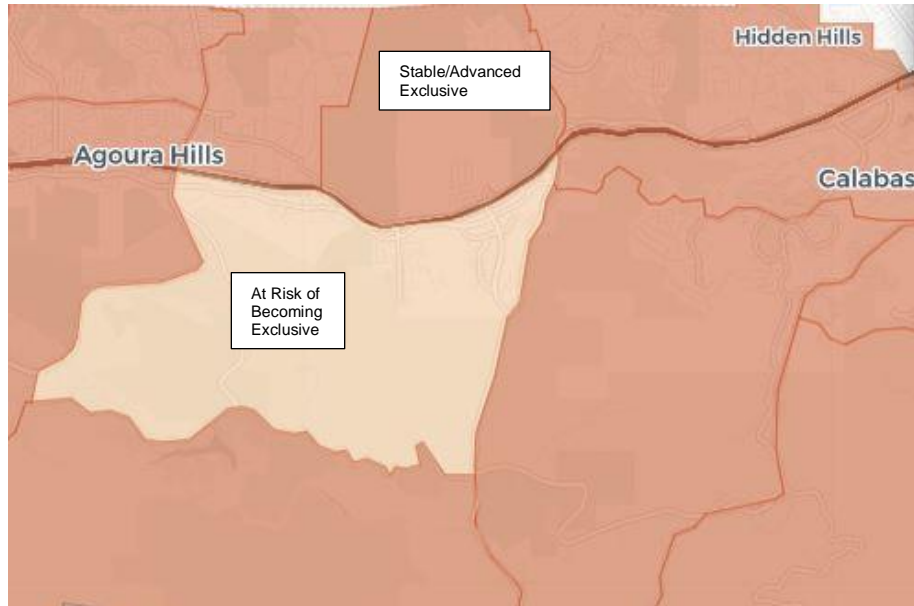
Agoura Hills does not currently have any rent restricted housing in its jurisdiction. While the regulatory agreement associated with the tax-exempt bond issue on Archstone Agoura Hills previously required the property owner to maintain 20 percent of the units for occupancy by low-income tenants, the income restrictions on this project have long since expired. Future projects provided through the City's Inclusionary Housing Ordinance and new Affordable Housing Overlay will carry minimum 55-year affordability covenants.

The Urban Displacement Project shows the census tracts throughout the County by level of displacement risk<sup>8</sup>. As shown on Figure B-14, the majority of Agoura Hills is considered stable/advanced exclusive meaning that housing is affordable to high or mixed high-income households only. census tract 8003.29 is considered "at risk of becoming exclusive", with housing affordable to middle, high, mixed moderate and mixed high-income households (2018). Median rents in Agoura Hills exceed levels affordable to low- and moderate-income households.

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<sup>8</sup> Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>, March 2021.

**Figure B-14: Displacement Risk**



MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> </ul>
ONGOING DISPLACEMENT OF LOW-INCOME HOUSEHOLDS	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> <li>Absolute loss of low-income households, 2000-2018</li> </ul>
AT RISK OF GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to low or mixed low-income households in 2018</li> <li>Didn't gentrify 1990-2000 OR 2000-2018</li> <li>Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018</li> <li>Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap</li> </ul>
EARLY/ONGOING GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to moderate or mixed moderate-income households in 2018</li> <li>Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>
ADVANCED GENTRIFICATION	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>

STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> </ul>
AT RISK OF BECOMING EXCLUSIVE	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change or increase in housing costs</li> </ul>
BECOMING EXCLUSIVE	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Rapid increase in housing costs</li> <li>Absolute loss of low-income households, 2000-2018</li> <li>Declining low-income in-migration rate, 2012-2018</li> <li>Median income higher in 2018 than in 2000</li> </ul>
STABLE/ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> <li>High-income tract in 2000 and 2018</li> <li>Affordable to high or mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> </ul>

Source: The Urban Displacement Project, UC Berkeley, <https://www.urbandisplacement.org>.

## **5. Substandard Housing**

The vast majority of housing in Agoura Hills is in good condition. However, as shown in Table B-4, almost ninety percent of the housing stock is more than 30 years old. Homes in the City's older neighborhoods are now approaching the age at which more significant improvements become necessary, such as new plumbing or roofing. The aging of such a large portion of the Agoura Hills' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs. Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations typically relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas; few structural issues are present. The City's Building and Safety Department are effective in addressing housing and property maintenance issues

The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Agoura Hills, the ACS identifies 90 occupied dwelling units as lacking kitchen facilities. These units represent 1.2 percent of the City's households. No occupied housing units were identified by the ACS as lacking complete plumbing. These percentages are lower than the County, where the substandard conditions affect approximately two percent of the housing stock (1.5 percent lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities).

## **6. Homelessness**

Homelessness is a major issue in Los Angeles County. The County AI states that homelessness increased by 23 percent between 2016 and 2017 to 57,794 persons (pg. 476).

Due to the relative inaccessibility and distance from urban centers, Agoura Hills does not attract many transitional homeless individuals or families, and the 2020 Los Angeles Point in Time Count identified two homeless persons in the City (Los Angeles Homeless Service Authority). In November 2020, according to City staff the number of homeless persons witnessed in the City was five. Most of these individuals are located around the city's two shopping centers.

In order to assist the homeless population, the City has a team that includes the Agoura Hills Deputy City Manager, the City's Public Safety Liaison Officer and the Homeless Coordinator from the Las Virgenes-Malibu Council of Governments (COG). This team works together to provide outreach and help homeless persons access services and the COG homeless coordinator visits areas of the city daily. The City has a log to keep track of cases and provide follow up if needed. Agoura Hills residents can use the community mobile app SeeClickFix to notify City staff of the presence of homeless individuals.

A variety of services are available through Los Angeles County, including the Los Angeles Homeless Services Authority (LAHSA). LAHSA has created the Los Angeles Homeless Outreach Portal (LA-HOP), which is designed to assist people experiencing homelessness in LA County with outreach services. Los Angeles Family Housing, located in North Hollywood, provides services including: outreach, housing placement assistance and a variety of supportive services.

One of Los Angeles County’s largest social services agencies, The People Concern, provides a fully integrated system of care – including mental and medical health care, substance abuse services, and permanent supportive housing – tailored to the unique needs of homeless individuals, survivors of domestic violence, challenged youth, and others who have nowhere else to turn.

Other service providers in the Conejo Valley include Lutheran Social Services and Harbor House. The City’s website has information and links to a variety of homeless assistance resources, including LA Family Housing, Village Family Service (for youth aged 14-24), LA-HOP and The People Concern. The City’s website also includes a virtual brochure about homelessness that was created by the member cities of the Las Virgenes-Malibu Council of Governments.

## **7. Local Knowledge**

### *Neighborhood Development and Housing*

Agoura Hills’ housing stock is comprised primarily of single-family residential (85%), with multi-family making up the remaining 15 percent of housing units. Commercial areas are in close proximity to the Ventura Freeway. Many areas of the City consist of steep slopes and County designated Significant Ecological Areas (SEAs), and therefore development is restricted.

As described in the Housing Resources section of this Element, 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 and significant ecological areas (SEAs). Approximately two-thirds of the land area of the City is within the Very High Fire Hazard Severity zone (VHFHSZ) identified by CAL FIRE. The entire portion of the City south of U.S. Highway 101 is in the VHFHSZ.

As a maturing community, remaining sites for residential infill in Agoura Hills are limited. The following areas have been designated as future development sites with the city:

- 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>9</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;
- 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,

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<sup>9</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.

commercial, office and entertainment uses. Residential development is limited to different types of attached multi-family development, such as apartment and condominiums. 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.

- More than one-third of the land in Agoura Hills is designated open space. Due to the topography and environmental constraints in and around Agoura Hills, development is focused in clusters and main corridors. The Ventura Freeway serves as a focus for the commercial and business uses in the City. The Hillside Management and Grading ordinances help to protect both the surrounding natural areas as well as the community.

#### *Infrastructure and Accessibility Improvements*

Every year the City completes a Concrete Rehabilitation Project and a Pavement Rehabilitation Project. Both projects may include ADA ramp improvements within City right-of-way (sidewalks).

Additionally, Capital Improvement Projects (CIP) usually include ADA improvements. For example, in the last and current fiscal years, the City has worked on the following CIP:

- Palo Comado Interchange (ADA accessibility included)
- Roadside Bridge Widening (ADA accessibility included)

Other CIP Projects completed recently and currently under construction include:

- Forest Cove Park Rehabilitation and Maintenance Project (CDBG funded – Completed FY 2020/21)
- Sumac Park Restroom Rehabilitation Project (currently under construction)
- Recreation & Event Center Outdoor Accessibility Project (CDBG funded – currently out to bid for construction)

Future CIP which will include ADA improvements include the Park Restrooms located at the Kanan/Agoura Intersection.

#### *Zoning Provisions and Project Processing*

The following lists recent Zoning Code amendments that the City has undertaken to update standards related to affordable housing:

- In 2014, Ordinance 14-409 was adopted by the Agoura Hills City Council establishing a Mixed Use Overlay District. This overlay is applied to specific parcels designated Planned Office and Manufacturing that are located between Highway 101 and Agoura Road, west of Kanan Road. The purpose of the overlay is to provide a limited number of multi-family dwellings allowed conditionally to support the other land uses as part of a mixed use project. The allowable density is between 15 and 25 dwelling units per acre.

- Section 9133 of the Municipal Code outlines the City's inclusionary housing requirements and was updated in 2018. These requirements apply to all new residential development with 10 or more units.
- Section 9674 of Agoura Hills' Municipal Code sets forth the City's density bonus incentives consistent with Government Code Sections 65915 through 65918.
- In 2020 the City adopted an urgency ordinance to comply with changes in State law (Section 9283 of the Municipal Code) for Accessory Dwelling Units (ADUs), and adopted a permanent ordinance in August 2021.
- In January 2012, the City Council adopted Ordinance No. 11-393, the Reasonable Accommodation Ordinance, consistent with federal and state laws regarding providing reasonable accommodation to persons with disabilities.
- The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Agoura Hills accommodates most accessibility modifications through issuance of a simple remodel permit. Required accessible features (e.g., guardrail, ramp) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. More significant accessibility modifications, such as a ramp with several switchbacks visible from the public sidewalk, may require a general site plan for Planning and Community Development Department staff to review the project's aesthetics.
- The City's Zoning Ordinance specifies that the Planning Commission can reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit, and the proportion of covered spaces by 50 percent to the extent senior housing is provided for lower and moderate-income households. The Planning Commission also maintains the discretion to reduce parking requirements for projects with unusual circumstances that warrant a reduction in the City's standard parking requirements.

Currently, the Agoura Hills Municipal Code contains objective standards, but also subjective standards and guidelines that need to be identified and revised. The City is using a portion of the awarded SB 2 grant funds to develop a streamlined review process for projects that meet certain affordability requirements (Per SB 35). The modifications and changes of the Agoura Hills Municipal Code will help refine design standards, revise subjective standards, and clarify the SB 35 application process for applicants, all of which would contribute to housing production.

Agoura Hills was recently awarded grant funds as part of the State's Local Early Action Planning (LEAP) Grant Program. A portion of these funds is being used to update the General Plan for consistency with the updated Housing Element.



## PART 3. SITES INVENTORY

### 1. Proposed Sites

Figure B-15 shows the sites inventory for this RHNA cycle, and the distribution of sites in Agoura Hills. As described in the Housing Element (Section V.B), Agoura Hills' sites inventory consists of the following components:

- Rezoning and Affordable Housing Overlay (including for sites located in the Agoura Village Specific Plan)
- Accessory Dwelling Units

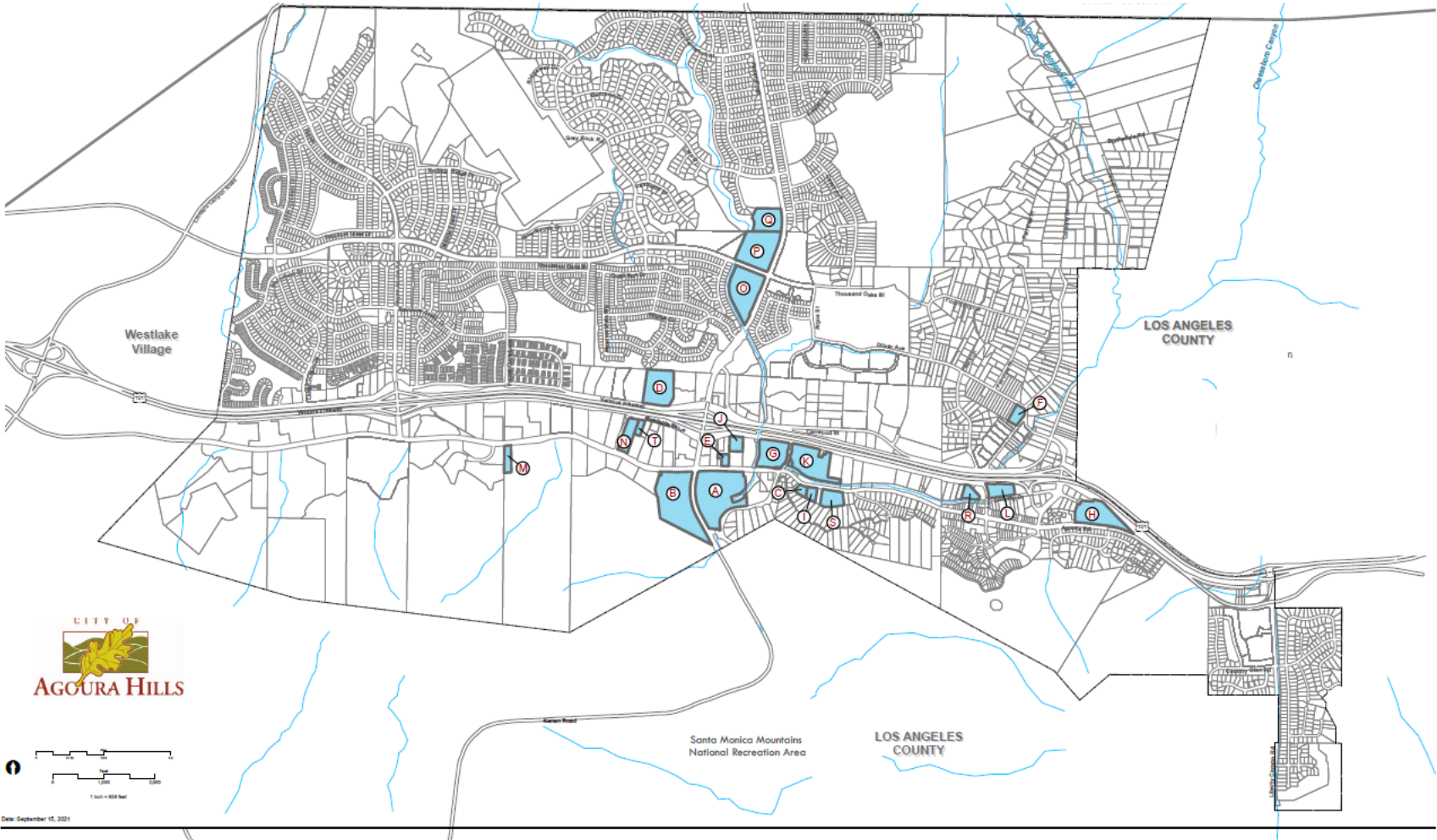
A brief description of each of these components is provided below. Table B-5 compares Agoura Hills' RHNA for new units with the City's aggregate residential sites inventory. As shown, Agoura Hills has provided more than adequate sites to fulfill its regional housing needs by income category.

**Table B-5: Comparison of Sites Inventory with Regional Housing Growth Need (RHNA)**

Income Group	Minimum Density Guidelines	Affordable Housing Overlay Opportunity Sites	Accessory Dwelling Units	Total Unit Potential	RHNA
Very Low	20 du/acre	140	14	154	127
Low		140	34	174	72
Moderate	20 du/acre	0	5	5	55
Above Moderate	15 du/acre	1,111	27	1,138	64
<b>Total</b>		<b>1,391</b>	<b>80</b>	<b>1,471</b>	<b>318</b>

Note: While the sites inventory shows a shortfall of sites to address the City's moderate income RHNA, the additional site capacity for lower income units may be applied towards moderate income.

Figure B-15: Agoura Hills Sites Inventory



## **Rezoning of Opportunity Sites**

As shown on Figure B-15, the sites inventory includes twenty sites throughout Agoura Hills, in contrast to the current 5<sup>th</sup> cycle Housing Element where all sites were located within the Agoura Village Specific Plan. Implementation of the Housing Element will result in rezoning these twenty sites so that housing, or in the case of sites already residentially zoned, increased housing density can be achieved. The seven sites located within the Agoura Village Specific Plan (AVSP Planned Development Zone) would continue to have a base density of 20 dwelling units per acre (Sites A, B, C, E, G, J and K), and would allow commercial use in addition to the residential density. The three shopping center sites (Sites O, P, Q) would maintain the current CS-MU (Commercial Shopping Center Mixed Use) zoning, but would increase the permitted density to 15 units per acre and allow both horizontal and vertical mixed use. The remaining ten sites would be rezoned Residential Medium Density (RM, 6-15 dwelling units per acre).

### *Affordable Housing Overlay Zone*

In order to increase the production of affordable housing beyond what is allowed under the base zoning, the City intends to apply an Affordable Housing Overlay zone (Overlay) to all 20 sites identified on the sites inventory. The density permitted as part of the Overlay will be a minimum of 20 dwelling units per acre and a maximum of 25 dwelling units per acre, with projects eligible for additional densities and incentives/concessions under state density bonus law. A developer would need to provide at least 20 percent of the total units for very low- and low-income households (10% each for very low and low) and affordable units must be built on-site. Applicants opting to build under the Overlay would be eligible for by right processing, in contrast to discretionary review procedures required for development under the base zoning district.

Three separate sets of Overlay design and development standards will be created: one for the sites within the AVSP, one for the three shopping center sites, and one for sites to be redesignated Residential Medium Density. The standards would reflect the special characteristics of that part of the City.

## **Accessory Dwelling Units**

Since 2018, Agoura Hills has issued building permits for 17 ADUs, with 8 permits issued during the first nine months of 2021 alone. The City recognizes the benefit ADUs can offer in providing modestly priced housing within existing neighborhoods for family members, elderly, in-home health care providers, persons with disabilities and others. In addition, homeowners who add an ADU can benefit from added rental income and an increased sense of security. As a cost-effective alternative for producing housing units, the City hopes ADUs will contribute to the overall housing inventory. Agoura Hills is using a portion of its State SB 2 Planning Grant funds to develop a user-friendly guide to answer frequently asked questions about building ADUs. The guide will include prototypes and a submittal checklist for homeowners to aid in the ADU development process. The City will also be working with a firm to establish a local ADU calculator to estimate construction costs and rents that it will add to its ADU webpage to assist homeowners in evaluating the financial implications of developing an ADU.

## 2. Analysis of Sites and AFFH Data

The following is a comparison of the proposed site locations with the data in this appendix. The sites inventory aims to distribute multi-family development throughout Agoura Hills, thereby increasing housing opportunities for various income levels.

### *Improved Conditions:*

- The spacial analysis showed that mixed-income sites are located throughout the City and are not concentrated in one area. Also, the southeast portion of the City (east of Kanan Rd and south of the Ventura Freeway) has the lowest median income (\$87,100). The sites inventory includes several locations in this area, providing opportunities for a mix of market rate and affordable housing.
- Census tract 8003.29 is considered “at risk of becoming exclusive”, with housing affordable to middle, high, mixed moderate and mixed high-income households (2018). The four sites located in this area are all designated with the Affordable Housing Overlay (AHO), and their development under the AHO would provide housing options for existing modest income residents to stay in the area.

### *Segregation and Integration:*

- The sites inventory offers a variety of affordable housing opportunities throughout the high resource areas in the community where development is not constrained by topographic or other environmental constraints.
- Four of the sites are located in the central-north portion of Agoura Hills, which currently has the lowest percentage of multi-family housing in the city. These sites total approximately 13 net acres.

### *Racially or Ethnically Concentrated Areas of Influence:*

- Accessory dwelling units provide opportunities to integrate affordable units in areas of the city that have development constraints due to topography, wildfire zones and other environmental constraints.
- As described earlier in this appendix, while the overall median income in Agoura Hills is higher than the County, the median income among whites is only two percent higher than the Agoura Hills population as a whole. The group with the highest median income in Agoura Hills is the Asian population (\$129,234). In contrast, the Black population in Agoura Hills has a median income of \$102,563 while the Hispanic population has a median income of \$78,935.
- The southeast portion of the City (east of Kanan Rd and south of the Ventura Freeway) has the lowest median income (\$87,100). The sites inventory includes several locations in this area, providing opportunities for a mix of market rate and affordable housing.

*Access to Opportunity:*

- The Affordable Housing Overlay provides an opportunity for development without the requirement for a General Plan amendment or zone change, thereby removing governmental constraints. It incentivizes very-low and low-income housing development.
- The residential/commercial mixed-use opportunity sites will provide economic opportunities for Agoura Hills residents with new businesses locating in the city.

*Disproportionate Housing Needs and Displacement Risk:*

- Several of the sites are located in census tracts considered “at risk of becoming exclusive”, meaning new development could cause gentrification (see Figure B-14). Projects that integrate affordable housing, developed either through the Affordable Housing Overlay or under the City’s Inclusionary Housing requirements, will provide opportunities for existing residents to stay in the area.
- Sites are distributed among census tracts with less than 25% low/moderate income households, and between 25-50% low/moderate income households. Just one site is located in the census tract identified as having between 50-75% low/moderate income households (see Figure B-11).

## **PART 4. IDENTIFICATION OF CONTRIBUTING FACTORS**

Through the analysis in this appendix, several items have been identified as contributing factors to fair housing issues in Agoura Hills.

### **Fair Housing Outreach to Lower Income Residents (Housing Mobility/Displacement)**

As shown in the fair housing section presented in Part 1, extremely low-income residents face housing issues at a greater rate than others in the City. While the City has less than ten percent of residents living below the poverty level, 62 percent of fair housing inquiries were made by extremely low-income households (62%) to The Housing Rights Center.

Contributing Factors:

- Lower income residents have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall.
- Outreach is needed in a variety of formats
- Additional resources need to be made available to the public

### **Affordable Housing Options Throughout Agoura Hills (Place Based Strategies, New Opportunities)**

The Housing Element sites inventory includes the development of a new Affordable Housing Overlay (Overlay) that would be applied to all 20 sites identified on the inventory. The density permitted as part of the Overlay will be a minimum of 20 dwelling units per acre and a maximum of 25 dwelling units per acre, with projects eligible for additional densities and incentives/concessions under state density bonus law. A developer would need to provide at least 20 percent of the total units for very low- and low-income households (10% each for very low and low) and units must be built on-site. Applicants opting to build under the Overlay would be eligible for by right processing, in contrast to discretionary review procedures required for development under the base zoning district.

In addition to the Overlay, this Housing Element encourages the development of ADUs in the City. ADUs can offer modestly priced housing within existing neighborhoods, particularly areas that have topographical constraints.

Contributing Factors:

- High levels of overpayment
- Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive or at risk of becoming exclusive (as shown on the Displacement Map – Figure B-14)).

### **Removal of Subjective Standards in the Agoura Hills' Zoning Code (New Opportunities)**

Currently, the Agoura Hills Municipal Code contains objective standards, but also subjective standards and guidelines that need to be identified and revised. The City is going to use a portion of the awarded SB 2 grant funds to develop a streamlined review process and objective design

standards for projects that meet certain affordability requirements (Per SB 35). The modifications and changes to the Agoura Hills Municipal Code will help refine design standards, revise subjective standards, and clarify the SB 35 application process for applicants and contribute to housing production.

In addition, the Affordable Housing Overlay (Overlay) provides an opportunity for development without the requirement for a General Plan amendment or zone change, thereby removing governmental constraints. A developer would need to provide at least 20 percent of the total units for very low- and low-income households (10% each for very low and low) and units must be built on-site. Applicants opting to build under the Overlay would be eligible for by right processing, in contrast to discretionary review procedures required for development under the base zoning district.

As a cost-effective alternative for producing housing units, the City hopes ADUs will contribute to the overall housing inventory. Agoura Hills plans on using a portion of its State SB 2 Planning Grant funds to develop a user-friendly guide to answer frequently asked questions about building ADUs. The guide will include prototypes and a submittal checklist for homeowners to understand the ADU development process.

Contributing Factors:

- Certain Zoning Code standards

## PART 5. GOALS AND ACTIONS

The biggest fair housing issues facing Agoura Hills are: fair housing outreach to lower income residents, affordable housing options throughout Agoura Hills and removal of subjective standards in the Agoura Hills’ Zoning Code. Table B-6 connects fair housing issues with the corresponding contributing factors and the meaningful actions Agoura Hills can take to address them.

**Table B-6: Agoura Hills Fair Housing Issues and Meaningful Actions**

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p>A. Fair Housing Outreach to Lower Income Residents (<i>Housing Mobility/Displacement</i>)</p>	<ul style="list-style-type: none"> <li>• Lower income residents have a higher percentage of tenant/landlord complaints compared to their percentage of the City’s population overall.</li> <li>• Outreach is needed in a variety of formats.</li> <li>• Additional resources need to be made available to the public.</li> </ul>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>• Continue the Fair Housing Program, including directing inquiries to the Housing Rights Center (HE Program 16).</li> <li>• At least twice during the Housing Element Cycle (2023 and 2026) work with The Housing Rights Center (HRC) to contact landlords of affordable multifamily complexes and provide fair housing information and assistance. Focused effort should be made in census tract 8003.27.</li> <li>• In 2023 and 2026, conduct a public information session before City Council with the HRC or similar group on fair housing issues and ways the City can help to further fair housing resources.</li> <li>• By the end of 2022, have fair housing information posted on non-traditional media, such as Instagram and Facebook.</li> </ul> <p style="text-align: right;"><i>Planning and Community Development Department</i></p>
<p>B. Affordable Housing Options Throughout Agoura Hills (<i>Place Based Strategies/New Opportunities</i>)</p>	<ul style="list-style-type: none"> <li>• High levels of overpayment</li> <li>• High rents</li> </ul>	<p><b>High</b></p>	<ul style="list-style-type: none"> <li>• Support the development of affordable housing throughout Agoura Hills through the Affordable Housing Overlay (HE</li> </ul>



Fair Housing Issue	Contributing Factors	Priority Level	Action
	<ul style="list-style-type: none"> <li>Availability of affordable housing in all areas of the City, including those where rents and sales prices have become exclusive or at risk of becoming exclusive (as shown on the Displacement Map – Figure B-14)</li> </ul>		<p>Program 9). Reach out to local housing nonprofits during the development of the design standards for the Overlay areas for input.</p> <ul style="list-style-type: none"> <li>Create pre-approvable ADU prototypes in 2023 (HE Program 11a). Reach out to local housing nonprofits and other interested parties during the development of the ADU guide and prototypes for feedback.</li> <li>Develop a public information campaign, using data and graphics from the HE, to illustrate quality multi-family and mixed income housing options. (2023).</li> <li>In compliance with SB 9, adopt an ordinance allowing duplexes to be constructed in single-family zones.</li> <li>Support applications for affordable housing funds for projects or programs that are consistent with the goals and objectives of the Housing Element.</li> <li>Add additional information and resources, such as County assistance as they become available to the City's Affordable Housing webpage.</li> </ul> <p><i>Planning and Community Development Department</i></p>
<p>C. Removal of Subjective Standards in the Agoura Hills' Zoning Code (<i>New Opportunities</i>)</p>	<ul style="list-style-type: none"> <li>Certain Zoning Code standards</li> </ul>	<p><b>High</b></p>	<ul style="list-style-type: none"> <li>Include outreach to the public and interested groups during the development of a streamlined review process, including objective design standards (HE Program 13).</li> </ul>

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<i>Planning and Community Development Department</i>

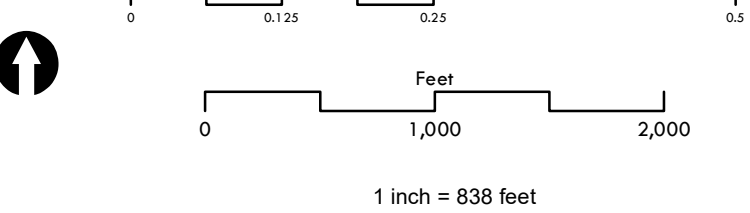
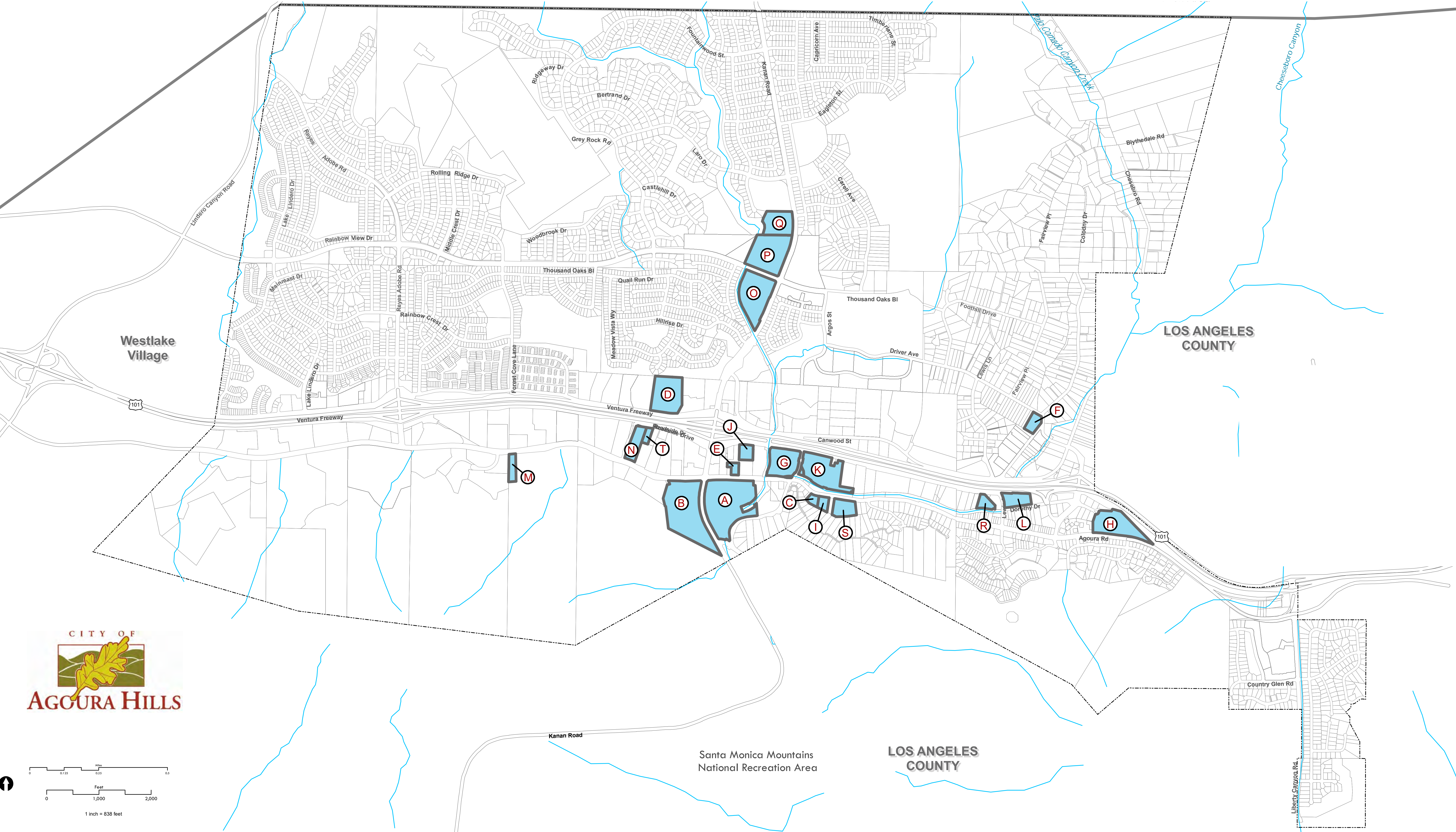
# **Appendix C**

## Housing Element Sites Inventory

### Housing Element Opportunity Sites

Site No.	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Net Unit Potential
A	The AVE Project SW corner Agoura/Kanan Rds	12.37	AVSP	AHO	207
B	The West Village Project SW corner Agoura/Kanan Rds	7.37	AVSP	AHO	124
C	AN Investments 28902 Agoura Rd	0.87	AVSP	AHO	15
D	Clear Vista Project Canwood St, west of Kanan Rd	8.37	BP-OR	RM-15 w/h AHO	140
E	Moore N side Agoura Rd, AVSP Zone A	0.9	AVSP	AHO	15
F	SW corner Colodny Dr/Driver Ave	1.76	RL	RM-15 w/h AHO	33
G	Regency Theater Center 29045 Agoura Rd	6.24	AVSP	AHO	104
H	Dorothy Drive Agoura Rd, east of Chesebro Rd	7.92	BP-OR	RM-15 w/h AHO	99
I	Village Development South on Agoura Rd, east of Cornell Rd	1.2	AVSP	AHO	25
J	Roadside Lumber 29112 & 29130 Roadside Dr	1.76	AVSP	AHO	29
K	Whizin's Center 28912 Agoura Rd	10.0	AVSP	AHO	167
L	Plant Nursery and Adjacent Parcels 28263 Dorothy Dr	2.58	CRS	RM-15 w/h AHO	50
M	Principe Parcel Agoura Rd, east of Ladyface Ct	1.65	PD	RM-15 w/h AHO	30
N	Patagonia Parcel 29360 Roadside Dr	3.06	POM	RM-15 w/h AHO	77
O	Agoura Meadows Shopping Center 5675 Kanan Rd	8.05	CS-MU	AHO	67
P	Twin Oaks Shopping Center 5801 Kanan Rd	8.8	CS-MU	AHO	73
Q	Agoura City Mall Shopping Center 5801 Kanan Rd	5.7	CS-MU	AHO	48
R	Roadside Dr west of Lewis Rd	1.6	CRS	RM-15 w/h AHO	29
S	Reganathan Parcels Agoura Rd east of Cornell Rd	2.2	BP-OR	RM-15 w/h AHO	50
T	Roadside Dr east of Roadside Rd	0.87	POM	RM-15 w/h AHO	22
<b>Total Opportunity Sites</b>					<b>1,401</b>

# CITY OF AGOURA HILLS PROPOSED HOUSING SITE DIAGRAM





**SITE A: SE CORNER AOURA AND KANAN ROADS**

Location:	SE Corner of Agoura/Kanan Roads	Gross Acres:	12.37 <sup>1</sup>
AIN:	2061-031-020	Net Acres for Residential:	8.29 <sup>2</sup>
		Proposed Zoning:	AHO 25 du/acre
Zoning	PD (Agoura Village Specific Plan)	Unit Capacity:	207 units
General Plan:	PD (Agoura Village Specific Plan)	Affordable Units:	40 lower income
Current Use:	Vacant	Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Development application previously submitted for mixed-use development project including 118 rental residential townhomes and apartments, retail, restaurant, office and hotel. Project denied due to inconsistencies with development standards in the AVSP. Property owner remains interested in development.*

Opportunities	Constraints
<ul style="list-style-type: none"> <li>▪ Owner interest in development</li> <li>▪ Good access from two major roadways</li> <li>▪ Near services and jobs</li> </ul>	<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> <li>▪ Oak trees on southern portion of site</li> </ul>

<sup>1</sup> Gross acreage excludes open space areas to south in AVSP zone G

<sup>2</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.



### SITE B: THE WEST VILLAGE PROJECT

Location:	SW Corner of Agoura/Kanan Rds.	Gross Acres:	7.37 <sup>1</sup>
AIN:	2061-032-21, -022 & -028	Net Acres:	4.94 <sup>2</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	124 units
Current Use:	Vacant	Affordable Units:	24 lower income
		Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Active development application for mixed-use project with residential apartments, retail, restaurant, and office in Zone B of AVSP. Requesting density bonus.*

#### Opportunities

- Owner interest in development
- Good access from two major roadways
- Near services and jobs

#### Constraints

- Very High Fire Hazard Severity Zone
- Oak trees

<sup>1</sup> Gross acreage excludes open space areas to south in AVSP zone G.

<sup>2</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.



**SITE C: AN INVESTMENTS**

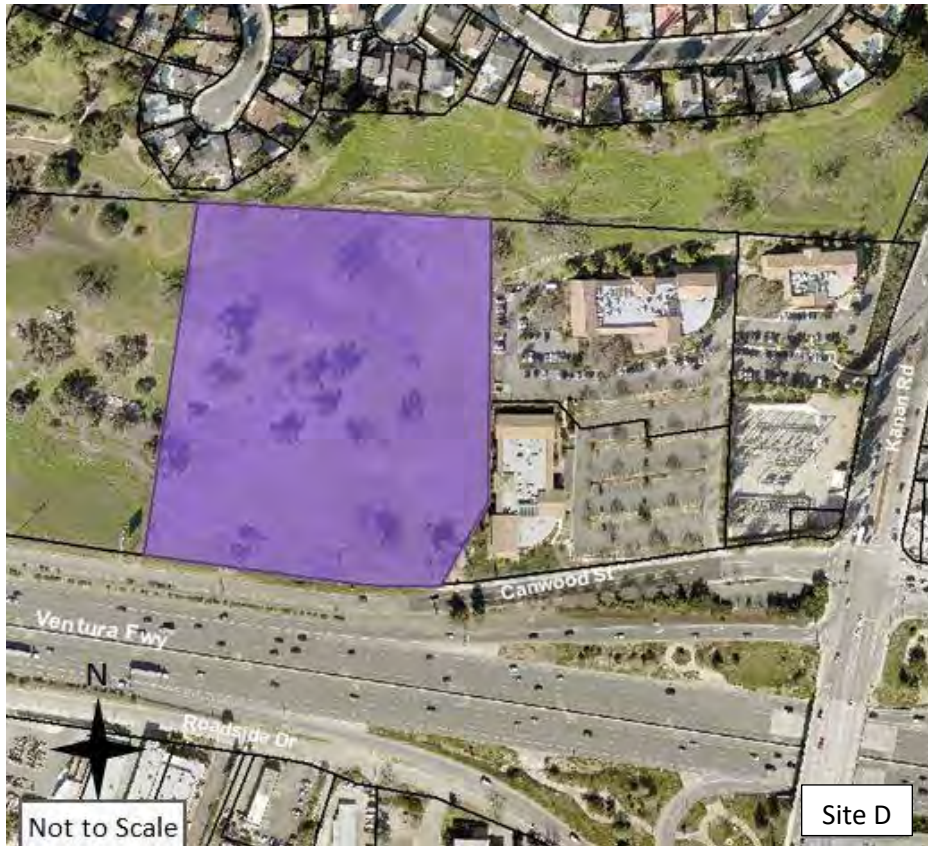
Location:	28902 Agoura Road	Gross Acres:	0.87
AINs:	2061-029-005 & -006	Net Acres:	0.58 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	14 units
Current Use:	Vacant	Affordable Units:	3 lower income
		Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Active development application for mixed-use project with residential apartments, and minor retail and restaurant in Zone E of AVSP.*

Opportunities	Constraints
Owner interest in development	Very High Fire Hazard Severity Zone
Good access	Oak trees
Near services and jobs	Steep slope

<sup>1</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.





**SITE D: CLEAR VISTA PROJECT**

Location:	Canwood St., west of Kanan Rd.	Gross Acres:	8.37
AIN:	2053-001-004	Net Acres:	5.58 <sup>1</sup>
Zoning	Business Park-Office Retail-Freeway Corridor (BP-OR-FC)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	140 units
Current Use:	Vacant	Affordable Units:	28 lower income
		Counted in Prior Cycle:	No

*Proposed mixed-use project with residential apartments, and minor resident-supporting retail and restaurant. City Council pre-screen review (April 2021) with formal application pending.*

Opportunities		Constraints	
▪ Owner interest in development	▪ Outside Very High Fire Hazard Severity Zone	▪ Hillside parcel	▪ Oak trees
▪ Good access	▪ Near services and jobs		

<sup>1</sup> Net acreage reduced to 66% of gross to reflect presence of oak trees and steep slope on portion of parcel.



**SITE E: MOORE/NORTH SIDE OF AGOURA ROAD**

Location:	Agoura Road in Zone A North	Gross Acres:	0.9
AIN:	2061-006-038	Net Acres:	0.6 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	15 units
Current Use:	Vacant	Affordable Units:	3 lower income
		Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Initial discussions with owner/developer for a mixed-use project with residential apartments, and minor retail and restaurant with underground parking. "Concept application" per Agoura Village Development Permit process submitted to City and being reviewed. Formal application to follow.*

Opportunities		Constraints	
<ul style="list-style-type: none"> <li>▪ Flat site</li> <li>▪ Property owner interest in development</li> <li>▪ Minimal environmental constraints</li> <li>▪ Good access</li> <li>▪ Near services and jobs</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> </ul>	

<sup>1</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use.



Not to Scale

Site F

### SITE F: COLODNY DRIVE

Location:	SW corner Colodny Dr./Driver Ave.	Gross Acres:	1.76
AINs:	2055-005-904, -903, & -902	Net Acres:	1.32 <sup>1</sup>
Zoning	Residential Low Density-Old Agoura-Equestrian (RL-OA-EQ)	Proposed Zoning:	RM-15 w/h AHO 25 du/acre
General Plan:	RL	Unit Capacity:	33 units
Current Use:	Vacant	Affordable Units:	7 lower income
		Counted in Prior Cycle:	No

*City proposed multi-family residential project. Application not yet submitted.*

#### Opportunities

- City owned site
- Good access
- Adjacent to multi-family and single-family residential sites

#### Constraints

- Very High Fire Hazard Severity Zone
- Oak Trees
- Gentle slope

<sup>1</sup> Net acreage reduced to 66% of gross to reflect presence of oak trees and slope.



**SITE G: REGENCY THEATER CENTER**

Location:	29045 Agoura Road	Gross Acres:	6.24
AIN:	2061-006-044	Net Acres:	4.15 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	104 units
Current Use:	Developed with theater, retail, restaurant	Affordable Units:	21 lower income
		Counted in Prior Cycle:	No

*Initial discussions with owner to demolish existing uses and construct up to 200 apartments.*

**Opportunities**

- Flat parcel
- Large underutilized parking areas
- Low improvement-to-land value 0.43
- Buildings > 30 years old (1990)
- Adjacent to residential sites
- Minimal environmental constraints

**Constraints**

- Very High Fire Hazard Severity Zone
- Oak trees

<sup>1</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use and presence of oak trees.



**SITE H: DOROTHY DRIVE**

Location:	Agoura Rd., east of Chesebro Rd.	Gross Acres:	7.92
AINs:	2061-013-024, -025, -005, -004, -003, -002, -001, -049, -039, -036	Net Acres:	3.96 <sup>1</sup>
Zoning	Business Park-Office Retail-Freeway Corridor (BP-OR-FC)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	99 units
Current Use:	Vacant	Affordable Units:	20 lower income
		Counted Prior Cycle:	No

*Initial discussions with owner regarding residential development. Pre-Screen Review with City Council (June 2021), formal development application not yet submitted.*

Opportunities		Constraints	
<ul style="list-style-type: none"> <li>▪ Owner interest in development (single owner)</li> <li>▪ Adjacent to residential sites</li> <li>▪ Good access</li> </ul>	<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> <li>▪ Oak trees</li> </ul>		

<sup>1</sup> Net acreage reduced to 50% of gross to reflect irregular shaped parcel, oak trees and slope.



**SITE I: VILLAGE DEVELOPMENT**

Location:	South on Agoura Road, east of Cornell Road	Gross Acres:	1.2
AINs:	2061-029-003 & -004	Net Acres:	1.0 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	25 units
Current Use:	Vacant	Affordable Units:	5 lower income
		Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Application submitted for mixed-use residential with minor retail/restaurant in Zone E of AVSP several years ago, but application has since been closed. No recent discussions with owner.*

**Opportunities**

- Good site access
- Near services and jobs
- Single owner

**Constraints**

- Very High Fire Hazard Severity Zone
- Gentle slope
- A few oak trees

<sup>1</sup> Net acreage reduced to 83% of gross to reflect potential for gentle slope on southern portion of site and presence of a limited number of oak trees.



**SITE J: ROADSIDE LUMBER**

Location:	29112 & 29130 Roadside Dr.	Gross Acres:	1.76
AINs:	2061-006-042 & -048	Net Acres:	1.17 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	29 units
Current Use:	Developed with structures that house building materials for on-site sale	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No

*In Zone C of AVSP.*

Opportunities	Constraints
<ul style="list-style-type: none"> <li>▪ Flat, underutilized parcels (18% lot coverage)</li> <li>▪ Low improvement-to-land value ratio (0.3)</li> <li>▪ Older buildings (1970 &amp; 1983)</li> <li>▪ Existing non-conforming use (cannot be expanded)</li> <li>▪ Good site access</li> <li>▪ Good access to services and jobs</li> </ul>	<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> </ul>

<sup>1</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use.



**SITE K: WHIZIN’S CENTER**

Location:	28912 Agoura Road	Gross Acres:	10.0
AINs:	2061-007-041, -052, -054, -051, -055 & -031	Net Acres:	6.67 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	167 units
Current Use:	Developed with retail, restaurant, entertainment uses	Affordable Units:	33 lower income
		Counted in Prior Cycle:	No

*In Zone D East of AVSP. Prior discussion with owner about adding residential to parking area, replacing parking either underground or on podium.*

**Opportunities**

- Flat, underutilized parcels (15% lot coverage)
- Single owner
- Low improvement-to-land value ratio (0.36)
- Older building (2 bldgs 1968, 1- 1978, 1- 1989)
- Extensive surface parking suitable for development
- Good site access
- Good access to services and jobs

**Constraints**

- Very High Fire Hazard Severity Zone

<sup>1</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use.





**SITE L: PLANT NURSERY AND ADJACENT PARCELS**

Location:	28263 Dorothy Drive	Gross Acres:	2.58
AINs:	2061-010-017, -015, -006, -016, -008 & 007	Net Acres:	2.0 <sup>1</sup>
		Proposed Zoning:	RM-15 with AHO 25 du/acre
Zoning	Commercial Retail Service-Old Agoura-Freeway Corridor (BP-OR-FC) & Old Agoura Commercial area	Unit Capacity:	50 units
General Plan:	CRS	Affordable Units:	10 units
Current Use:	Plant nursery buildings and outdoor plant storage, vacant land	Counted in Prior Cycle:	No

*Recent discussions with owner to redevelop.*

**Opportunities**

- Single owner
- Flat parcels
- Underutilized parcels
- Low improvement-to-land value 0.07

**Constraints**

- Very High Fire Hazard Severity Zone
- Oak trees

<sup>1</sup> Net acreage reduced to 78% of gross to reflect oak trees, County drainage channel and slope on southern portion of site.



**POTENTIAL SITE  
SITE M: PRINCIPE PARCEL**

Location:	Agoura Road, east of Ladyface Ct.	Gross Acres:	1.65
AIN:	2061-033-015	Net Acres:	1.2
Zoning	PD (Ladyface Mountain Specific Plan)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	PD (Planned Development)	Unit Capacity:	30 units
Current Use:	Vacant	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No

<b>Opportunities</b>	<b>Constraints</b>
----------------------	--------------------

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>▪ Close to employment</li> <li>▪ Good access</li> <li>▪ Adjacent to residential sites</li> </ul> | <ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> <li>▪ Oak trees</li> <li>▪ Slope</li> </ul> |
|---|---|

<sup>1</sup> Net acreage reduced to 66% of gross to reflect slope and presence of oaks.



**POTENTIAL SITE  
SITE N: PATAGONIA PARCEL**

Location:	29360 Roadside Drive	Gross Acres:	3.06
AIN:	2061-004-049	Net Acres:	3.06 <sup>1</sup>
Zoning	POM (Planned Office and Manufacturing)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	POM	Unit Capacity:	76 units
Current Use:	Building supply with one small building	Affordable Units:	15 lower income
		Counted in Prior Cycle:	No

**Opportunities**

- Flat parcel
- Underutilized parcel
- Low improvement-to-land value (.002)
- Minimal environmental constraints
- Good access
- Near jobs and services

**Constraints**

- Very High Fire Hazard Severity Zone

<sup>1</sup> No reduction for net acreage as site is already improved and no site factors merit reduction.



**POTENTIAL SITE**  
**SITE O: AGOURA MEADOWS SHOPPING CENTER**

Location:	5675 Kanan Road	Gross Acres:	8.05
AINS:	2053-007-030, -026, -024, -025, -027, -028	Net Acres:	2.68 <sup>1</sup>
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	67 units
Current Use:	Shopping Center	Affordable Units:	13 lower income
		Counted in Prior Cycle:	No

Opportunities	Constraints
<ul style="list-style-type: none"> <li>▪ Flat parcel and underutilized site</li> <li>▪ Single ownership</li> <li>▪ Near services and shopping</li> <li>▪ Good access</li> <li>▪ Minimal environmental constraints</li> <li>▪ Outside Very High Fire Hazard Severity Zone</li> </ul>	<ul style="list-style-type: none"> <li>▪ Heavy vehicle traffic in area</li> </ul>

<sup>1</sup> Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.



**POTENTIAL SITE  
SITE P: TWIN OAKS SHOPPING CENTER**

Location:	5801 Kanan Road	Gross Acres:	8.8
AIN:	2051-006-141	Net Acres:	2.93 <sup>1</sup>
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	73 units
Current Use:	Shopping Center	Affordable Units:	14 lower income
		Counted in Prior Cycle:	No

Opportunities	Constraints
<ul style="list-style-type: none"> <li>▪ Flat parcel and underutilized site</li> <li>▪ Single ownership</li> <li>▪ Near services and shopping</li> <li>▪ Good access</li> <li>▪ Minimal environmental constraints</li> <li>▪ Outside Very High Fire Hazard Severity Zone</li> </ul>	<ul style="list-style-type: none"> <li>▪ Heavy vehicle traffic in area</li> </ul>

<sup>1</sup> Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.



**POTENTIAL SITE  
SITE Q: AGOURA CITY MALL SHOPPING CENTER**

Location:	5801 Kanan Road	Gross Acres:	5.7
AIN:	2051-005-002	Net Acres:	1.9 <sup>1</sup>
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	47 units
Current Use:	Shopping Center	Affordable Units:	7 lower income
		Counted in Prior Cycle:	No

**Opportunities**

- Flat parcel and underutilized site
- Single ownership
- Near services and shopping
- Good access
- Minimal environmental constraints
- Outside Very High Fire Hazard Severity Zone

**Constraints**

- Heavy vehicle traffic in area

<sup>1</sup> Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.



**SITE R: ROADSIDE DRIVE AT LEWIS ROAD**

Location:	Roadside Drive w/o Lewis Road	Gross Acres:	1.5
AIN:	2061-009-075, -076, -077	Net Acres:	1.15 <sup>1</sup>
Zoning	Commercial Retail Service (CRS)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	CRS	Unit Capacity:	29 units
Current Use:	Vacant	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No

**Opportunities**

- Flat parcel
- Single ownership
- Near services
- Good access

**Constraints**

- Very High Fire Hazard Severity Zone
- Oak trees

<sup>1</sup> Net acreage reduced to 75% of gross to reflect the presence of oaks.



**POTENTIAL SITE  
SITE S: REGANATHAN PARCELS**

Location:	Agoura Rd. e/o Cornell Rd.	Gross Acres:	3.05
AINs:	2061-029-001, 2061-028-006, -005	Net Acres:	2.0 <sup>1</sup>
Zoning	Business Park – Office Retail (BP-OR)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	50 units
Current Use:	Vacant	Affordable Units:	10 lower income
		Counted in Prior Cycle:	No

**Opportunities**

- Single owner
- Good access
- Near services and jobs

**Constraints**

- Very High Fire Hazard Severity Zone
- Oak trees and scrub oak
- Slope

<sup>1</sup> Net acreage reduced to 66% of gross to reflect oak, drainages and slope.





**POTENTIAL SITE**  
**SITE T: ROADSIDE DRIVE NEAR ROADSIDE ROAD**

Location:	Roadside Dr. e/o Roadside Rd.	Gross Acres:	0.87
AIN:	2061-004-022	Net Acres: <sup>1</sup>	0.87
Zoning	Planned Office Manufacturing (POM)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	POM	Unit Capacity:	22 units
Current Use:	Office/retail building	Affordable Units:	4 lower income
		Counted in Prior Cycle:	No

<b>Opportunities</b>	<b>Constraints</b>
----------------------	--------------------

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>▪ Flat parcel</li> <li>▪ Minimal environmental constraints</li> <li>▪ Underutilized site – 43% lot coverage</li> <li>▪ Older buildings (1962 and 1979)</li> </ul> | <ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> </ul> |
|--|---|

<sup>1</sup> No reduction for net acreage as site is already improved and no site factors merit reduction.

# **Appendix D**

## Public Participation

## ***Did you know***

**Every community in California, including Agoura Hills has to provide their fair share of affordable housing?**

## ***Did you know***

**We have to change zoning on certain properties to multi-family residential to allow for more density in the City to provide our fair share of affordable housing?**

## ***Do you want to know***

**Where we are proposing the new multi-family housing?**

***Please  
mark your calendars  
for August 4, 2021, for an  
important workshop on the***

### **HOUSING ELEMENT UPDATE OF AGOURA HILLS,**

***where we will answer these questions, gather your feedback, and provide additional information.***

**When:** Wednesday, August 4, 2021

**Where:** Agoura Hills Recreation and Event Center  
29900 Ladyface Court, Agoura Hills 91301

**Time:** 5pm – Doors Open  
6pm-8pm - Formal Presentation



**We hope to see you there!** For questions, contact Jessica Cleavenger at 818-597-7342 or email [jcleavenger@agourahillscity.org](mailto:jcleavenger@agourahillscity.org).

## AGOURA HILLS HOUSING ELEMENT WORKSHOP NOTIFICATION LIST

Agoura Hills Chamber of Commerce

LVUSD

[kimmel@lvusd.org](mailto:kimmel@lvusd.org)

Southland Regional Association of Realtors

[education@srar.com](mailto:education@srar.com)

Meadowbrook at Agoura Hills

Gabriel Graham

Homeless Outreach Coordinator

Las Virgenes-Malibu Council of Governments (COG)

[ggrahamoutreach2020@gmail.com](mailto:ggrahamoutreach2020@gmail.com)

The People Concern

[customerservice@thepeopleconcern.org](mailto:customerservice@thepeopleconcern.org)

Habitat for Humanity Greater Los Angeles

[info@habitatla.org](mailto:info@habitatla.org)

Housing Rights Center

Ricardo Barajas- Director of Outreach

[rbarajas@housingrightscenter.org](mailto:rbarajas@housingrightscenter.org)

North Los Angeles Regional Center

Abundant Housing LA

Anthony Dedousis, Director of Policy and Research

[anthony@abundanthousingla.org](mailto:anthony@abundanthousingla.org)

Thomas Saffron and Associates

11811 San Vicente Blvd

LA, CA 90049

National Community Renaissance

Attn: John Seymour

4322 Piedmont Drive

San Diego, CA 92107

[jseymour@nationalcore.org](mailto:jseymour@nationalcore.org)

Abode Communities

1149 S. Hill Street, Suite 700

Los Angeles, CA 90015

Laura Regus  
[lregus@abodecommunities.org](mailto:lregus@abodecommunities.org)

California Housing Partnership  
[cgotuaco@chpc.net](mailto:cgotuaco@chpc.net)

California Housing Consortium  
[info@calhsng.org](mailto:info@calhsng.org)

Southern California Association of Non-Profit Housing  
[jbrown@scanph.org](mailto:jbrown@scanph.org)



# Housing Element Update

A WORKSHOP FOR THE PUBLIC

August 4, 2021



## Agenda

1. Call to Order
2. Greetings and Introduction
3. Housing Element 101 – Basic Overview
4. Agoura Hills RHNA Allocation
5. Question and Answer Card Collection
6. Break
7. Question and Answer Session
8. Housing Sites Inventory
9. Question and Answer Session – Part Two
10. Adjourn



## AGOURA HILLS Introductions

- Karen Warner – City of Agoura Hills Housing Consultant
- Allison Cook – City of Agoura Hills Assistant Planning Director
- Jessica Cleavenger – City of Agoura Hills Senior Planner



## AGOURA HILLS General Plan Housing Element

- Housing Element requires cities to “*plan for meeting existing & projected housing needs of all economic segments of the community*”
- **5 Major Components:**
  - Review of accomplishments
  - Housing needs assessment
  - Evaluation of constraints to housing
  - Identification of housing sites to meet RHNA allocation
  - 2021-2029 program strategy to address needs
- Element required to be updated every 8 years (2021-2029)
- Element reviewed by State HCD for compliance with State law



## AGOURA HILLS Benefits of HCD Compliance

- Presumption of **legally adequate** Housing Element in courts. If courts invalidate Element:
  - ✓ Suspend City’s authority to issue building permits
  - ✓ Impose fines of up to \$100k per month
  - ✓ Court appointed agent with powers necessary to remedy housing element deficiencies
- Maintain **discretionary** review over affordable housing projects
- Maintain eligibility for **State housing funds**
- Don’t face RHNA carry-over into next Housing Element cycle



## AGOURA HILLS The Housing Element Does Not:

- Require the City to build the units planned for**  
However, projects eligible for streamlined approval process in cities that have not made sufficient progress in addressing RHNA (SB 35)
- Provide funding**  
Though eligibility for State housing funds require an HCD compliant Housing Element
- Authorize construction on Housing Element sites**  
Development projects still need to go through City approval process



## AGOURA HILLS Who in Agoura Hills Needs Housing that is Affordable?

- **People who work in Agoura Hills and cannot afford to live here**  
Teachers, nurses, retail and hospitality workers, childcare providers
- **Special needs households**  
Senior citizens, disabled persons, single-parent households
- **Children of long-time Agoura Hills residents**



## AGOURA HILLS Regional Housing Needs (RHNA)

- RHNA = Regional Housing Needs Allocation
- Requires cities to zone for “fair share” of region’s housing needs
  - ✓ Based on State population growth (as determined by HCD)
  - ✓ Mix of housing for all economic segments
  - ✓ Affordability linked to zoning and density
- RHNA is a planning target, not a building quota



## AGOURA HILLS 2014-2021 Housing Element Sites Inventory

Income Level	2014-2021 RHNA	Default Density Thresholds	Vacant Residential Parcels	Agoura Village Specific Plan
Very Low	31	20 units/acre		193
Low	19			
Moderate	20	16 du/acre	23	
Above Mod	45	<16 du/acre	84	
<b>Total</b>	<b>115</b>		<b>107</b>	<b>193</b>



## AGOURA HILLS Agoura Hills 2014-2021 RHNA 5<sup>th</sup> cycle Housing Element

Income Level	RHNA	2014-2020 permits	Deficit/ Surplus	Accessory dwelling units (ADUs) represent only affordable units provided
Very Low (<50% AMI)	31 units	0	(- 31 units)	
Low (51-80% AMI)	19 units	0	(- 19 units)	
Moderate (81–120% AMI)	20 units	17 units	(- 3 units)	
Above Mod (>120% AMI)	45 units	59 units	+ 14 units	
<b>Total</b>	<b>115</b>	<b>76 units</b>	<b>(-39 units)</b>	



### Agoura Hills 2021-2029 RHNA 6<sup>th</sup> cycle Housing Element

Income Level	2021 Income (3 person hh)	Units	"Default Density"
Very Low (<50% AMI)	\$53,200	127 units	Min. 20 du/acre
Low (51-80% AMI)	\$85,150	72 units	Min. 20 du/ acre
Moderate (81-120% AMI)	\$86,400	55 units	Min. 16 du/ acre
Above Mod (>120% AMI)	> \$86,400	64 units	
<b>Total</b>		<b>318 units</b>	

6<sup>th</sup> cycle RHNA more than 2.5 x higher

Need for policy shift to:

- Provide sufficient sites and zoning
- Produce affordable units



### New Parameters for Sites Inventory

- Need to est. zoning with *minimum* 20 unit/acre densities for sites to be credited towards lower income RHNA
- Development on following sites must be permitted "by right" for projects that include 20% lower income units
  - Sites reused from current Housing Element
  - Sites part of a rezone program to address lower income RHNA shortfall
- Will be important to establish objective design and development standards for use in reviewing by-right development



### No Net Loss Law (SB 166)

- Requires sufficient adequate sites to be available at all times throughout the RHNA planning period
- Must replenish sites capacity, if:
  - Sites developed with fewer units than assumed in Hsg Element
  - Sites developed for higher income/affordability level than assumed in Hsg Element
- Recommended that the City create a buffer in the housing element inventory of at least 15-30% more capacity than required
- City often has projects built at lower density than Code allows



## Housing Sites & General Plan Update



### Potential Housing Sites

- Zoning for multi-family housing
- RM zone (6-15 DU/AC) – *no vacant sites*
  - RH zone (15-25 DU/AC) – *no vacant sites*
  - Agoura Village Specific Plan (PD) zone – vacant sites



### Agoura Village Specific Plan



### AVSP & ADUs and RHNA

	AVSP	ADUs	Total	RHNA	Difference
<b>Total Units</b>	293*	80	373	318	---
<b>Very Low</b>	21	14	35	127	(92)
<b>Low</b>	12	34	46	72	(26)
<b>Moderate</b>	12	5	17	55	(38)
<b>Above Mod</b>	248	27	275	64	211

\* Current AVSP max. allowance

### Proposed Housing Sites City of Agoura Hills



### Inclusionary Housing Policy

- City's primary tool to produce affordable units
- Requires projects with 10+ units to provide 15% percent low and moderate income households (min. 7% very low, 4% low, 4% mod)
- Allows for an in-lieu fee
- Currently, no affordable units in City (non-ADU)



### Affordable Housing Overlay (AHO)

- Applying AHO to sites increases housing density (# units that can be developed). State requires by-right processing in exchange for providing an increased % of on-site affordable units beyond City's inclusionary requirements (20% VL and L vs. 15% VL, L and M).
- Property owners would retain the option of developing under base zone district, and not using the AHO.
- Re-zone sites to base zone of RM (6-15 du/acre), except mixed-use sites in the AVSP, which would retain the current 20 du/acre density. Shopping centers retain CS-MU base zone.



### Affordable Housing Overlay (AHO)

Example: 1 acre RM site	Base Density 15 du/acre	Total Units: 15 Affordable Units IHO: 15% = 2 units	Discretionary Review
	AHO Density 25 du/acre	Total Units: 25 Affordable Units under AHO: 20% = 5 VL/L units	Non-discretionary/By Right

- New objective development standards would need to be created to support achievement of densities permitted under the AHO and ensure items the City values are maintained.



### Proposed Approach

- A. Apply AHO Zone to All Sites
- B. Re-Zone Base of Sites Outside the AVSP (except Shopping Centers on Kanan Road)
- C. Re-Designate AVSP sites



### Proposed Approach

- A. APPLY AN AFFORDABLE HOUSING OVERLAY ZONE TO ALL SITES
  - Dwelling Units per Acre: 20-25
  - Affordable Units: 10% VL 10% L (total 20%)
  - Objective Design and Development Standards
  - 3 Different AHO Zones (AVSP, non-AVSP, Shopping Centers), reflecting different objective standards



### Proposed Approach

- B. CHANGE BASE ZONE OF SITES OUTSIDE AVSP TO MF RESIDENTIAL
  - Dwelling Units per Acre: 6-15 (RM)
  - Affordable Units: 7% VL 4% L 4% M (total 15% per IHO)
  - Objective Design and Development Standards
  - Exception: Shopping Centers remain CS-MU



### Proposed Approach

- C. RE-DESIGNATE THE AVSP SITES
  - Dwelling Units per Acre: 20 DU/AC
  - Affordable Units: 7% VL 4% L 4% M (15% per IHO)
  - Objective Design and Development Standards



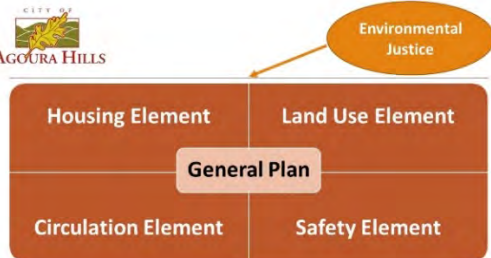
### Proposed Approach

Contributions to RHNA from Proposed Approach

	DUs from 22 Sites	ADUs	Total DUs Provided	RHNA Needed	Difference
Very Low	157	14	171	127	44
Low	157	34	191	72	119
Moderate	0	5	5	55	(50)
Above Moderate	1,252	27	1,279	64	1,215
<b>TOTAL</b>	<b>1,566</b>	<b>80</b>	<b>1,646</b>	<b>318</b>	<b>1,328</b>



### 7 General Plan Elements



### Schedule

- Draft Housing Element to HCD – Fall 2021 (60-day review by HCD, public review)
- Other GP Elements & DEIR prepared – Late Fall 2021
- DEIR 45-day public review with GP Elements – Early 2022
- Public hearings to consider Housing Element & other Elements, FEIR – Spring 2022



# Housing Element Workshop Questions and Comments

## Questions

1. Who picked site 38?
  - o No rezoning?
  - o How many units?
  - o Who is building?
  - o What criteria to pick a site?
  - o How do we object?
  - o Removal from list?

City staff assessed sites that should be included on the draft housing site inventory list for the Housing Element over the past several months. The sites are where market rate price housing units and units in the affordable price range (for very low, low and moderate household income categories) could be located in a single project. The affordable units would be a portion of the project, with the majority of the units for market rate prices. Affordable units are primarily apartments and townhomes, and not single-family homes, due to the costs of construction and sale prices or rents. Apartments and townhomes are allowed in the Residential Medium Density (RM) zone and Residential High Density (RH) zone in the City. However, there are no vacant sites with these zoning designations.

The first priority was to include Agoura Village Specific Plan (AVSP) sites on the housing site inventory list, since the AVSP currently allows multi-family unit housing and there is vacant land. Staff included sites that are vacant and designated for mixed-use residential and commercial development. Staff also looked at AVSP sites that are designated for commercial only, which are developed, but may be considered underutilized in terms of the types of land uses occupying the sites. Because the currently adopted AVSP would not provide enough units for the City to meet the Regional Housing Needs Allocation (RHNA) required by the State Housing and Community Development Department (HCD), staff suggests increasing the amount of residential units that could be built on the mixed-use sites. Staff also looked at areas outside of Agoura Village.

For sites in the rest of the City, the priority was to select vacant sites or underutilized sites. Because the sites would consist of apartments and/or townhomes, single-family home neighborhoods were not selected. Much of the City consists of open space zoned areas. Staff did not select sites in such areas. Sites outside of the Very High Severity Fire Hazard Zone (VSHFHZ) were preferred over sites within the VSHFHZ, but because most of the City is within the VSHFHZ, we did not eliminate such sites entirely.

All sites on the list would be re-zoned by the City to allow a higher density residential development. The individual site owners would have the discretion whether to build the units. The number of units per site depends on the location and size of the site. In Agoura Village, the base zone would allow 20 dwelling units per acre. Outside of the AVSP, the base zone would be 15 dwelling units per acre. Staff is also proposing an Affordable Housing Overlay zone on each site. A site owner can choose to build to the Overlay's 20-25 dwelling units per acre density or build to the lesser base zone density. However, the City would be able to meet its RHNA only if the Overlay density is applied.

A preliminary list of housing sites was provided for consideration by the Planning Commission at its regularly scheduled public meeting on May 20, 2021, followed by City Council consideration at its regularly scheduled public meeting on June 9, 2021. Following City Council comments, staff added sites and removed others. A revised list of sites will be provided to the City Council at its regularly scheduled public meeting on September 8, 2021. The units to be considered by the City Council were presented at the Housing Element Public Workshop on August 4, 2021.

Any request to remove a site from the list, and any other comments, should be made to the City Council at the public meeting, or in written correspondence to the City Council submitted prior to the meeting. City Council is the ultimate decision-making body with regard to sites to be included on the housing inventory list, which will then be included in the City's Housing Element. The Housing Element is reviewed and must be approved by the HCD. The HCD will be considering whether the sites are acceptable in terms of meeting the RHNA.

2. Is City required to allow an in-lieu fee?
  - o Are there other options?
  - o Can City increase amount of in-lieu fee

Most cities offer developers a menu of options to satisfy the affordable requirements under a local inclusionary (affordable) housing program, in-lieu fees being one of those options. At a minimum, cities are required to allow alternatives to providing on-site affordable units in the instance when providing on-site units would render the project economically infeasible. Other common alternatives are the provision of affordable units off-site (often through partnership with a non-profit developer), the donation of land for affordable housing, or the preservation of affordable housing at-risk of conversion to market rate.

The City can raise the in-lieu fee as a means of encouraging developers to provide the affordable units rather than paying the fee. However, there needs to be a nexus, or relationship, between the amount of the fee and the cost of providing the affordable units. A detailed report is prepared to support the in-lieu fee amount.

3. Can you please explain what an in-lieu fee is in the context of housing?

The City's Inclusionary Housing Ordinance allows developers to pay a fee in-lieu of providing the 15% affordable units required under the ordinance. This fee is placed into an affordable housing trust fund to support affordable housing in the City. Please also see the response to Question 3, above.

4. How do I oppose being on the list for sites #27 or #38?

The housing site inventory list will be considered by the City Council at a public hearing on September 9, 2021. You may provide your comments to the City Council at the meeting, or provide written comments to the City Council prior to the meeting. Please also see the response to Question 1, above.

5. Who or what formula decides what is "affordable?"

- o In today's market how much are affordable houses, condos, or apartments?

State and federal standards define affordable housing as spending no more than 30% of gross income on housing costs, inclusive of utilities, HOA fees, taxes and insurance. Affordable housing varies based on household income and size. For example, a 2 person very low income household (earning up to 50% of area median income) can afford to pay up to \$1,046 in rent, whereas a 4 person moderate income household (earning up to 120% area median income) can afford to pay up to \$2,203 in rent. The median household income is determined by HCD annually. There are numerous variables and assumptions involved in calculating the affordable purchase price. For example, assuming a 20% down payment, 3.5% mortgage interest rate, and various costs associated with taxes, insurance and HOA fees, a 4 person moderate income household can afford a purchase price of approximately \$530,000.

6. Why can't the Agoura Village plan to have more very low units and less above moderate units?

Under the new Affirmatively Furthering Fair Housing (AFFH) requirements of the Housing Element, jurisdictions are required to disperse affordable housing sites throughout the community, and not concentrate in any single area. In addition, the City's requirements for affordable housing cannot be so high as to render projects economically infeasible. A requirement for too many units to be at the very low income category may not "pencil out" for a developer, and such projects may not be proposed and therefore the affordable units not provided.

7. Can we rezone empty office buildings and then advertise we are looking for developers to convert them to affordable housing?

The City may re-zone properties, including office buildings. As noted in the response to Question 1, we are considering non-vacant sites that are underutilized, based on the land to improvements value ratio from the County Tax Assessor's Office. While the City has the ability to re-zone properties, the City would not own the properties or develop them. Each site owner can decide when and whether to develop the sites, and so would be responsible for related advertising.

8. Why do we need objective standards if development is by right?

A housing development project required to be approved "by right" means that the project would not be considered by the Planning Commission or City Council where those decision-making bodies could apply discretionary review in deciding whether to approve or deny a project. Currently, most development projects in the City must be approved by either the Planning Commission and/or the City Council.

A project that is not discretionary is referred to as a ministerial project. A ministerial project in the City is one where no other permit besides a Building Permit or Grading Permit is required. Examples of projects that are often ministerial are the addition of an air conditioning unit on the side of a house, or a patio cover. A ministerial project must be approved if it meets a series of standard requirements that leave no room for interpretation (i.e., they are very specific and objective, with no ability to apply one's judgement or interpretation). Please see the response to Question 9, below, for an example of an objective versus non-objective standard.

It is important to create design and development standards (e.g., height, site layout, amount of parking, etc.) with which a development project must adhere to ensure it reflects the City's vision. When a development project is proposed and a Building Permit and/or a Grading Permit is requested, it must meet the list of standards to be granted the permit. Likewise, if it does not comply with the list of standards, it is not approved. Without the list of objective design and development standards, the Grading or Building Permit would be issued automatically, regardless of the project's characteristics.

9. Can you provide examples of subjective vs. objective design standards?

Objective standards are quantifiable and precise, and not open-ended or leaving room for interpretation. As an example, a maximum allowed building height of 35 feet is an objective standard, while a requirement for a building's colors or materials to "blend in" or "be consistent" with the natural setting is not an objective standard.

10. Has the City considered using property it currently owns to exchange for a more suitable property and building some low and very low units to sell?

The City-owned parcel on the housing site inventory list is currently zoned for single-family residential use. As with other sites on the housing inventory list, it is proposed to be zoned for residential medium density and also with the Overlay zone, so that it could be developed at a density of 20-25 units and provide 20 percent of the units for affordable income households. There is no plan at this time to sell it to another party. The site is adjacent to existing multi-family residential developments.

11. May rezoning for “by right” affordability occur on sites not designated?

As it relates to the Housing Element being prepared by the City, the “by right” approval process applies to sites that are built to the Affordable Housing Overlay zone of 20-25 dwelling units per acre. The “by right” provision applies, because, with the Overlay, there would be a requirement for 20 percent of the units to be for the affordable household income categories. The state requires the City to allow such projects “by right” if at least 20 percent of the units are affordable. “By right” is a ministerial approval, such as a Grading Permit or Building Permit, and would not require review by the Planning Commission or City Council. In most cases, it would also not require California Environmental Quality Act (CEQA) review.

12. Are any cities in the state considering building the very low and low units themselves?

Some cities contribute land or provide funding to assist in the development of affordable housing by a private developer. Cities do not typically take on the burden of building affordable housing themselves unless they have a Public Housing Authority.

13. Has any thought been given to the City using the one parcel it does own to exchange for a parcel that could accommodate low and very low units actually building and selling units to actually achieve the purpose of RHNA?

The City-owned parcel is currently zoned for single-family residential use. As with other sites on the housing inventory list, it is proposed to be zoned for residential medium density and also with the Overlay zone, so that it could be developed at a density of 20-25 units and provide 20 percent of the units for affordable income households. There is no plan at this time to sell it to another party.

14. Why are we so far behind in meeting this compliance?

In the past Housing Element cycles (4<sup>th</sup> and 5<sup>th</sup>, for example), there have been few development projects proposed and approved with 10 or more units. The City's Inclusionary Housing Ordinance requires projects with 10 or more units to provide 15 percent of the units for affordable income households (7% for very low, 4% for low, and 4% for moderate). The few projects with 10+ units approved have opted to pay the in-lieu fee, as opposed to building the units on-site.

15. What about undeveloped commercial parcels?

Please see the response to Question 1, above.

16. For the housing, are you considering the empty lot on the corner of Agoura Rd and Chesebro? That would put people on the Chesbro exit and NOT Kanan. You rezone that lot if needed.

Assuming the reference is to the vacant parcels at the northwest corner of Agoura and Chesebro Roads, that site is not on the list. There is a formal application for a senior assisted living facility being processed for that site.

17. Are the properties (vacant lots) on Roadside Drive affected or part of the vacant lot considerations?

There are a few vacant lots on Roadside Drive. Two lots on Roadside Drive are on the housing inventory list.

18. Are submitted projects under review for permits going to be effected?

Sites with current development applications may be considered and placed on the housing inventory list. The City has the ability to re-zone these lots.

## **Comments**

- Site 38- objection to being on list – additional problems:
  - At least 8 owners to buy this site
  - Environmental changing nature & animals
  - 100's of oak trees
  - Multiple owners not willing to sell/develop
  - Economic infeasible
  - Zoning changes
  - On a mountain
  - Environmental impact
  - Chumash Burin
  - Geological Issue

- Evacuation

To clarify, this site has several parcels, all of which are owned by one entity. An Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act would be prepared for the General Plan, including the Housing Element. The EIR and would analyze potential environmental impacts from developing the sites on the list. Since a specific housing development project is not proposed at this time, just re-zoning, the analysis will be broad.

- I see you did put your thinking caps on. Rezoning for the “potential” of building such as the shopping centers.
- I like that you’ve taken commercial areas and rezoned for the potential of building in housing to satisfy the state’s requirement for affordable housing.
- I also like that it doesn’t require us to build but just have areas zoned for the potential to build.
- Thanks for an informative meeting.
- Enough citizens die from Covid-19 that there is no housing shortage.
- The economy gets bad enough that no one can pay rent.
- It makes no sense that little Agoura Hills a hire fire danger area with limited evacuation routes is required to build high density affordable housing. I get that builders need to make a profit and the City would have to offer caveats so AH can meet the State’s required allotment of high density affordable housing. But what I don’t understand is why the City of Agoura Hills is not pushing back on the State to help them understand the eminent danger a project of this scope creates in regard to safely evacuating this community when not if a massive fire is at our door.

Please note that, at the City Council’s direction, City staff filed an appeal to the Southern California Association of Governments in October 2020 to request that the number of dwelling units in the RHNA be reduced, based on the City having 2/3 of its land area in the Very High Fire Hazard Severity Zone (VHFHSZ) and recent fires in the area. That appeal was rejected, and the RHNA assignment remains at 318.

Elected officials please do the job you are hired to do. Protect this community from falling prey to absurd and reckless state mandates. The only way to help state law makers and mandate makers understand is to push back. We don’t have a solid and realistic forest management program for the federal and state and conservancy lands we hold so dear. If we must build low income housing then let’s get creative and repurpose antiquated office buildings that will become obsolete as more and more companies reduce their overhead by having more employees work from home. We don’t need the massive project proposal year after

year after year. City Hall please with all due respect put your thinking caps on and think up a solution that protects this community. Stop with the smoke and mirrors

- Please use all of the empty lots before taking away our movie theater and lumber yard, etc., that everyone uses.
- I am writing in reference to the rezoning and affordable housing allotment that is state mandated. I am a 40 year resident of Agoura Hills. Our City always had a mixture of equestrian property open space commercial and mixed residential units. We are now faced with catch up to provide approximately 400 affordable low income housing to meet the needs of all our residents and to comply with state mandated requirements We had 8 years to get the needs met. Our neighboring city of Westlake Village has complied and used their northern sector of the city to meet their housing needs. Why are so far behind in meeting this compliance? Now we are faced with rezoning and looking at Old Agoura to help meet these needs. What about undeveloped commercial parcels? What about unused commercial buildings and other units that can be converted to affordable housing. Where is the Agoura Village project and their projected project to provide housing? We need to look at all areas including Morrison Ranch, Liberty Canyon, Fountainwood, Reyes Adobe Lake Lindero. Land use must maintain the open space. Parks, and equestrian community. This will benefit all. We should not be faced with potential large violations for not meeting the needs. Why was the assisted facility on Canwood St allowed? Assisted living facilities average \$6000-\$8000 per month as baseline costs. This is not affordable housing. Rezone commercial parcels and get the Agoura Village project going!

Please see the responses to Questions 1, 4 and 7, above. The assisted living facility on Canwood Street was approved by the City about three years ago. At that time, the new Housing Element requirements were not fully detailed and available to cities, and the City's RHNA had not been assigned. The assisted living facility is an allowed use with a Conditional Use Permit in that zone (Business Park-Office - Freeway Corridor). The proposed approach with this 6<sup>th</sup> cycle of the Housing Element is different than with past cycles, particularly due to the new rules at the state level, and the large RHNA we have been assigned this time, nearly three times the amount in previous cycles.

- Respectfully submitting this comment for the Public Workshop regarding California' mandates to meet the housing needs of everyone in the State, requiring a City and County to adopt a housing plan as part of its General Plan, and to comply with the Regional Housing Needs Assessment ( RHNA). My comments and request are based on the problems our City has with respect to finding the appropriate space, available property, developers to incentivize , and other factors to numerous to mention , so as to comply with the RHNA. Our City



Staff, consultants, City Council, private volunteer residents have spent countless hours, and money, I might add, to feed the State's anxiety to provide expressed needed housing. From above moderate to very low affordability based on income and other considerations. There are established deadlines for us to respond to the State with our plans to meet 318 total units. We know the State Legislature is not helpful here, having passed several bills that take away our City's control of zoning, and avoiding the requisites of CEQA under the RHNA/Housing Element. What I am now suggesting, and mentioned to Council Person Debbie Lopez, is our joining in a pending law suit initiated by Cities in Orange County over these requirements. Hopefully, before we spend more money and time by many, because of the circumstances that now exist preventing us from complying. The Orange County Council of Governments (COG) filed a law suit against the Department of Housing and Community Development (HCD) over its housing requirements for the RHNA allocation cycle. The HCD determined that Southern California will have to build 1.34 million homes by 2030. Orange County cities believe that HCD severely overestimated the amount of new housing required by over 670,000, with 651,000 being more accurate. In the law suit, the COG maintains that the HCD did not follow appropriate guidelines to provide a correct estimate, and used inaccurate population forecasts and vacancy rates for the region. Meanwhile the Cities need to submit their updated General Plan by October to accommodate the housing requisites as set by HCD. Of course, this is not the first time that our beloved State has been negligent or failed to accurately supply statistics that are needed to allow for proper decision making. Varied projects over many years, not just housing, but transportation, road improvements, school construction and other public infrastructure plans have gone awry with cost over runs and construction issues because of it. I am not against the needed housing, but want to make sure we get it right.



## Senior Housing Needs Survey - Responses

In order to solicit input from one of Agoura Hills' most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. The survey was distributed as follows:

- Posted on the front page of the City website
- Posted on the Housing Element Update webpage; Advertised in the Acorn newsletter
- Put in the electronic City newsletter distributed Citywide and electronic Seniors newsletter
- Promoted via the City Facebook and Twitter accounts

A total of 96 seniors completed the Housing Needs Survey. Respondents provided email contact information so the City could provide them with housing information in the future, including information on how to add an accessory dwelling unit to their properties. The following presents the aggregated response to the survey questions.

1. Are you a resident in the City of Agoura Hills? 79% Yes 21% No
2. Do you currently rent or own your home? 83% Rent 17% Own
3. Do you visit the Agoura Hills Recreation and Event Center?  
55% Yes 45% No
4. Do you receive any of the following City newsletters?  
26% Yes *Senior Moments*  
47% Yes *Monday Morning* (electronic)  
64% Yes *Community Connect* (electronic)  
50% Yes *City Newsletter* (electronic)
5. Please indicate your age:  
7% 55-59 years 57% 60-75 years 36% Over 75 years
6. On a scale from 1-5, (5 being most important), please indicate how important each of the following issues is to you:  
3.57 Affordable senior housing in Agoura Hills  
2.41 Assistance with rent  
3.04 Assistance with housing maintenance  
3.47 Having senior housing located near medical facilities and shopping centers  
3.05 Having senior housing located near transit (such as bus routes)  
2.79 Having senior housing located near the City Recreation and Event Center

7. Accessory dwelling units (ADUs), or “second units,” are small, self-contained units either attached to a single-family dwelling or detached on the same property. They can provide lower cost rental options for seniors, and provide senior homeowners with added rental income. Would you like information on how to provide an ADU on your property?

13% Yes      87% No

8. How would you like information about senior housing opportunities and programs to be provided?

68%      Online/email

13%      Written newsletter mailed to your home

18%      Information posted at the Agoura Hills Recreation Center

# Thank you!

## Housing Element Update 2021 – U.S. Mail Notification List

Greater Conejo Valley Chamber of Comm.  
600 Hampshire Road # 200  
Westlake Village, CA 91361

No. Los Angeles Regional Center  
9200 Oakdale Avenue  
Chatsworth, CA 91311

Thomas Saffron & Associates  
11811 San Vicente Boulevard  
Los Angeles, CA 90049

Meadowbrook at Agoura Hills  
5217 Chesebro Road  
Agoura Hills, CA 91301

Kids from the Valley LLC  
P.O. Box 55047  
Los Angeles, CA 90055

Clear Vista LLC  
29501 Canwood Street, Suite 200  
Agoura Hills, CA 91301

AN Investments, Inc.  
22530 Ventura Boulevard  
Woodland Hills, CA 91364

Agoura Village Partners LLC  
29112 Roadside Drive  
Agoura Hills, CA 91301

Agoura Kanan Village LLC  
11828 La Grange Avenue, Suite 150  
Los Angeles, CA 90025

Agoura Meadows LLC  
1957 Arroyo Drive  
Riverside, CA 92506

Kanan Group LLC  
29395 Agoura Road, Suite 204  
Agoura Hills, CA 91301

Patagonia Building Supplies, Inc.  
5139 W. 106<sup>th</sup> Street  
Inglewood, CA 90304

William Giamela  
8020 Deering Avenue  
Canoga Park, CA 91304

A Zall Services Inc.  
5512 Meadow Vista Way  
Agoura Hills, CA 91301

Regunathan  
29675 Triunfo Drive  
Agoura Hills, CA 91301

Roadside 29360 LLC  
31934 Village Center Road  
Westlake Village, CA 91361

CA Twin Oaks Shopping Center LLC  
P.O. Box 790830  
San Antonio, TX 78279

CA Commercial Investment Group  
4530 Thousand Oaks Blvd., Suite 100  
Thousand Oaks, CA 91362

Shuman Associates, LLC  
1320 Princeton Street, Unit 209  
Santa Monica, CA 90404

Waring Agoura LLC  
28100 Bouquet Canyon Road  
Santa Clarita, CA 91350

Terry Moore  
4235 Cornell Road  
Agoura Hills, CA 91301-2527

Scott Weiss  
Plaza International  
18340 Ventura Blvd., #218  
Tarzana, CA 91356

Dorothy Drive LLC  
4633 W. 156<sup>th</sup> Street  
Lawndale, CA 90260

Village Development, LLC  
17200 Ventura Boulevard, Ste. 301  
Encino, CA 91316

Whizin Market Square LLC  
5010 Parkway Calabasas, Suite 105  
Calabasas, CA 91302

E. Bo Peterson, Esq.  
Allen Matkins Leck Gamble Mallory & Natsis  
One America Plaza, 600 W. Broadway, 27<sup>th</sup> Fl.  
San Diego, CA 92101-0903

**Housing Element Update 2021 Email Notification List**

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<a href="mailto:malfattir@sbcglobal.net">malfattir@sbcglobal.net</a>	<a href="mailto:customerservice@thepeopleconcern.org">customerservice@thepeopleconcern.org</a>
<a href="mailto:Sjl48@aol.com">Sjl48@aol.com</a>	<a href="mailto:info@habitatla.org">info@habitatla.org</a>
<a href="mailto:Kspielman1956@gmail.com">Kspielman1956@gmail.com</a>	<a href="mailto:rbarajas@housingrightscenter.org">rbarajas@housingrightscenter.org</a>
<a href="mailto:cflur@yahoo.com">cflur@yahoo.com</a>	<a href="mailto:anthony@abundanthousingla.org">anthony@abundanthousingla.org</a>
<a href="mailto:abeishii@gamail.com">abeishii@gamail.com</a>	<a href="mailto:jseymour@nationalcore.org">jseymour@nationalcore.org</a>
<a href="mailto:samrich@aol.com">samrich@aol.com</a>	<a href="mailto:lregus@abodecommunities.org">lregus@abodecommunities.org</a>
<a href="mailto:Huff669@gmail.com">Huff669@gmail.com</a>	<a href="mailto:jbrown@scanph.org">jbrown@scanph.org</a>
<a href="mailto:Carol.nelson523@gmail.com">Carol.nelson523@gmail.com</a>	<a href="mailto:info@calhsng.org">info@calhsng.org</a>
<a href="mailto:cflur@yahoo.com">cflur@yahoo.com</a>	<a href="mailto:cgotuaco@chpc.net">cgotuaco@chpc.net</a>
<a href="mailto:malfattir@sbcglobal.net">malfattir@sbcglobal.net</a>	<a href="mailto:Sina.a.mozaffari@gmail.com">Sina.a.mozaffari@gmail.com</a>
<a href="mailto:abeishii@gmail.com">abeishii@gmail.com</a>	<a href="mailto:ggrimmele@sbcglobal.net">ggrimmele@sbcglobal.net</a>
<a href="mailto:Paulab3USA@gmail.com">Paulab3USA@gmail.com</a>	<a href="mailto:legalhelpforyou@msn.com">legalhelpforyou@msn.com</a>
<a href="mailto:cowlesnews@aol.com">cowlesnews@aol.com</a>	<a href="mailto:Dbrody.dprg@earthlink.net">Dbrody.dprg@earthlink.net</a>
<a href="mailto:runninsue@sbcglobal.net">runninsue@sbcglobal.net</a>	<a href="mailto:gary@raa-inc.com">gary@raa-inc.com</a>
<a href="mailto:Dbamom2@gmail.com">Dbamom2@gmail.com</a>	<a href="mailto:Neb.rebus@gmail.com">Neb.rebus@gmail.com</a>
<a href="mailto:mimmycal@gmail.com">mimmycal@gmail.com</a>	<a href="mailto:Darrow-milgrin@ajg.com">Darrow-milgrin@ajg.com</a>
<a href="mailto:Isabelv99@aol.com">Isabelv99@aol.com</a>	<a href="mailto:dborja@conejochamber.org">dborja@conejochamber.org</a>
<a href="mailto:Jerryd.plummer@gmail.com">Jerryd.plummer@gmail.com</a>	<a href="mailto:gcolman@sacfirm.com">gcolman@sacfirm.com</a>
<a href="mailto:Shermanx5@gmail.com">Shermanx5@gmail.com</a>	<a href="mailto:Odenberg7@aol.com">Odenberg7@aol.com</a>
<a href="mailto:joicecorridori@gmail.com">joicecorridori@gmail.com</a>	<a href="mailto:rhodasilver@juno.com">rhodasilver@juno.com</a>
<a href="mailto:gaffinandgaffin@gmail.com">gaffinandgaffin@gmail.com</a>	<a href="mailto:msantiago@roadsidelumber.com">msantiago@roadsidelumber.com</a>
<a href="mailto:klewis@mcn.or">klewis@mcn.or</a>	<a href="mailto:Eresen3@gmail.com">Eresen3@gmail.com</a>
<a href="mailto:Kellywhite.white@gmail.com">Kellywhite.white@gmail.com</a>	<a href="mailto:mem@markelliottmedia.com">mem@markelliottmedia.com</a>
<a href="mailto:Williamlove1932@gmail.com">Williamlove1932@gmail.com</a>	<a href="mailto:garymaur@hotmail.com">garymaur@hotmail.com</a>
<a href="mailto:Judi8890@outlook.com">Judi8890@outlook.com</a>	<a href="mailto:gaffinandgaffin@gmail.com">gaffinandgaffin@gmail.com</a>
<a href="mailto:Caqueen1@aol.com">Caqueen1@aol.com</a>	<a href="mailto:tyacovone@roadrunner.com">tyacovone@roadrunner.com</a>
<a href="mailto:Herbeckesq@gmail.com">Herbeckesq@gmail.com</a>	<a href="mailto:Holly28720@aol.com">Holly28720@aol.com</a>
<a href="mailto:Stumanto@gmail.com">Stumanto@gmail.com</a>	<a href="mailto:prismm@santamonicamountains.org">prismm@santamonicamountains.org</a>
<a href="mailto:brad@@raa-inc.com">brad@@raa-inc.com</a>	<a href="mailto:Steve.martin@greystar.com">Steve.martin@greystar.com</a>
<a href="mailto:Gottadanz5678@gmail.com">Gottadanz5678@gmail.com</a>	<a href="mailto:Cairo123@aol.com">Cairo123@aol.com</a>
<a href="mailto:Cdunhame1@yahoo.com">Cdunhame1@yahoo.com</a>	<a href="mailto:hjarcher@msn.com">hjarcher@msn.com</a>
<a href="mailto:barry@cozakdavis.com">barry@cozakdavis.com</a>	<a href="mailto:Jodi.b.regan@gmail.com">Jodi.b.regan@gmail.com</a>
<a href="mailto:atgams@aol.com">atgams@aol.com</a>	<a href="mailto:Klinger10@gmail.com">Klinger10@gmail.com</a>

## Housing Element Update 2021 – Homeowner Association Mailing List

Terraces HOA  
c/o Amy Hansen  
Management Trust  
100 E. Thousand Oaks Blvd, Ste. 115  
Thousand Oaks, CA 91360

Annandale II HOA  
c/o Cathy Fiore  
Lordon Management Company  
325 E. Hillcrest Drive  
Thousand Oaks, CA 91360

Chateau Park HOA  
c/o Cheryl Crandall  
1534 North Moorpark Road, #404  
Thousand Oaks, CA 91360

Lake Lindero HOA  
c/o Shelby Wagner  
Lordon Property Management  
1275 Center Court Drive  
Covina, CA 91724

Liberty Canyon HOA  
c/o Rudy C'Dealva, President  
4062 Jim Bowie Road  
Agoura Hills, CA 91301

Meadow Ridge Townhomes HOA  
c/o Carrie Simmons  
Community Property Management  
751 East Daily Drive, #300  
Camarillo, CA 93010

Oak View Ranch HOA  
c/o Sue Tuttle  
The Emmons Company  
One Boardwalk, Ste. 102  
Thousand Oaks, CA 91359

Peacock Ridge HOA  
c/o Pam Zegers  
The Emmons Company  
One Boardwalk Avenue, Ste. 102  
Thousand Oaks, CA 91360

Town and Country HOA  
c/o Nick Hofmann  
Lopata & Berstein Property Management  
4730 Woodman Avenue, #200  
Sherman Oaks, CA 91423

Agoura Country Townhomes HOA  
c/o Amy Hansen  
Management Trust  
100 E. Thousand Oaks Blvd, Ste. 115  
Thousand Oaks, CA 91360

The Arbors at Agoura Hills HOA  
c/o Michael Marsh  
Gold Coast Association Management  
P.O. Box 1007  
Thousand Oaks, CA 91358

Fountainwood HOA  
c/o Suresh Radhakrishnan, President  
28846 Eagleton Street  
Agoura Hills, 91301

Lake Lindero Townhomes  
c/o Michael Moses  
GM Management  
40 W. Easy Street, Suite 1  
Simi Valley, CA 93065

Liberty Canyon HOA  
c/o Joan Yacovone, Secretary  
27328 Country Glen Road  
Agoura Hills, CA 91301

Morrison Ranch Estates HOA  
c/o Janet Salmon  
Lordon Management Company  
1275 Center Court Drive  
Covina, CA 91724

Old Agoura Homeowners Group  
c/o Jess Thomas, President  
6064 Chesebro Road  
Agoura Hills, CA 91301

Rondell Condominiums HOA  
c/o Cari Williams  
Ross Morgan & Company  
23901 Calabasas Road, Ste. 2004  
Calabasas, CA 91302

Hillrise Open Space Association  
c/o Joice Corridori  
29307 Tree Hollow Glen  
Agoura Hills, CA 91301

Annandale I HOA  
c/o Michael Moses  
GM Management  
40 West Easy Street, Unit 1  
Simi Valley, CA 93065

Chateau Creek HOA  
c/o Mike Carmona  
Westcom Property Services, Inc.  
20631 Ventura Boulevard, Ste. 202  
Woodland Hills, CA 91364

Hillrise Open Space Association  
c/o John Tryon  
355 N. Lantana Street, #170  
Camarillo, CA 93010

Lakeview Villas HOA  
c/o Tony Barbarotto  
Ross Morgan & Co., Inc.  
14315 Magnolia Blvd., Ste. 212  
Sherman Oaks, CA 91403

Liberty Canyon Townhomes  
c/o Cathy Fiore  
Lordon Property Management  
325 Hillcrest Drive  
Thousand Oaks, CA 91360

Oak Hills Estates HOA  
c/o Linda Bunnell  
Ross Morgan & Company  
23901 Calabasas Road, #2004  
Calabasas, CA 91302

Old Agoura Homeowners Group  
c/o Phil Ramuno, Vice-President  
6025 Chesebro Road  
Agoura Hills, CA 91301

Stonecrest Patio Homeowners Group  
c/o Gayle Pinero  
Community Property Management  
751 Daily Drive, Suite 300  
Camarillo, CA 93010

## Housing Element Update 2021 – CEQA Notification List

So. Calif. Association of Governments  
818 W. 7<sup>th</sup> Street, 12<sup>th</sup> Floor  
Los Angeles, CA 90017  
Attn: Huasha Liu

Calif. Dept. of Transportation  
Caltrans District 7 – CEQA/IGR  
100 S. Main Street, MS 16  
Los Angeles, CA 90012  
Attn: Miya Edmonson

Las Virgenes Unified School District  
4111 N. Las Virgenes Road  
Calabasas, CA 91302  
Attn: Karen Kimmel

CA RWQCB – Los Angeles Region  
320 West 4<sup>th</sup> Street, Suite 200  
Los Angeles, CA 90013  
Attn: Environmental Review

Community Development Dept.  
City of Calabasas  
100 Civic Center Way  
Calabasas, CA 91302

U.S. Fish and Wildlife Service  
2493 Portola Road, Suite B  
Ventura, CA 93003  
Attn: Stephen Henry

L.A. County Dept. Public Works  
Land Development Division  
P.O. Box 1460  
Alhambra, CA 91802-1460

Planning Department  
City of Westlake Village  
31200 Oak Crest Drive  
Westlake Village, CA 91361

Las Virgenes Homeowners Foundation  
P.O. Box 353  
Agoura Hills, CA 91301

Planning Division  
City of Thousand Oaks  
2100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

U.S. Army Corps of Engineers  
Regulatory Branch  
915 Wilshire Blvd.  
Los Angeles, CA 90017-3401

LVMWD  
4232 Las Virgenes Road  
Calabasas, CA 91302  
Attn: John Zhao

Santa Monica Mountains -  
Resource Conservation District  
540 S. Topanga Canyon Blvd.  
Topanga, CA 90290

Santa Monica Mountains Conservancy  
King Gillette Ranch  
26800 Mulholland Hwy.  
Calabasas, CA 91302  
Attn: Paul Edelman

CA Dept. of Conservation  
Oil, Gas, Geothermal – Coastal District  
801 K Street, MS 24-01  
Sacramento, CA 95814  
Attn: Environmental Review

Planning Division, County of Ventura  
800 S. Victoria Avenue  
Ventura, CA 93009

National Park Service  
U.S. Dept. of the Interior  
401 W. Hillcrest Drive  
Thousand Oaks, CA 91360  
Attn: Melanie Beck

L.A. County Fire Department  
26600 Agoura Road, Suite 110  
Calabasas, CA 91302  
Attn: Jackie Switzler

L.A. County Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012  
Attn: Patricia Hachiya

Native American Heritage Commission  
Cultural & Environmental Dept.  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691

L.A. County Sheriff Department  
27050 Agoura Road  
Agoura, CA 91301

South Coast AQMD  
21865 Copley Drive  
Diamond Bar, CA 91765-4182  
Attn: Ed Eckerle

Southern California Gas Co.  
9400 Oakdale Avenue  
Chatsworth, CA 91313  
Attn: Jim Hammel

So Cal Edison  
2244 Walnut Grove Ave., GO-1, Quad 2c  
Rosemead, CA 91770  
Attn: 3<sup>rd</sup> Party Review/Heather Neely

Save Open Space  
P.O. Box 1284  
Agoura, CA 91376

So. Calif. Edison Company  
3589 Foothill Drive  
Thousand Oaks, CA 91361  
Attn: Rudy Gonzales

Hillrise Open Space Association  
John Tryon/Condo ministration  
355 N. Lantana Street, #710  
Camarillo, CA 93010

County of Los Angeles Sheriff  
Hall of Justice  
211 West Temple Street  
Los Angeles, CA 90012  
Attn: Environmental Review

L.A. County Health Services  
Envir. Planning & Evaluation  
5050 Commerce Drive, Room 115  
Baldwin Park, CA 91706-1423  
Attn: Environmental Review

CA Dept. of Toxic Substances Control  
Region 1 – Permitting/CEQA  
8800 Cal Center Drive, 2<sup>nd</sup> Floor  
Sacramento, CA 95826  
Attn: Dave Kereazis

Clement Lau  
L.A. County Parks & Recreation Dept.  
1000 S. Fremont  
Alhambra, CA 91803

State of California  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816

*Jairo Avila/Kimia Fatehi*  
*Tribal Historic and Cultural Preservation Officer*  
*Fernandeno Tatviam Band of Missions Indians*  
*1019 2<sup>nd</sup> Street*  
*San Fernando, CA 91340*

*Anthony Morales, Chief*  
*San Gabrieleno Band of Missions Indians*  
*P.O. Box 693*  
*San Gabriel, CA 91778*

Cornell Preservation Organization  
3700 Old Oak Road  
Agoura, CA 91301

Snowdy Dodson  
California Native Plant Society  
15811 Leadwell Street  
Van Nuys CA 91406-3113

L.A. County Health Services  
Solid Waste Management Programs  
5050 Commerce Drive, Room 115  
Baldwin Park, CA 91706-1423

Thuy Hua  
L.A. County Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

Chief  
L.A. County Fire Dept.  
1320 North Eastern Avenue  
Los Angeles, CA 90063-3294

*Julie Tumamait-Stenslie*  
*Barbareno/Ventureno Band of Mission Indians*  
*365 North Poli Avenue*  
*Ojai, CA 93023*

Malibou Lake Mountain Club  
29033 W. Lake Vista Drive  
Agoura, CA 91301

Elmer Alvarez  
Caltrans Dist. 7, IGR/CEQA  
100 Main Street, MS#16  
Los Angeles, CA 90012-3606

L.A. County Public Works Dept.  
Watershed Mgmt/Flood Control  
900 South Fremont Avenue  
Alhambra, CA 91803  
Attn: Environmental Review

Heal the Bay  
1444 9<sup>th</sup> Street  
Santa Monica, CA 90401

Board of Forestry & Fire  
P.O. Box 944246  
Sacramento, CA 94224

Calif. Dept. of Fish and Wildlife  
3883 Ruffin Road  
San Diego, CA 92123