



CITY OF AGOURA HILLS 2021-2029 HOUSING ELEMENT

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CITY OF AGOURA HILLS
DRAFT 2021-2029 HOUSING ELEMENT

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
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I. INTRODUCTION

A. COMMUNITY CONTEXT

Located in the foothills of the Santa Monica Mountains in the Conejo Valley, Agoura Hills is characterized by rolling hills and a blend of semi-rural and suburban style development. The City, which encompasses nearly 7 square miles, straddles the Ventura Freeway, and is situated approximately 36 miles west of downtown Los Angeles. Agoura Hills is known for its distinct neighborhoods, beautiful natural landscape, and array of recreational resources. The Department of Finance estimates there were 7,639 dwelling units in Agoura Hills in 2020, housing a population of 20,566 residents.

Basic land use patterns are well established in Agoura Hills. Residential neighborhoods are fully developed, with opportunities for infill primarily limited to Old Agoura, a semi-rural neighborhood characterized by an eclectic mix of old and new houses on large lots. Agoura Hills' residential neighborhoods are viewed as one of the community's most desirable features, and preservation of these neighborhoods remains a primary goal of the Housing Element.



The 135-acre Agoura Village Specific Plan (AVSP), originally adopted in 2008 and planned as a focal point for future mixed use development, is currently being updated to reflect current market conditions and a new set of guiding principles. The emphasis of the AVSP is shifting from residential being a secondary use to residential being a primary use, with housing unit capacities increasing from 293 to over 650 units.

The Agoura Hills 2035 General Plan, adopted in 2010, further expanded opportunities for mixed use. The nine-acre North Agoura Road Planning Area (PD 5) is identified as a future Mixed Use Center, with the goal of promoting the cohesive redevelopment of vacant and underutilized properties into a center of community commerce and living. The General Plan also introduced a new Commercial Shopping Center/Mixed Use (CS-MU) district to accommodate a mix of community-serving retail commercial uses with housing development.

While Agoura Hills is a predominately upper income community, the City does have its share of lower income households, with 24 percent of households earning less than 80 percent of the County median. In addition, many of the workers who make up Agoura Hills' workforce earn modest incomes, making it challenging to afford to live and work in the City. The median two-bedroom apartment rents for \$2,800 and the median home value is over \$1.1 million, both well above the levels affordable to low- and moderate-income households. The Housing Element sets forth a variety of programs to offer a range of housing opportunities for all economic segments of the community, including a new Affordable Housing Overlay to provide meaningful incentives to integrate affordable units within market rate developments.

B. ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, state housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Agoura Hills Housing Element is an eight-year plan extending from 2021-2029.

Agoura Hills' Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

The City's 2021-2029 Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting Agoura Hills' identified housing needs (Section III);
- An evaluation of residential sites and financial resources available to address the City's housing goals (Section IV);
- The Housing Plan for addressing the City's identified housing needs, constraints and resources, including housing goals, policies and programs (Section V):

A series of appendices provide additional documentation. Appendix A provides a glossary of terms and abbreviations used in the Element. Appendix B addresses the new Housing Element requirement to Affirmatively Further Fair Housing (AFFH). Appendix C presents the parcel-specific Housing Element sites inventory and photo exhibits of the sites. And finally, Appendix D provides a summary of public input received from the variety of community participation opportunities provided throughout the Housing Element update process.

C. CHANGES IN STATE HOUSING LAW

In response to California’s worsening affordable housing crisis, in each of the last several years the State Legislature has enacted a series of bills aimed at increasing production, promoting affordability and creating greater accountability for localities in addressing their housing needs. The following items in Table I-1 represent substantive changes to state housing law since Agoura Hills’ last Housing Element was adopted and certified in 2013.

Table I-1: New State Housing Laws Relevant to Housing Element Update

Housing Bills	Bill Overview
Housing Element Sites Analysis and Reporting: AB 879 (2017); AB 1397 (2017); SB 6 (2019)	Requires cities to zone more appropriately for their share of regional housing needs and in certain circumstances require by-right development on identified sites. Site analysis must also include additional justification for being chosen, particularly for sites identified to address lower income needs. Starting in 2021, an electronic spreadsheet of the sites must be submitted to HCD.
No Net Loss Zoning: SB 166 (2017)	Requires cities to identify additional low-income housing sites in their housing element when market- rate housing is developed on a site currently identified for low-income housing.
Affirmatively Furthering Fair Housing: AB 686 (2017)	All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH), consistent with the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. This AFFH sections must include a summary of fair housing issues in the jurisdiction; a summary of available fair housing data including contributing factors to fair housing issues; analysis of Housing Element sites in relation to AFFH and an AFFH program that includes meaningful action
Accessory Dwelling Units and Junior Accessory Dwelling Units: AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), AB 3182 (2020)	The State enacted legislation in both 2017 and 2019 to further assist and support the development of ADUs, including “by right” approval for one-bedroom units less than 850 square feet and two-bedroom units less than 1,000 square feet. And Junior ADUs less than 500 square feet.
Density Bonus: AB 1763 (2019), AB 2345 (2020)	Permits 100% affordable projects to be built denser and taller thru three modifications to current Density Bonus Law. AB 2345 creates additional incentives and also requires the annual progress report to include if density bonuses have been granted.
Housing Crisis Act of 2019: SB 330	Seeks to boost homebuilding by expediting approvals for housing development, including application processing times. SB 339 also prevents jurisdictions from decreasing a site’s housing capacity through tools such as downzoning if that would preclude a jurisdiction from meeting its RHNA targets. Also, any project that includes demolition of housing units must replace or exceed that number of units. Any demolished units occupied by low-income households

Table I-1: New State Housing Laws Relevant to Housing Element Update

Housing Bills	Bill Overview
	must be replaced with new units that are affordable to that same income level.
Surplus Land for Affordable Housing: SB 1486 (2019), AB 1255 (2019)	Expands definition of surplus land and puts additional restrictions on the disposal of surplus land. Jurisdictions must include information about surplus lands in the Housing Element and Annual Progress Reports. A central inventory of surplus lands also must be submitted to HCD.
Emergency & Transitional Housing Act: AB 139 (2019)	Amends’s assessment method to show site capacity, including using the most up-to-date point-in-time count. Additionally, the bill modifies parking requirement for emergency shelters. The Housing Element must include all of this information as well as analysis of the jurisdiction’s special needs populations.
Supportive Housing Streamlined Approval: AB 2162 (2018)	Requires supportive housing to be a use by right and eliminates parking if close to transit.
Safety Element Changes: SB 1035 (2018), SB 99 (2019), SB 747 (2019)	Updates requirements for the General Plan Safety Element including expanded information on environmental hazards facing jurisdictions and analysis of emergency evacuation routes. These updates must occur at the same time as the Housing Element updates.

D. PUBLIC PARTICIPATION

The City of Agoura Hills solicited input from the public throughout the Housing Element update process. As required by state law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element, the City implemented the following public outreach program.

Public Outreach & COVID-19

Much of the Housing Element update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the City from holding traditional public workshops. Instead, the city utilized online engagement tools, including a community survey, virtual community workshops and stakeholder meetings, and online documents to provide opportunities for the community to share their feedback.

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 Meetings

Public input into the Housing Element update was initiated on March 30, 2021, at a joint City Council/Planning Commission workshop conducted via Zoom and available to the public via live web streaming. The purpose of the workshop was to provide background on the Housing Element, review Agoura Hills' housing needs, and discuss the City's RHNA obligation and requirement to identify additional housing sites. In addition to the information provided by the City team, representatives of the State Department of Housing and Community Development (HCD) presented information on the new Housing Element sites requirements, and responded to questions.

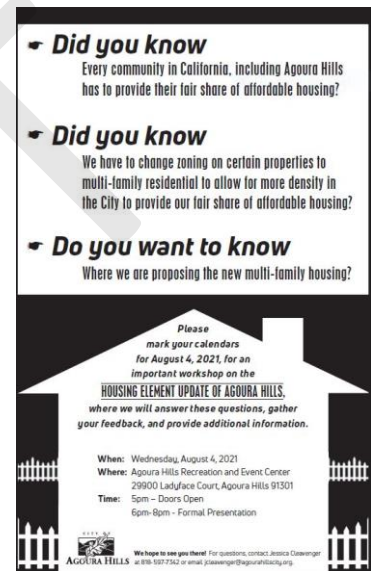
A second public meeting was held before the Planning Commission on May 20, 2021, to present potential housing sites and rezoning through a proposed Affordable Housing Overlay. Letters were mailed to property owners of all sites being considered informing them of the meeting, and the meeting was promoted on the City's social media and through the City e-newsletter. Commissioners suggested several additional sites for evaluation by staff, including mixed use at the shopping centers along Kanan Road, while expressing concern over certain potentially environmentally sensitive sites being considered. A member of the public commented about the importance of the Housing Element and identifying realistic development sites so that young adults have options to return to the community they grew up in.

On June 9, 2021, a third public meeting was conducted on the Housing Element before the City Council. The additional sites suggested by the Planning Commission were discussed, along with the Commission's concerns on several sites. The Council had a robust discussion on merits of the various sites, and supported the concept of the Affordable Housing Overlay (AHO) as a mechanism for getting

affordable units built. Council members felt it was important for the public to weigh in on these important decisions, and requested that staff convene an in-person resident focused public workshop. Public input received at the meeting included a comment from a property owner of one of the sites asking if the Affordable Housing Overlay allowed the existing use to remain, with the option to develop housing based on its financial feasibility (*This is true for sites in the AVSP and the shopping center sites. For other sites being rezoned to a base zone of RM-15 with the AHO, the existing use becomes existing non-conforming and can continue, but cannot be enlarged*). Another community member commented on the importance of creating objective standards tailored to different areas of the City, such as in the AVSP, shopping centers sites, etc. (*This approach is being recommended in the Element*).

A public information workshop was held at the City Recreation and Event Center on August 4, 2021, and live streamed on YouTube. The workshop was advertised twice in the Acorn newspaper and flyers promoting the workshop were mailed to all property owners of sites being considered for the housing site inventory, as well as, to the list of interested parties for the Housing Element Update. Lastly, workshop information was provided on the City’s website and via social media.

The workshop 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. Staff then answered the questions. The questions, comments and responses have been posted on the City’s Housing Element website, and are included in Appendix D to the Housing Element.



On September 8, 2021, a follow-up public meeting was conducted with the City Council to report back on input received at the Community Workshop and to receive final direction on the housing sites inventory for inclusion in the draft Housing Element. Based on input from the public, two sites were removed from the inventory: a vacant site in the Agoura Business Park (site 10), and a hillside site zoned for single-family development (site 38), resulting in a total of twenty sites in the inventory. A member of the public spoke about the importance of soliciting input from developers and property owners to ensure the objective development standards created for the AVSP facilitate development.

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. This survey was distributed in the following ways:

- Posted on the front page of the City website
- Posted on the Housing Element Update webpage
- Advertised in the Acorn newspaper
- 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 Senior Housing Needs 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

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.

Public Noticing and Availability of Draft Housing Element

Public notices for all meetings were mailed (either U.S. Mail or email) to individuals and entities on the interested parties list for the Housing Element update, which includes agencies representing lower income and special needs populations (see Appendix D for a copy of the mailing list). Notices were also mailed to property owners in the sites inventory and to owners of parcels in a 750-foot radius from each site. Meeting notices were posted in three locations in the City (City Hall, the Agoura Hills Library, and the Agoura Hills Recreation and Event Center), published in the Acorn newspaper, and posted on the City's website, including in the Housing Element update section. Meetings were also promoted via the City's social media platforms.

Upon completion of the draft Housing Element, the document was placed on the City's website on November 2nd, 2021 and advertised in the Acorn Newspaper. A notice of availability of the draft Housing Element with a link to the website with the Housing Element was posted on the information board at City Hall and the Recreation and Event Center, and persons on the Housing Element interest list, public agency list (including adjacent municipalities), housing site property owners list, and City Homeowners' Associations and Groups list notified. The notice of availability of the draft Housing Element was also distributed via social media outlets and the City's digital newsletters. The working draft Housing Element sites inventory was available on the Housing Element website throughout the public input process, and the public was encouraged to comment. Two weeks after the draft Element was made available to the public, the Element was sent to the State Department of Housing and Community Development (HCD) for its review and comment. Upon receipt of input from HCD, public hearings will be held before the Planning Commission and City Council prior to adoption of the Element.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The 2035 Agoura Hills General Plan is comprised of nine elements organized into four overall chapters:

Community Conservation & Development

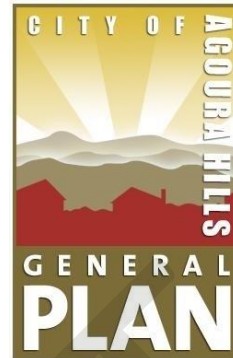
- Land Use & Community Form
- Economic Development
- Historic and Cultural Resources
- Housing

Infrastructure and Community Services

- Mobility
- Infrastructure and Utilities
- Community Services

Natural Resources

Community Safety



As part of the update of the Housing Element, the other Elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements. The Safety Element is being updated in conjunction with the Housing Element to address new State requirements, including climate adaptation and resiliency strategies, high fire severity zones, and integration of the City's Hazard Mitigation Plan. The Land Use and Community Form section and Land Use Map are also being updated to reflect the establishment of the Affordable Housing Overlay on Housing Element sites. Minor updates are being made to the Circulation section to reflect the new vehicle miles traveled (VMT) as a metric to evaluate environmental impacts of proposed projects, and address how Level of Service (LOS) will continue to be utilized for planning purposes.

The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among elements.

II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City’s population and housing as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Special Needs Populations; D) Housing Stock Characteristics; and E) Regional Housing Needs Allocation.

A. DEMOGRAPHIC PROFILE

Demographic changes, such as population growth or changes in age, can affect the type and amount of housing that is needed in a community. This section addresses the population, age, race and ethnicity characteristics of Agoura Hills’ residents.

1. Population Growth and Trends

Table II-1 presents population growth trends in Agoura Hills, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. This Table illustrates the extremely limited amount of growth experienced in Agoura Hills during the past three decades, with one percent increase in population during the 1990s, an actual decrease in population during the 2000s and one percent increase in the 2010s. The U.S. Census documents Agoura Hills’ 2020 population at 20,566, representing an increase of approximately 230 residents over the most recent decade. In terms of future trends, the Southern California Association of Governments’ (SCAG) Demographics and Growth Forecast projects a modest 6.6 percent increase in Agoura Hills’ population over the 2016-2045 period.

Table II-1: Regional Population Growth Trends 1990 – 2020

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Agoura Hills	20,390	20,537	20,330	20,566	1%	-1%	1%
Calabasas	18,527	20,033	23,058	24,193	8%	15%	5%
Thousand Oaks	104,352	117,005	126,683	126,484	12%	8%	-0.2%
Westlake Village	7,455	8,368	8,270	8,212	12%	-1%	-1%
Los Angeles Co.	8,863,164	9,519,338	9,818,605	10,172,951	7%	3%	4%

Source: 1990, 2000 and 2010 Census; 2020 Dept. of Finance E5 Population and Housing Estimates.

2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table II-2 shows the age distribution of Agoura Hills in 2000 and 2020, and compares this to the age distribution of Los Angeles County. As indicated in the table, in 2020, 22 percent of Agoura Hills’ residents were children under the age of 18, compared to 30 percent of the City’s population in 2000. The decline in children is further evidenced by decline in family households with children in Agoura Hills, which dropped from 47 to 33 percent over the past two decades (refer to Table II-6 later in this chapter). Similarly, between 2009-2019, K-12 public school enrollment for schools within Agoura Hills decreased by four percent (source: Las Virgenes Unified School District).

The biggest changes to Agoura Hills’ age profile occurred in the school age (5-17 years), young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of school age children and young adults declined during the past two decades. The school age group decreased from 24 to 18 percent of the population, and declined by over 1,200 residents. The young adult age group decreased from 28 to 23 percent of the population, with a decrease of 875 persons. This trend is a reflection of the aging in place of young adults into middle age, and the limited number of new young adults moving into the community. Conversely, the middle age population grew during the same time period, now comprising 33 percent of the City’s population, as compared to 29 percent prior, and above the Countywide average of 25 percent. This shift in growth from young adults to middle age is indicative of the area’s high for-sale housing costs and limited rental opportunities.

Finally, the percentage of seniors (65 years and older) in Agoura Hills increased significantly from six to 14 percent during this time. The population of Agoura Hills, as a whole, is aging. The City experienced the greatest numeric population increase in its two oldest age categories (middle age and seniors). The 2020 Census puts the median age of Agoura Hills at 44.0 years, more than 7 years older than the median age of 36.7 years for the County.

Table II-2: Age Distribution 2000 – 2020

Age Group	2000		2020		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	1,241	6%	843	4%	6%
School Age (5-17 yrs)	5,014	24%	3,743	18%	16%
College Age (18-24 yrs)	1,302	6%	1,378	7%	10%
Young Adults (25-44 yrs)	5,667	28%	4,792	23%	30%
Middle Age (45-64 yrs)	6,040	29%	6,848	33%	25%
Seniors (65+ years)	1,273	6%	2,962	14%	14%
TOTAL	20,537	100%	20,566	100%	100%
Median Age	37.6		44.0		36.7

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

3. Race and Ethnicity

Table II-3 displays the racial and ethnic distribution of Agoura Hills’ population and compares it to the Countywide distribution. The City experienced only minor change in ethnic composition over the last two decades, with Whites continuing to make up the majority (75%) of the City’s population, although this group decreased from 83 percent in 2000. In contrast, Whites comprise only 26 percent of the population Countywide.

In Agoura Hills, the racial and ethnic group that evidenced that biggest increase between 2000-2020 were Hispanics, which increased by approximately 800 persons. The proportion of Asians (8%), African Americans (2%), and Other/Two or More Races (4%) increased slightly over the last two decades. Overall, Agoura Hills’ population is much less diverse than the County as a whole.

Table II-3: Racial and Ethnic Composition 2000 – 2020

Racial/Ethnic Group	2000		2020		
	Persons	Percent	Persons	Percent	L.A. Co. %
White	16,993	83%	15,445	75%	26%
Hispanic	1,407	7%	2,221	11%	48%
Asian/Pacific Islander	1,346	7%	1,645	8%	15%
African American	268	1%	514	2%	8%
American Indian	27	<1%	0	0%	<1%
Other/2 or More Races	496	2%	740	4%	3%
TOTAL	20,537	100%	20,566	100%	100%

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

4. Employment

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 jobs¹. Table II-4 identifies the City's ten largest employers.

Table II-4: Top Ten Employers in Agoura Hills

Rank	Employer	Industry	# of Employees
1	Las Virgenes Unified School District	Public Education	505
2	Bank of America	Banking	434
3	Penny Mac	Banking	256
4	Cydcor LLC	Sales	200
5	Teradyne Inc	Manufacturing	198
6	IBM Corporation	Technology	163
7	Motor Vehicle Software Corp	Technology	141
8	Nuance (formerly Touch Commerce)	Internet/Tech	140
9	Sheraton (formerly Renaissance Hotel)	Hotel	130
10	Wood Ranch BBQ & Grill	Restaurant	124

Source: Agoura Hills 2019 Comprehensive Annual Financial Report.

SCAG's Local Profile for Agoura Hills lists jobs by various sectors in the City and are outlined in Table 5 below. 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 to 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.² Similarly, Agoura Hills' residents also face long commutes, with 35 percent of the City's employed residents commuting 25 miles or more to work (OnTheMap).

¹ Southern California Association of Governments. Connect SoCal Demographics and Growth Forecast Technical Report. Adopted on May 7, 2020.

² U.S. Census Bureau - 2017 OnTheMap Application. <http://onthemap.ces.census.gov/>

Table II-5: Employment Sectors in Agoura Hills - 2017

Industry Sector	% Total Jobs
Professional and Management	31.7%
Education	15.6%
Leisure (Accommodation and Food Services)	11.7%
Retail Trade	11.2%
Finance	10.2%
Construction	6.4%
Wholesale Trade	4.3%
Other Services	2.7%
Manufacturing	1.9%
Information	1.8%
Transportation	1.5%
Public	0.8%
TOTAL	100%

Source: Southern California Association of Governments, Profile of the City of Agoura Hills, May 2019.

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B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations are all factors that affect the type of housing needed by residents. This section discusses the various household characteristics that affect housing needs in Agoura Hills.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as convalescent homes, are not considered households.

As illustrated in Table II-6, the 2020 Census documents 7,383 households in Agoura Hills, with an average household size of 2.77 persons. This represents a decrease in household size from 2000 (2.98), and falls below the Los Angeles County average household size of 3.01. With an increase of approximately 500 households and only a population growth of 29 residents during 2000-2020, the average household size in Agoura Hills has decreased correspondingly.

Families continue to comprise the majority of the households in Agoura Hills, though families have declined in relative proportion from 81 to 75 percent over the past two decades. Families with children evidenced the most significant decrease, comprising just 33 percent of households in 2020 compared to 47 percent in 2000, a decline in over 800 families with children. In contrast, single person households grew from 14 to 22 percent of households, an increase of nearly 700 households. This decline in families with children and increase in single person households, combined with the decline in young adults and increasing middle age and senior populations, suggests that Agoura Hills’ households are aging in place.

Table II-6: Household Characteristics 2000 - 2020

Household Type	2000		2020		
	Households	Percent	Households	Percent	L.A. Co. %
Families	5,591	81%	5,508	75%	66%
With children	(3,250)	(47%)	(2,429)	(33%)	27%
With no children	(2,341)	(34%)	(3,079)	(42%)	39%
Singles	948	14%	1,646	22%	26%
Other non-families	335	5%	229	3%	8%
Total Households	6,874	100%	7,383	100%	100%
Average Household Size	2.98		2.77		3.01
Average Family Size	3.30		3.21		3.69

Source: U.S. Census 2000, ACS 2014 – 2018; Dept. of Finance 2020 Population and Housing Estimates. Numbers and % in (parenthesis) are a subset of total families.

2. Household Income

The state and federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table II-7, these income groups are used throughout the Housing Element.

Table II-7: State Income Categories

Income Category	% County Area Median Income (AMI)	2020 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$23,700	\$27,050	\$30,450
Very Low	0-50% AMI	\$39,450	\$45,050	\$50,700
Low	51-80% AMI	\$63,100	\$72,100	\$81,100
Moderate	81-120% AMI	\$64,900	\$74,200	\$83,500
Above Moderate	120%+ AMI	>\$64,900	>\$74,200	>\$83,500

Source: California Dept of Housing and Community Development, 2020 Income Limits.

Note: 2020 Income limits are presented to correspond to wage data presented in Table II-9.

Table II-8 presents the distribution of household income in Agoura Hills by income category measured as a percentage of the County median. At 65 percent, above median income households (>100% AMI) comprise the vast majority of households in Agoura Hills. Despite the City's overall affluence, however, approximately 1,775 Agoura Hills households earn lower incomes (<80% AMI). While relatively limited in number (5% of households), extremely low income (ELI) households (<30% AMI) have significant housing needs. According to the Comprehensive Housing Affordability Strategy (CHAS) data compiled by the U.S. Department of Housing and Urban Development (HUD), 96 percent of the City's ELI households are spending more than half their income towards housing, and 44 percent of the City's ELI households are renters, a group particularly vulnerable to rising rents. The following Housing Element programs can assist modest income renters: Accessory Dwelling Units, Section 8 Rental Assistance, Affordable Housing Development Assistance, and Zoning for Special Needs Housing including incentives for development of ELI units.

Table II-8: Household Income Distribution 2016

Income Level	Households	%
Extremely Low Income (0-30% AMI)	350	5%
Very Low Income (31-50% AMI)	505	7%
Low Income (51-80% AMI)	920	12%
Median Income (81-100% AMI)	775	11%
Above Median Income (>100% AMI)	4,764	65%
TOTAL	7,314	100%

Source: SCAG Pre-Certified Local Housing Data, August 2020. Data provided by SCAG for jurisdictions' 6th Cycle Housing Elements and reflects the most current data available.

Data does not include moderate-income (81-120% AMI) category as data is compiled by HUD for SCAG, and HUD does not maintain data on moderate income households.

AMI – Area Median Income

Note: Household count differs from 2020 Dept of Finance count depicted in Table II-6.

Many of the workers who make up Agoura Hills' workforce earn modest incomes, making it challenging to afford to live in the City. Table II-9 presents a sampling of occupations in Agoura Hills that fall within very low-, low- and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Agoura Hills with the amount that households of different income levels can afford to pay for housing. With the monthly median rent for a one-bedroom apartment running approximately \$2,400, this analysis illustrates that very low, low and even moderate-income occupations, such as retail sales managers, carpenters and social workers, cannot afford to live in Agoura Hills.

Table II-9: Los Angeles County Wages for Select Occupations 2020

Very Low Income (< \$39,450 - 1 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Child Care Workers	\$14.77	\$30,725	\$768
Waiters/Waitresses	\$16.50	\$34,333	\$858
Security Guards	\$16.82	\$34,986	\$875
Nursing Assistants, Orderlies, Attendants	\$17.35	\$36,070	\$902
Retail Salespersons	\$17.44	\$36,284	\$907
Preschool Teachers	\$17.81	\$37,052	\$926
Emergency Medical Technicians, Paramedics	\$18.76	\$39,037	\$976
Low Income (\$39,450 - \$63,100 - 1 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Retail Sales Manager	\$23.37	\$48,599	\$1,215
Bookkeeping, Accounting, Auditing Clerks	\$23.71	\$49,330	\$1,233
Transit Bus Drivers	\$25.18	\$52,370	\$1,309
Postal Mail Carriers	\$26.92	\$55,978	\$1,400
Licensed Practical and Vocational Nurses	\$28.79	\$59,899	\$1,497
Tax Preparers	\$29.52	\$61,389	\$1,535
Carpenters	\$30.30	\$63,020	\$1,575
Moderate Income (\$63,100 - \$64,900 - 1 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Social Workers	\$30.54	\$63,526	\$1,588
Animal Control Workers	\$30.59	\$63,640	\$1,591
Media and Communication Workers	\$30.64	\$63,728	\$1,593
Photographers	\$30.64	\$63,734	\$1,594
Graphic Designers	\$30.89	\$64,246	\$1,606
Bus and Truck Mechanics	\$31.15	\$64,776	\$1,619

Source: Q1 2020 California Occupational Wage Statistics – L A County; 2020 State HCD Income Limits.
Max affordable housing cost based on 30% of income.

C. SPECIAL NEEDS POPULATIONS

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to, the following: economic status, age, disability, household size and household type. Special needs populations in Agoura Hills include the elderly, persons with disabilities, large households, female-headed households, and the homeless. Table II-10 summarizes the special needs populations in Agoura Hills. Each of these population groups, as well as their housing needs, is described in the section that follows.

Table II-10: Special Needs Populations in Agoura Hills 2020

Special Needs Groups	Persons	Households	Percent*
Seniors (65+)	2,962		14%
With a Disability	880		(30%)
Senior Households		1,669	23%
Renter		167	(10%)
Owner		1,502	(90%)
Senior Homeowners Living Alone		511	(34%)
Persons Living with Disabilities*	1,954		10%
Large Households		487	7%
Renter		34	(7%)
Owner		453	(93%)
Female-Headed Family Households*		502	7%
Renter		271	(54%)
Owner		231	(46%)
TOTAL Persons/Households	20,566	7,383	

Source: American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates

Note: Numbers in () reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's senior households, 10% are renters and 90% are owners.



1. Senior Households

Senior citizens are a large segment of Agoura Hills' population, comprising 23 percent of the community's households. Seniors are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing. This population is expected to continue increasing as the baby boom generation continues to enter retirement.

Although often viewed as homogeneous, Agoura Hills' senior population is quite diverse. Among the City's 1,669 senior households, 90 percent own a home and 10 percent rent housing. Approximately 35 percent of Agoura Hills' seniors are 75 years of age and above, a population which may require more supportive housing options as they age and become more frail.

Some of the more pressing housing needs of Agoura Hills' seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Agoura Hills' 167 senior renter households, approximately 20 percent are lower income (<80% AMI). Market rents in Agoura Hills are well beyond the level affordable to lower income households.
- **Disabilities.** The Census identifies 30 percent of Agoura Hills' seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit seniors' ability to leave their homes. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population that may require various levels of housing support.
- **Housing maintenance.** Of Agoura Hills' approximately 1,500 senior homeowners, over one-third live alone. As these homeowners age, many may be unable to maintain their homes or perform minor repairs. The installation of grab bars and other assistance devices may be necessary to enhance accessibility.

Agoura Hills has a total of 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. These residential care facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services to persons 60 years of age and over. 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. This is a facility located in Calabasas that serves residents from both Agoura Hills and Calabasas.

Addressing the diverse housing needs of Agoura Hills' senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of a variety of supportive living environments for seniors of all income levels.

2. Persons with Disabilities

A disability is defined as a long-lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2014-2018 American Community Survey (ACS) identifies 1,954 Agoura Hills residents over the age of five as having one or more disabilities, representing ten percent of the City's population. Over 40 percent of these residents are unable to live independently. The ACS documents the presence of the following types of disabilities among Agoura Hills disabled residents:

- Hearing – 24%
- Ambulatory – 49%
- Cognitive – 38%
- Vision – 9%

Of the City's senior population, approximately 30 percent suffer from a disability. As Agoura Hills' population continues to age, the number of residents with disabilities will also increase.

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 Malibou 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.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessory dwelling units provide a means for persons with disabilities to have an independent living arrangement while still living on the same property with family members or friends.

Developmental Disabilities

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812 which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. ASDs are the fastest growing developmental disability in California, and the state is projected to face a substantial number of persons with ASD maturing into adulthood, many of whom will want to live independently and need appropriate housing.

The State Department of Developmental Services (DDS) provides community-based services to approximately 250,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled

persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives.

The North Los Angeles County Regional Center (NLACRC) serves the San Fernando, Santa Clarita and Antelope Valleys. The NLACRC serves over 28,000 individuals with developmental disabilities and their families. Within zip code 91301, which encompasses greater Agoura Hills, the Regional Center currently provides services to 210 residents with developmental disabilities, including 122 persons under the age of 18 and 88 persons 18 years of age and older. Of these residents, approximately 98.5 percent (207 persons) live with a parent, family member or guardian with the remaining 1.5 percent live in a foster/group home or an independent/supportive living program.³ These percentages highlight the need for people with developmentally disabled family members to have a variety of housing options to provide ongoing care and support.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

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.

3. Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals, which typically consist of single-family homes.

In Agoura Hills, large households comprise seven percent of total households. Of the City's approximately 487 large households, just seven percent are renters. The 2014-2018 American Community Survey documents 626 rental units and 5,100 owner units in Agoura Hills with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members. In contrast, Agoura Hills is home to only 34 large renter households and 453 large owner households, indicating a more than adequate supply of both rental and ownership units to accommodate the City's large households.

³ California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

4. Female-Headed Family Households

Female-headed family households tend to have modest incomes, and typically have a special need for such services as childcare and health care, among others. The American Community Survey identifies 502 female-headed family households (no husband present) in Agoura Hills, comprising seven percent of total households and nine percent of family households. Of these female-headed households, over half (54%) are renters and 22 percent live below the poverty line. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care.

The Agoura Hills Recreation Center offers a variety of youth programs after school. Children and teens can participate in a variety of fitness activities and intramural sports leagues, arts and dance classes, after-school programs, and special spring, winter and summer break camps and excursions. The Agoura Hills/Calabasas Community Center is also available for use by the City's young residents. This state-of-the-art recreational facility offers discounted memberships for students as well as a unique Child Watch Program that provides childcare using the Community Center's facilities.

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Agoura Hills has no agricultural land in active production nor do the adjacent cities of Westlake Village or Calabasas.

The U.S. Department of Agriculture (USDA) documented that out of California's approximate 377,500 agricultural workers, less than one percent (3,266) are located within Los Angeles County. In Southern California, agricultural workers are primarily located in San Diego, Riverside and Santa Barbara Counties. According to the Local Profile data compiled by SCAG, no full-time jobs identified within the Agoura Hills' city limits fall within forestry, fishing or farming. Since the persons employed in agriculture is extremely limited to non-existent, the housing needs of this group are addressed under Agoura Hills' overall programs for affordability.

6. Homeless

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 program provides homeless outreach and assistance in a timely and efficient manner.

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D. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Agoura Hills’ physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

1. Housing Growth

Table II-11 displays housing production in Agoura Hills compared to neighboring cities and the County of Los Angeles. During the 1990s, Agoura Hills’ housing stock grew by only one percent, below the three percent housing growth experienced Countywide. While housing growth in neighboring Calabasas (3%) was comparable to that in the County, both Westlake Village and Thousand Oaks experienced growth levels of over 10 percent. In the 2000s, Agoura Hills’ housing stock grew by eight percent (nearly 600 units), which was higher than the County and similar to Calabasas and Thousand Oaks.

The 2020 State Department of Finance documents Agoura Hills’ housing stock at 7,639 units, reflecting a small increase of 54 units in the last decade. This slow growth is less than the Countywide increase of four percent since 2010.

Table II-11: Regional Housing Growth Trends 1990-2020

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Agoura Hills	6,927	6,993	7,585	7,639	1%	8%	0.7%
Calabasas	7,857	8,107	8,878	9,230	3%	10%	4%
Thousand Oaks	37,765	42,958	47,497	48,159	14%	11%	1%
Westlake Village	3,006	3,347	3,384	3,371	11%	1%	-0.4%
L.A. County	3,163,343	3,270,909	3,443,087	3,590,574	3%	5%	4%

Source: U.S. Census 1990, 2000, 2010; Dept. of Finance 2020 Population and Housing Estimates.

2. Housing Type and Tenure

Table II-12 depicts the mix of housing types in Agoura Hills. Single-family homes remain the dominant housing type, comprising 83 percent of the housing stock, a modest decline from the 89 percent single-family homes in 2000. During the past two decades, a net increase of 169 single-family homes have been added to the City’s housing stock, in comparison to a net increase in 455 multi-family units. The majority of multi-family growth since 2000 is attributed to construction of the 336-unit Oak Creek Apartment complex (built in 2004) and several small townhome developments.

Table II-12: Housing Type 2000 - 2020

Unit Type	2000		2020	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	5,220	75%	5,349	70%
SF Attached	979	14%	1,019	13%
Total Single-Family	6,199	89%	6,368	83%
2 to 4 Units	176	2%	185	2%
5 or more units	618	9%	1,064	14%
Total Multi-Family	794	11%	1,249	16%
Mobile Homes & Other	0	0%	22	<1%
Total Housing Units	6,993	100%	7,639	100%
Vacancy Rate	1.7%	--	3.4%	--

Source: U.S. Census 2000; Dept. of Finance 2020 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units. In 2020, 77 percent of Agoura Hills’ households were homeowners, a slight decline in homeownership from the City’s 2000 home ownership levels (84%), yet substantially higher than the Countywide average of 45 percent.

Table II-13: Housing Tenure

Housing Tenure	2000		2010		2020		Los Angeles County
	Occupied Units	Percent	Occupied Units	Percent	Occupied Units	Percent	
Renter	1,099	16%	1,612	22%	1,691	23%	55%
Owner	5,775	84%	5,712	78%	5,692	77%	45%
Total	6,874	100%	7,327	100%	7,383	100%	100%

Source: U.S. Census 2000 and 2010; Dept. of Finance 2020 Population and Housing Estimates.

Vacancy Rate

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 low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. As measured by 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.



Oak Creek Apartments

3. Housing Age and Condition

The age of a community’s housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table II-14 displays the age of Agoura Hills’ occupied housing stock by tenure as of 2019. With 89 percent of Agoura Hills’ housing stock built prior to 1989, a vast majority of the City’s housing has reached the 30-year benchmark, representing approximately 6,500 units. The aging of such a large portion of Agoura Hills’ housing stock indicates a need for code enforcement and property maintenance programs to stem potential housing deterioration. While no units have previously been identified as needing replacement, code enforcement staff estimate that 20 percent of the pre-1989 housing stock (approximately 1,300 units) may be in need of some level of rehabilitation.

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.

Table II-14: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2014 or later	0	0%	63	1%	<1%
2010-2013	91	5%	0	0%	1%
2000-2009	245	15%	91	2%	5%
1990-1999	134	8%	205	4%	5%
1980-1989	512	30%	2,607	46%	42%
1970-1979	506	30%	2,009	35%	34%
1960-1969	181	11%	512	9%	9%
1950-1959	22	1%	159	3%	3%
1940-1949	0	0%	0	0%	0%
1939 or earlier	0	0%	46	<1%	<1%
Total	1,691	100%	5,692	100%	100%

Source: U.S. Census 20014-18 American Community Survey; Dept. of Finance 2020 Population and Housing Estimates.

4. Housing Costs and Affordability

Rental Housing Market

An internet rent survey was conducted in August 2020 to evaluate rental costs in Agoura Hills. Table II-15 presents the results of the rent survey by unit type, including apartments/condominiums/townhomes and single-family homes in Agoura Hills.

A total of 58 multi-family units were advertised for rent, including 31 apartments and 27 units identified as townhomes or condominiums. Median monthly rents were \$2,403 for a one-bedroom unit, \$2,793 for a two-bedroom unit, and \$3,495 for a three-bedroom unit. While no three-bedroom apartments were advertised, townhome/condominiums helped to fill the gap in larger unit rentals. The median rents for all apartment and townhome/condo sizes increased significantly in the last eight years. Since 2012, the median rents for one-bedroom apartments increased by 50 percent (median was \$1,600 in 2012), two-bedroom apartments increased by 39 percent (median rent in 2012 was \$2,000) and three-bedroom townhomes/condos experienced an increase of 47 percent (median was \$2,375 in 2012).

Single-family homes comprised 32 percent of advertised rentals in Agoura Hills, with median rents of \$4,030 for a three-bedroom home, \$5,000 for a four-bedroom home, and \$4,765 for a home with five bedrooms. While the median rents for three-bedroom homes increased from \$2,800 in 2012 to \$4,030 in 2020, the median rents for the larger homes only increased slightly (four-bedroom homes had a median rent of \$4,800 in 2012) or decreased (the median rent for five-bedroom homes was \$6,500).

Table II-15: Survey of Vacant Rental Units: August 2020

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
<i>Apartments/Condominiums/Townhomes</i>			
1	17	\$1,695 - \$2,662	\$2,403
2	27	\$1,875 - \$3,650	\$2,793
3	14	\$2,800 - \$5,930	\$3,495
<i>Single-Family Homes</i>			
3	9	\$3,300 - \$5,900	\$4,030
4	12	\$3,810 - \$8,530	\$5,000
5	6	\$3,800 - \$6,200	\$4,765

Source: Rental survey by KWA, August 2020; www.craigslist.org, www.westsiderentals.com, www.zillow.com, www.rent.com.

Accessory Dwelling Units

Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

Agoura Hills' adopted its most recent ADU Ordinance in August 2021, consistent with current state laws regulating ADUs. The Ordinance seeks to facilitate the creation of ADUs and junior ADUs (less than 500 square feet) as a means of integrating lower cost rental options within existing neighborhoods.

The Southern California Association of Governments (SCAG) has prepared a "Regional Accessory Dwelling Unit Affordability Analysis" for local governments in to use to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements.⁴ The analysis consisted of five steps:

- A. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
- B. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUs were surveyed between April and June 2020);
- C. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;
- D. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
- E. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15% of ADUs are provided rent-free, and can therefore be assumed to be affordable to extremely low-income households (0-30% AMI).

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Los Angeles County which was divided into two areas – the coastal jurisdictions including Las Virgenes communities and the inland jurisdictions. Table 16 presents SCAG's affordability assumptions for ADUs in LA County's coastal jurisdictions, providing the basis for assigning affordability to projected ADUs in Agoura Hills' Housing Element Update. As shown 60 percent of all ADUs and 45 percent of rented ADUs are estimated by SCAG to be affordable to lower income households.

⁴ Southern California Association of Governments, "SCAG Regional Accessory Dwelling Unit Affordability Analysis", December 2020.

**Table II-16: Affordability Assumptions for All ADUs
Los Angeles County – Coastal Jurisdictions (including Las Virgenes)**

Category	Affordability Assumptions for Rented ADUs ¹	Affordability Assumptions for Non-Rented ADUs ²	Affordability Assumption for all ADUs ³
	85% of Total	15% of Total	100% of Total
Extremely Low Income	0%	100%	15%
Very Low Income	3%	0%	2%
Low Income	51%	0%	43%
Moderate Income	7%	0%	6%
Above Moderate Income	40%	0%	34%

Source: Southern California Association of Governments, “SCAG Regional Accessory Dwelling Unit Affordability Analysis”, December 2020.

1. Used step D in analysis to combine proportions from step C into single breakdown of rented ADUs by income category.
2. Based on SCAG research of non-rented ADUs, it was determined that 15% of ADUs will be available at rents affordable to Extremely Low-Income households.
3. Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

DRAFT

Homeownership Market

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median “Home Value Index” for any given geographic area. Table II-17 presents the September 2021 median home value index for Agoura Hills and nearby communities for both single-family homes and condominiums. As shown, the median condominium value in the City was \$915,000 and median single-family home value was \$1,360,000. Housing values in Agoura Hills are above those in Thousand Oaks, the City of Los Angeles, and the County as a whole, and slightly below those in Westlake Village.

Table II-17: Regional Median Home Values 2021

Community	Condominiums	Single-family
Agoura Hills	\$915,000	\$1,360,000
Calabasas	\$1,320,000	\$1,850,000
Malibu	\$1,420,000	\$4,940,000
Thousand Oaks	\$602,000	\$1,030,000
Westlake Village	\$1,090,000	\$1,620,000
Los Angeles City	\$748,000	\$1,180,000
Los Angeles County	\$706,000	\$975,000

Source: Zillow Home Value Index from Zillow.com. Values as of September 30, 2021

For purposes of evaluating housing affordability in Agoura Hills, the following Table II-18 breaks down home values by number of bedrooms, aggregating both condominiums and single-family homes in the overall home value figures. Median values range from \$540,000 for a two-bedroom home to over \$2 million for a home with five bedrooms.

Table II-18: Agoura Hills Median Home Values by Size 2021

Number of Bedrooms	September 2021 Median Home Value (Single-family and Condo)
2	\$540,000
3	\$895,000
4	\$1,223,000
5+	\$2,097,000
Total	\$1,119,345

Source: Zillow Home Value Index from Zillow.com.

Housing prices in Agoura Hills and the region increased dramatically in the last decade. For instance, in 2010, Zillow shows the home value index for Agoura Hills at \$613,800 (inclusive of both single-family homes and condominiums), compared to an index of \$1,119,000 in September 2021, over an 80 percent increase. And in the last year alone, values have increased 19.1 percent in Agoura Hills.

Housing Affordability

The affordability of housing in Agoura Hills can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table II-19 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with median home values as previously documented in Table II-18. As illustrated below, the maximum affordable purchase price ranges from \$444,276 for a three-person household, \$533,632 for a four-person household, and \$545,881 for a five-person household. Median home values in Agoura Hills are all above these moderate-income affordability thresholds, with the affordability gap increasing with the increase in number of bedrooms.

Table II-19: 2020 Los Angeles County Maximum Affordable Housing Cost

Moderate Income Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$83,500	\$92,750	\$101,500
Income Towards Housing @ 35% Income	\$29,225	\$34,462	\$35,525
Maximum Monthly Housing Cost	\$2,435	\$2,871	\$2,960
Less Ongoing Monthly Expenses:			
Utilities ¹	(\$146)	(\$172)	(\$204)
Taxes (1.1% of sales price)	(\$406)	(\$488)	(\$500)
Homeowner Insurance ²	(\$37)	(\$44)	(\$45)
HOA Fees & Other Maintenance	(\$250)	(\$250)	(\$250)
Monthly Income Available for Mortgage	\$1,596	\$1,917	\$1,961
Supportable Mortgage @ 3.5% interest	\$355,421	\$426,906	\$436,705
Homebuyer Downpayment (20%)	\$88,855	\$106,726	\$109,176
Maximum Affordable Purchase Price	\$444,276	\$533,632	\$545,881
Agoura Hills Median Home Value³	\$540,200	\$894,700	\$1,223,000

Source: Karen Warner Associates.

1. Utility costs based on HACoLA schedule and assumes gas appliances.

2. Estimated from quotes from Progressive Insurance

3. Median home prices (inclusive of both single-family and condominiums) based on Zillow Home Value Index from Zillow.com.

Table II-20 presents the maximum affordable rents for very low-, low- and moderate-income households by household size, and compares with median apartment rents in Agoura Hills (as documented in the rent survey presented in Table II-15). As Table II-20 indicates, City-wide median rents are well above the level of affordability for very low-, low- and even moderate-income households. The monthly affordability gap for a three-person household ranges from \$1,671 for very low-income households, \$911 for low-income households, and \$851 for moderate-income households. Some of the least cost smaller rentals advertised, however, (\$1,695 one-bedroom and \$1,875 two bedroom) are within a level generally affordable to the top end of the low-income range as well as moderate-income households. In addition, three accessory dwelling units were advertised

for rent in August 2020, and had a rental range of \$1,750 to \$1,900; this range is affordable to 2-person and some 3-person low- and moderate-income households.

Table II-20: 2020 Maximum Affordable Rents* Los Angeles County

Income Level**	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$999	\$1,122	\$1,236
Low Income	\$1,676	\$1,882	\$2,081
Moderate Income	\$1,728	\$1,942	\$2,147
Agoura Hills Median Rents	\$2,403	\$2,793	\$3,495

Source: Karen Warner Associates, 2020.

*Maximum rent reflects deduction of utility allowance per LACDC 2020 utility schedule: \$127 for 1 bdrms, \$146 for 2 bdrms, and \$172 for 3 bdrms.

**Income levels reflect the 2020 Official State Income Limits published by State HCD.

5. Assisted Housing At-Risk of Conversion

State law requires the city to identify, analyze, and propose programs to preserve housing units that are currently restricted to low-income housing use and that will become unrestricted and possibly be lost as low-income housing.

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 on rental housing and 45-year covenants on ownership housing.

6. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Agoura Hills is the extent of “housing problems.” One measure of housing problems used by both the state and Federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table II-21 shows the incidence of overpayment in Agoura Hills.

Table II-21: Housing Overpayment 2018

Overpayment	Households	Percent	L.A. Co. %
Owners			
Overpayment (>30% income on housing)	1,884	41%	44%
Renters			
Overpayment (30%-50% income on housing)	366	22%	25%
Severe Overpayment (>50% income on housing)	445	27%	29%

Source: SCAG Pre-Certified Local Housing Data, August 2020; American Community Survey 2014-2018.

Note: Household count differs from 2020 Dept. of Finance count depicted in Table II-6.

According to the 2014-2018 American Community Survey data compiled by SCAG, 22 percent of renters in Agoura Hills were spending between 30 and 50 percent of their total income on housing, with an additional 27 percent 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 were facing overpayment. As shown in Table II-21, overpayment for both renters and owners is slightly lower than the County as a whole.

Among lower income renter households, overpayment is most pronounced. As shown in Table II-22, 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. The impact of housing overpayment on Agoura Hills’ lower income households is significant, with the community’s special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay. Renter overpayment is addressed in the following Housing Element programs: Inclusionary Housing (*Program #4*), Affordable Housing Development Assistance (*Program #5*), Affordable Housing Density Bonus (*Program #6*), Section 8 Rental Assistance (*Program #7*), Accessory Dwelling Units (*Program #11*) and Housing Opportunities for Persons Living with Disabilities (*Program #16*).

Table II-22: Lower Income Renter Overpayment 2018

Income Level	Overpayment (30-50% income on housing)		Severe Overpayment (>50% income on housing)	
	Households	% of renter income category	Households	% of renter income category
Less than \$20,000	0	0%	14	100%
\$20,000-\$34,999	0	0%	259	100%
\$35,000 to \$49,999	0	0%	29	100%
\$50,000 to \$74,999	157	53%	100	34%
\$75,000 to \$99,999	125	46%	0	0%
\$100,000 or more	84	11%	43	6%

Source: SCAG Pre-Certified Local Housing Data, August 2020; American Community Survey 2014-2018.

Note: Household count differs from 2020 Dept. of Finance count depicted in Table II-6.

Overcrowding

The state defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, bathrooms, 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 and affordable housing units.

Table II-23 shows the incidence of overcrowding in Agoura Hills and Los Angeles County by tenure, as measured by the 2014-2018 American Community Survey compiled by SCAG. Over the last ten years, renter overcrowding has increased from four to seven percent; however, no renter households experienced severe overcrowding. Both renter and owner overcrowding in the city was less than what was measured Countywide. Overall, household overcrowding remains a relatively minor issue in Agoura Hills.

Table II-23: Overcrowded Households 2018

Overcrowding	Households	Percent	L.A. Co. %
Owners			
Overcrowding (>1.0 ppl/room)	26	<1%	4%
Severe Overcrowding (>1.5 ppl/room)	26	<1%	2%
Renters			
Overcrowding (>1.0 ppl/room)	123	7%	9%
Severe Overcrowding (>1.5 ppl/room)	0	0%	7%

Source: SCAG Pre-Certified Local Housing Data, August 2020; American Community Survey 2014-2018.

Note: Household count differs from 2020 Dept. of Finance count depicted in Table II-6

E. REGIONAL HOUSING NEEDS ALLOCATION ASSESSMENT

California’s Housing Element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups, as determined by the jurisdiction’s Council of Governments. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The regional growth allocation process begins with the Department of Finance’s (DOF) projection of statewide housing demand for the planning period, which is then apportioned by regional councils of government throughout the state. SCAG is responsible for assigning these regional housing needs, known as the Regional Housing Needs Allocation (RHNA) for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, and the jurisdictions within each county. The main determining factors in SCAG’s methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories (very low-, low-, moderate-, and above moderate-incomes).

The state has allocated 1.34 million new housing units to the SCAG regions as part of the 6th cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020, meeting, SCAG’s Regional Council adopted the Connect SoCal on which the RHNA is based. On March 4, 2021, the Regional Council adopted the final RHNA allocations to local jurisdictions. SCAG has forecast the housing needs by income category for each jurisdiction within the six-county region for the 2021-2029 Housing Element planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element. Agoura Hills’ RHNA housing needs for the 2021-2029 planning period was forecast at 318 net units, distributed among the four income categories as shown in Table II-24.

Table II-24: Regional Housing Needs Assessment 2021-2029

Income Level	Percent of Area Median Income	Units	Percent
Very Low	0-50%	127	40%
Low	51-80%	72	23%
Moderate	81-120%	55	17%
Above Moderate	120%+	64	20%
Total		318	100%

Source: SCAG 6th Cycle Final RHNA Allocation Plan, March 4, 2021.

An estimated half of the City’s 127 very low-income housing needs (63 units) units are for extremely low-income households earning less than 30% AMI.

III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Agoura Hills.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website.

General Plan Land Use and Community Form Element

The General Plan Land Use and Community Form Element of the Community Conservation and Development Chapter, adopted by the City in March 2010, provides for five residential categories plus one mixed use category. A brief description of each land use is provided below:

- Residential – Very Low Density (0.2 – 1 du/acre) – this land use category accommodates development on large existing lots, ranging from 1 to 5 acres in parcel size. This category includes areas suitable of equestrian estates and agricultural uses and horses are commonly kept in areas with this classification. This designation also often applies to areas of 25 percent or greater slope.
- Residential – Low Density (1 – 2 du/acre) – This category provides large lots of one-half to one acre in size and includes estate-sized lots. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.
- Residential – Single Family (2 – 6 du/acre) – This land use category includes all remaining areas designated for development with conventional single-family detached housing and comprises approximately 65 percent of the City's residentially designated land. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.
- Residential – Medium Density (6 - 15 du/acre) – This land use category includes densities appropriate for single-family small lot subdivisions, townhomes, condominiums, and low-density apartments. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved as open space. This category is generally proposed in areas of relatively flat land with good access to arterial streets and public services.
- Residential – High Density (15 – 25 du/acre) – This land use category includes higher-density townhomes, condominiums, and apartments, generally with some below-grade parking. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.

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 are being used to update the General Plan Community

Conservation and Development Chapter in order to comply with this Housing Element update, including ways to meet Agoura Hills’ RHNA assessment.

Zoning Ordinance

The Agoura Hills Zoning Ordinance provides for five residential zones, corresponding to the General Plan land use designations. Table III-1 provides an overview of the City’s residential development standards.

Table III-1: Residential Land Use Controls

Zone District	Purpose	Permitted Uses	Setbacks	Height	Lot Coverage	Max. Density/Intensity
Very Low Density (RV)	Large lot development suitable for equestrian and agricultural oriented uses; >25% slope	1 S.F. du per lot	25’ front yard 25’ rear yard 12’ side yard	2 stories/ 35’	25%	<2 du/acre
Low Density (RL)	Large lots for equestrian use in conjunction with residential and related development	1 S.F. du per lot	25’ front yard 25’ rear yard 12’ side yard	2 stories/ 30’	35%	1-2 du/acre
Single-Family (RS)	Conventional Single-family detached development	1 S.F. du per lot	20’ front yard 20’ rear yard 8’-10’ side yard	2 stories/ 35’	50%	2-6 du/acre
Medium Density (RM)	Small lot subdivisions and duplexes	1 S.F. du per lot, two-family dwelling per lot, congregate housing	15’ front yard 15’ rear yard 7’-12’ side yard	2 stories/ 35’	60%	6-15 du/acre
High Density (RH)	Condominiums Apartments	Duplexes, apartments, dwelling groups, congregate housing, townhouses, multi-family units	15’ front yard, 10’ rear yard, 7’-10’ side yard	2 stories/ 35’	50%	15-25 du/acre

Source: City of Agoura Hills, Zoning Ordinance 2020.

The City’s parking requirements are shown in Table III-2. The requirements range from two spaces in a garage for single-family units, to two and a half spaces for condominium units (two covered spaces, one-half uncovered spaces). Parking for apartments varies based on the number of bedrooms. Covered spaces in apartment units can be provided within carports, eliminating the added cost of

providing garage parking. Parking requirements accessory dwelling units (ADU) are one off-street parking space per unit in addition to the parking requirements for the primary residence. Parking requirements for ADUs may be exempt if the project location meets criteria in the City’s ADU ordinance (such as: located within one-half-mile walking distance of public transit or located in an architecturally and historically significant district). The Planning Commission can reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit. In addition, the proportion of covered spaces can be reduced by half to the extent senior housing is provided for low- and moderate-income households, but not less than one space per four dwelling units. (AHMC Section 9654.2.J.2.)

Table III-2: Parking Standards

Unit Type	Parking Requirement
Single-family	2 covered spaces for each unit. Spaces shall be provided within a garage
Apartments:	
Studio or bachelor	1 covered, plus 0.5 uncovered space per each unit
One bedroom	1.5 covered, plus 1.0 uncovered space per each unit
Two or more bedrooms	2 covered, plus 0.50 uncovered spaces per unit
Condominiums or townhouses	2 covered, plus 0.50 uncovered spaces per unit. Recreational vehicle parking may be required at a location and design approved by the Planning Commission
Accessory Dwelling Units	1 off-street parking space in addition to the parking required for the primary residence
All uncovered parking spaces shall be used for “guest parking” and marked as such.	

Source: City of Agoura Hills, Zoning Ordinance 2021.

The City of Agoura Hills has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types:

Mixed Use Overlay District – The Mixed Use Overlay District 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 the mixed use project. The allowable density is between 15 and 25 dwelling units per acre. Standards for the mixed use residential development are outlined in the Zoning Code and include parking requirements, compatible design features and recreational amenities.

Cluster Development: The Cluster Development (CD) overlay allows for the clustering of residential uses in order to preserve hillside or other sensitive open space areas. The CD Overlay can be applied to all residential zone districts and provides for greater flexibility in site design while allowing for densities permitted by the underlying zone. In addition, if certain conditions are met, the CD overlay provides for an increase in density of up to three times the density of the underlying zone. However, as no remaining vacant lands have a CD overlay, its applicability in the future is limited.

Transfer of Development Regulations (TDRs): The City’s Zoning Ordinance establishes a TDR procedure whereby development credits may be transferred from open space parcels, which because of aesthetics, access, geology, slope, biota, or other environmental factors, are retained as open

space, to residentially zoned parcels more suited to development. TDRs have yet to be utilized in Agoura Hills.

Local Ordinances

State law now requires jurisdictions to analyze in their Housing Elements any locally adopted ordinances that directly impact the cost and supply of residential development. Agoura Hills has ordinances which set forth inclusionary housing requirements, provide for density bonuses, and regulate condominium conversions, all of which are analyzed in the following section. The City does not have any growth control measures that could potentially limit housing supply.

Inclusionary Housing: 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.

- For rental units, new condominium projects or condo conversions and new single-family subdivisions: a minimum of 15 percent of the total units shall be reserved as follows - seven (7) percent of all units for very-low-income households, four (4) percent of units for low-income households and four (4) percent of units for moderate-income households.
- Along with an application for a residential development, a developer shall submit a housing plan illustrating how the provisions for inclusionary housing shall be met. For projects with on-site inclusionary housing, an inclusionary housing agreement shall also be required.
- All inclusionary units shall be reasonably dispersed throughout the project, proportional in bedroom number and size to the market rate units and comparable in base design, appearance, and materials to the market rate units.
- Inclusionary units shall remain restricted for owner-occupancy by the target income category for a period of not less than 45 years. For rental developments, the inclusionary units shall be income restricted for a period of not less than 55 years.

The City's Inclusionary Ordinance specifies that developing all of the required inclusionary units within the residential development is the preferred approach. However, as an alternative, the developer may propose satisfying the inclusionary housing requirements through payment of an in-lieu fee, including providing some of the required inclusionary units on-site and paying an in-lieu fee for any required inclusionary units that are not included in the project. The City updated the in-lieu in 2018 to provide greater consistency with the actual gap between market rate and affordable sales prices and rents. Fees currently range from \$285,336 for every very low-income apartment unit not built, to \$262,541 for every low-income condominium unit not built, to \$427,002 for every moderate income single-family residential unit not built. No inclusionary units have been produced in Agoura Hills since 2013, and the current balance in the Affordable Housing Trust Fund from in-lieu fee contributions is approximately \$1.8 million.

Density Bonus: Numerous amendments have been made to state density bonus law over the last several years. Section 9674 of Agoura Hills' Municipal Code sets forth the City's density bonus incentives. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10% of units for low-income households
- 5% of units for very low-income households

- A senior citizen housing development or mobile home park that limits residency based on age requirements
- 10% of units in a condominium for moderate income households.
- 10% of units for transitional foster youth, disabled veterans, or homeless persons
- 20% of units for low-income students in a student housing development
- 100% of units for low- income households, except that up to 20 percent may be for moderate income households

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting.

Pursuant to state requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density bonus cannot be accommodated under Agoura Hills' development standards, the City will modify applicable standards to accommodate the bonus.

The City has one active application requesting concessions and waivers under state density bonus law, and a second property owner who has informed staff he intends to submit a development application with a density bonus request; both of these projects are within the Agoura Village Specific Plan.

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, Section 9281.2 of the Municipal Code requires a Conditional Use Permit for conversion of existing dwelling units to condominiums. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. All condominium conversion projects over 10 units need to comply with the Inclusionary Housing Ordinance, such that a portion of the units converted would be reserved for very low-, low- and moderate-income households. No requests for condominium conversions were received during the 2013-2021 planning period.

Short-Term Rentals: A short-term vacation rental (also called a vacation rental or STR) is a rental of a residential dwelling unit or accessory building for periods of less than 30 consecutive days. Over the past few years, short-term rentals have become an increasingly popular form of lodging throughout the country.

The City recognizes the potential land use issues that can arise from operating short-term rentals in Agoura Hills' neighborhoods, such as parking, noise and trash. In addition, housing units that might otherwise provide long-term rental housing for tenants are removed from the rental market, further impacting the shortage of available rental housing in the community. For these reasons, the City has a policy to prohibit short-term rentals except for lawfully approved hotels, motels, and bed-and-breakfast inns. Nonetheless, in September 2021, a short-term rental management company identified 49 active short-term rental hosts in Agoura Hills with an average cost of \$340/daily rental.

Agoura Village Specific Plan

The Agoura Village Specific Plan area covers a 135-acre area running along both sides of Agoura Road generally between Kanan and Cornell Roads. Currently, the area is characterized by a mix of vacant parcels and commercial land uses. In 2008, the City adopted the Agoura Village Specific Plan (AVSP), which included seven special planning areas with design standards to create a pedestrian-scaled walkable village. The plan allowed for up to 293 multi-family residential units and over 575,000 square feet of commercial uses, including two hotels. Since 2008, the City received interest in the Specific Plan area but no projects have been developed to date.

Due to the changes in the market and economic conditions in the City, Agoura Hills has initiated a process with a Citizens Advisory Group to review and update the AVSP. This update will include revisiting the AVSP to ensure it meets a new set of proposed planning principles developed by the City Council. The following planning principles relate to residential development:

- Coordinate with the City's 6th Cycle Housing Element Update and ensure the AVSP provides the opportunity for the City to meet its Regional Housing Needs Allocation assessment established by the Department of HCD;
- The original AVSP vision identified commercial as the primary land use and residential as secondary. With new market demands and economic trends, consider adjusting the overall amount of commercial and residential allowed to create a viable mixed use plan;
- Consider allowing the mixed use redevelopment of certain existing commercial properties; and
- Consider allocating a specific number of housing units per parcel, as opposed to per zone.

The updated sites inventory for the 6th Cycle Housing Element identifies eight sites within the AVSP for residential/commercial mixed use (refer to Chapter IV). Each of these sites will be designated with an Affordable Housing Overlay (AHO), allowing for residential densities of 20-25 dwelling units/acre, along with other development incentives, for the inclusion of 20 percent very low- and low-income units. This amount of residential density would be in addition to the amount of commercial square footage to be allowed on these parcels, which is being determined as part of the AVSP update currently underway and which will reflect a reduction in commercial permitted under the current plan to offset the increase in residential capacities.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, emergency shelters, and transitional and supportive housing. Table III-3 summarizes the housing types permitted in each of Agoura Hills zone districts.

Table III-3: Housing Types by Residential Zone Category

Housing Types Permitted	Residential/Commercial Zone District									
	RV	RL	RS	RM	RH	CS	CRS	CN	CS-MU	BP-OR
Single-Family	P	P	P	P						
Multiple-Family				C	P				C ¹	
Manufactured Housing	C	P	P	P	P					
Accessory Dwelling Units	P	P	P	P	P					
Two-Family Dwelling				P	P					
Employee Housing, Small	P	P	P	P	P					
Care Facilities (6 or fewer)	P	P	P	P	P					
Care Facilities (7 or more)	C	C	C	C	C					
Transitional Housing ² (Apt building)				C	P					
Transitional Housing ² (1 or 2 family dwelling)				P	P					
Supportive Housing ² (Apt building)				C	P					
Supportive Housing ² (1 or 2 family dwelling)				P	P					
Emergency Shelters						C	P	C	C	
Congregate Housing			D	P	P					
Residential Care Facility for the Elderly							C			C
Single Room Occupancy (Hotel)										C

Source: City of Agoura Hills, Zoning Ordinance 2021 P = Permitted D = Director's Approval C = Conditionally Permitted

¹ Residential uses must be ancillary to the commercial use.

² City will amend the Zoning Code to treat transitional and supportive housing as a residential use, subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Accessory Dwelling Units

Over the last several years the State Legislature has passed a series of bills aimed at encouraging single-family homeowners to add Accessory Dwelling Units (“ADUs” also known as “second units” or “granny flats”) to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. As previously identified, ADUs are complete independent housing units that can be either detached or attached from an existing single-family or multi-family residence.

In August 2021, the Agoura Hills City Council adopted Ordinance 21-456 amending the Agoura Hills Zoning Code to update the City’s ADU regulations consistent with state law. Among others, Ordinance 21-456 includes the following provisions:

- Allowance for ADUs and Junior ADUs in all residential zones, as well as in the commercial mixed use and open space restricted zones, both of which allow residential uses;
- Reduced processing times from 120 to 60 days;
- ADU unit sizes of up to 850 square feet for studio and one-bedroom ADUs, and up to 1,000 square feet for ADUs with more than one bedroom;
- An attached ADU shall not exceed 50 percent of the total floor area of the existing primary dwelling on the subject lot, however this requirement shall not reduce the maximum allowable size to less than 800 square feet of total floor area;
- A JADU shall be a minimum of 150 square feet and a maximum of 500 square feet of total floor area; and
- One parking space is required for each ADU unless the ADU meets one of the following criteria:
 - The ADU is located within one-half mile walking distance of Public Transit;
 - The ADU is entirely or partially within a proposed or existing primary dwelling or other existing structure;
 - The ADU is located within a historic district;
 - On-street parking permits are required but not offered to the occupant of the ADU;
 - There is a City-approved and dedicated parking space for a car share vehicle located within one block of the ADU; and
 - The JADU (Junior Accessory Dwelling Unit) is located in a single-family dwelling.

As a means of addressing potential public safety issues associated with building ADUs in Very High Fire Hazard Severity Zones (VHFHSZ), the ordinance requires a Fire Safety Review for lots in the VHFHSZ that do not have at least two distinct means of vehicular access where the property owner proposes to build both an ADU and JADU. As part of a Fire Safety Review, the Community Development Director would review the application to determine whether the application contains sufficient alternative fire safety measures to allow the construction of an additional accessory dwelling unit despite the lack of two distinct means of vehicular access. The Director may consider additional off-street parking beyond those required by code, additional setbacks, additional fire safety features such as sprinklers, fire retardant construction materials, location of fire hydrant and fire flow, distance of ADU from street and any other aspect of the application or property which allows for the safe construction of an additional accessory dwelling unit.

Manufactured Housing and Mobile Homes

Manufactured housing on permanent foundations is a permitted use in all residential zone districts of the City with a Mobile Home Permit. It is the intent of this permit to recognize the modern mobile home as an alternate source of affordable factory-built housing available from the manufacturer with an exterior similar to conventionally constructed housing. The Mobile Home Permit primarily focuses on the regulation of roofing overhang, and roofing and siding materials, as well as landscaping and minimum yard setbacks, and is consistent with state law.

A Conditional Use Permit (CUP) is required for manufactured housing in all zones if more than ten (10) years have elapsed between the date of manufacture of the home and the date of application for a Mobile Home Permit to install the manufactured home.

Multi-Family Rental Housing

Multi-family housing makes up approximately one-sixth of the City's total housing stock. The Agoura Hills Zoning Ordinance permits the development of multi-family housing in the RH residential zone by right, and because the RM zone is characterized by small lot development and duplexes and is primarily single-family in character, multiple family uses in this zone require a Conditional Use Permit. The City allows for densities of 6-15 units per acre in the RM zone and 15-25 units per acre in the RH zone, with additional densities achievable through density bonuses. In the Commercial Shopping Center Mixed Use Zone (CS-MU), multifamily residential is allowed with a conditional use permit. The residential portion of a project must be ancillary to the commercial uses and allowable density is 1.75 dwelling units per acre.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a state-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

The Agoura Hills Zoning Code has several definitions for care facilities.

- *Community facility, small* means the same meaning as set forth in California Health and Safety Code Section 1502, where six (6) or fewer persons live together.
- *Community facility, large* has the same meaning as set forth in California Health and Safety Code § 1502, where seven (7) or more persons live together.
- *Congregate housing* shall have the same meaning as the term "congregate housing for the elderly" as defined in California Health and Safety Code Section 50062.5.

- *Home for aged persons, foster family* means any family residence, noninstitutional in character, providing twenty-four-hour care for not more than four (4) aged persons sixty-five (65) years of age or older, as defined and licensed by or under the regulations of the department of social welfare of the State of California.
- *Home for aged persons, small group care* means any facility, noninstitutional in character, providing twenty-four-hour care for between five (5) and fifteen (15) aged persons sixty-five (65) years of age or older, as defined and licensed by or under the regulations of the department of social welfare of the State of California.
- *Home for children, foster family* means any family residence, noninstitutional in character, providing twenty-four-hour care for not more than six (6) children under sixteen (16) years of age, as defined and licensed by or under the regulations of the department of social welfare of the State of California.
- *Special boarding home for children* means any facility, noninstitutional in character, providing twenty-four-hour care for between seven (7) and fifteen (15) children under sixteen (16) years of age, as defined and licensed by or under the regulations of the department of social welfare of the State of California.

Table III-3 outlines where these uses are permitted in the city. The Code currently permits congregate housing within the RM and RH zones, as well as within the RS zone subject to Planning and Community Development Director approval. Small community care facilities are permitted uses in all residential districts (RV, RL, RS, RM and RH), while large community care facilities are conditionally permitted uses in these same residential districts. (While not explicitly required by state law, the Conditional Use Permit could be considered a fair housing issue. The Housing Element thus includes a program to review the Zoning Code requirements for larger care facilities and amend the Code as necessary to ensure state law requirements related to fair housing and care facilities are met). The City places no concentration limitations or spacing requirements on these uses or other types of special needs housing.

Review of the California Community Care Licensing Division inventory of community care facilities identifies Agoura Hills as having a total of 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. These residential care facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services to persons 60 years of age and over.

The availability of vacant sites within these residential zones is extremely limited. Given Agoura Hills' growing senior citizen population and the City's desire to provide a range of housing options to allow seniors to remain in the community, the 5th Cycle Housing Element established a program to conduct a land use study to evaluate expanding the permitted locations for congregate housing to additional zone districts, such as the Commercial Retail Service (CRS) zone district. In 2014, the City amended the Zoning Code to allow Residential Care Facilities for the Elderly in both the CRS zone and BP-OR zones subject to a Conditional Use Permit. Oakmont Senior Living (Residential Care Facility for Elderly – Assisted Living and Memory Care) was approved in 2018 and is currently under construction in the

BP-OR zone, and the City anticipates a second similar facility, also in the BP-OR zone, to submit an application in the near future.

Housing for Persons with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

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, and are able to be reviewed within approximately five days.

In January 2012, the City Council adopted Ordinance No. 11-393, the Reasonable Accommodations Ordinance, consistent with federal and state laws regarding providing reasonable accommodations. Ordinance No. 11-393 creates a procedure in the Municipal Code for an individual with a disability to request a reasonable accommodation from land use and zoning regulations, policies, and practices, when needed, to provide that individual with an equal opportunity to use and enjoy a dwelling. A decision on whether to grant a reasonable accommodation is processed ministerially and made by the Director of Planning and Community Development, unless the project for which the request is made requires some other discretionary approval, in which case the request is handled concurrently with the application for discretionary approval. The written decision to approve, conditionally approve, or deny a request for reasonable accommodation shall be based on the following findings, all of which are required for approval:

1. The accommodation is requested by or on behalf of one (1) or more persons with a disability protected under the Fair Housing Laws;
2. The requested accommodation is necessary to provide one (1) or more individuals with a disability an equal opportunity to use and enjoy a dwelling;
3. The requested accommodation will not impose an undue financial or administrative burden on the city;
4. The requested accommodation will not result in a fundamental alteration in the nature of the city's land use and zoning program; and
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

In determining whether the requested *reasonable accommodation* would require a fundamental alteration in the nature of the City's land use and zoning program, the City may consider whether the requested *accommodation* would fundamentally alter the character of the neighborhood, among other factors, which is similar to findings required for a Conditional Use Permit and could be considered a constraint on housing for persons with disabilities. As such, a program has been

included in the Housing Element for the City to review and update findings for the Reasonable Accommodations Ordinance to remove any constraints to housing for persons with disabilities.

The City Building and Safety Division strictly enforces state and federal accessibility requirements in new construction based on a standard of “equivalent facilitation” for disabled individuals. New apartment buildings are subject to requirements for unit “adaptability” on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. Subject to funding availability, the City also makes available housing rehabilitation assistance to income-qualified households for accessibility improvements.

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 very low- low- 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. Housing for persons with a non-ambulatory disability, or other disability that restricts driving, would qualify for parking reductions under these provisions.

The City’s Building Code is based on the latest version of the California Building Code, along with all required updates. The City has not made any amendments to the Building Code that might diminish the ability to accommodate persons with disabilities.

Agoura Hills has conducted a review of zoning, permit processing and Building Code requirements, and has identified two potential barriers to the provision of accessible housing: a) the Conditional Use Permit requirement for community care facilities with more than six residents, and b) subjective reasonable accommodation findings regarding neighborhood character. Programs have been added to the Housing Element to address these potential constraints.

Definition of Family

The California courts have invalidated the following definition of “family” within jurisdictions Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

The Agoura Hills Municipal Code includes the following definition of family:

"Family" shall mean any number of persons living together in a room or rooms comprising a single dwelling unit and related by blood, marriage or adoption, or bearing the generic character of a family unit as a relatively permanent single household, including servants and other live-in employees, who reside therein as though members of the family. Any group of persons not related by blood, marriage, or adoption, but inhabiting a dwelling unit, shall for the purpose of this article be considered to constitute one (1) family if it is a bona fide single household, including servants and other live-in employees contained in such group.

Pursuant to California statutes, Agoura Hills' definition of family is not limited to individuals; encompasses persons not related by blood, marriage or adoption; and does not limit the number of unrelated persons living in a housing unit. It is, therefore, not a constraint to housing development in general or the provision of housing for disabled persons.

Transitional and Supportive Housing

SB 2, effective January 2008, amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units. The Agoura Hills Zoning Code defines transitional housing as "buildings configured as rental housing developments, 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 future point in time, which shall be no less than six months." The Code allows transitional housing in the same manner as other similar housing types in the same zone. For example, multi-family housing, which is greater than two-family dwellings, is allowed with a Conditional Use Permit in the RM zone, and by right in the RH zone. Transitional housing that consists of more than two dwellings is also conditionally allowed in the RM zone, and allowed by-right in the RH zone. Transitional housing that consists of one or two family dwellings is a permitted use in the RM and RH zones, the same as that for non-transitional housing of the same density.

Agoura Hills has added the following definition of supportive housing to its Code: "housing with no limit on the length of stay, that is occupied by the target population as identified in state law, and that is linked to onsite or offsite 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 when possible, work in the community." Similar to transitional housing, Agoura Hills regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use.

AB 2162 (effective January 2019), added additional provisions that jurisdictions must address in their regulation of supportive housing. These include:

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-use is permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria;
- Approval of an application for supportive housing that meets these criteria within specified periods; and
- Elimination of parking requirements for supportive housing located within ½ mile of public transit.

The City has included a program in the Housing Element to amend the Municipal Code to address these new requirements. The amendment will also expand transitional and supportive housing that is structured as a single-family dwelling to all zones where single-family residential uses are permitted.

Emergency Shelters and Low-Barrier Navigation Centers

As discussed in the Homeless section of the Housing Element Needs Assessment (Chapter II), due to the relative inaccessibility and distance from urban centers, Agoura Hills does not attract many homeless individuals or families, and the 2020 Los Angeles Point in Time Count identified just two homeless persons in the City (Los Angeles Homeless Service Authority). In November 2020, City staff identified five homeless individuals in the City, with most of these individuals located around the City's two main shopping centers.

In order to assist the homeless population, the City has a team that includes the 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. 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 (L.A. County Homeless Outreach Portal) and The People Concern. The City's program provides homeless outreach and assistance in a timely and efficient manner.

SB 2 requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

The Agoura Hills Zoning Code defines emergency shelters as "housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of inability to pay." Emergency shelters are permitted by-right in the Commercial Retail Service (CRS) zone, and conditionally permitted in the Commercial Shopping Center (CS), Commercial Neighborhood Center (CN) and Commercial Shopping Center-Mixed Use (CS-MU) zones. The CRS zone is best suited to house an emergency homeless shelter. This zone district is characterized by proximity to transit (bus service), is centrally located and has good freeway access. Review of existing land use within the CRS zone (June 2021) identifies 10 vacant parcels (8.26 acres), and 14 parcels considered underutilized (6.89 acres), providing adequate capacity for provision of an emergency shelter.

The process for permitting an emergency shelter in the CRS would be the same as that of any other by-right use, and the process for granting a Conditional Use Permit for an emergency shelter in the CS, CN or CS-MU zone would be the same as that of any other conditionally allowed use. The City's CRS development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 10,000 square feet (sf),
- Minimum lot width and depth: 100 feet (ft),
- Maximum lot coverage: 60%,
- Building height: 35 ft,
- Front yard setback: 20 ft or up to building height,
- Side yard setback: none, or 10 ft if adjacent to residential zone or a public street,
- Rear Yard Setback: 10 ft or up to building height, and
- Landscaping: 10% of the area of the property.

The Agoura Hills Municipal Code establishes the following objective standards to regulate emergency shelters to be located in the CRS zone:

- The maximum number of occupants to be served shall not exceed twenty (20);
- A minimum distance of 300 feet shall be maintained from any other emergency shelter;
- The maximum stay at the facility shall not exceed ninety (90) days in a 365-day period;
- Clients shall only be on-site and admitted to the facility between five p.m. (5:00 p.m.) and eight a.m. (8:00 a.m.);
- An interior waiting and intake area shall be provided which contains a minimum of two hundred (200) square feet. If not feasible to locate internally, an exterior waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility; shall be in a location not adjacent to the public right-of-way; and shall be visibly separated from public view by a minimum six (6)-foot tall visual screening;
- A minimum of one (1) employee per 15 beds, in addition to any security personnel, shall be on duty and remain on-site during operational hours;
- Security personnel shall be provided during operational hours and when people are waiting outside;
- Exterior lighting shall be provided for the entire outdoor area of the site, consistent with the provisions of this article and the City Lighting Standards and Guidelines;
- Parking shall be provided at a ratio of one space per 250 square feet of building area, consistent with parking requirements for retail commercial uses in the CRS zone; and
- The operator of the facility shall provide an annual report of the use of the facility and demonstration of compliance with the City's development standards for the use.

Pursuant to AB 139 (effective January 2020), the City has included a program in the Housing Element to amend the current parking standards to a ratio based on the number of shelter staff.

Low-Barrier Navigation Centers are defined as “a Housing First, low-barrier, service enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” AB 101 requires cities to allow a Low-Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. The requirements of this bill are effective through the end of 2026, unless extended. If the City receives an application for these uses, it will process them as required by state law. A program has been included in the Element to develop by-right procedures for processing low-barrier navigation centers.

Single-Room Occupancy (SRO)

The March 2011 update to the Agoura Hills Zoning Code included specifying provisions for single-room occupancy (SRO) hotels. The Zoning Code defines a single-room occupancy hotel as a, “commercial facility where individual secure rooms are rented to a one- or two-person household. Single-room occupancy hotel units are provided on a daily, weekly, or monthly basis, and are typically eighty (80) to two hundred fifty (250) square feet in size, with a sink and closet, but which require the occupant to share a communal bathroom, shower, and kitchen.” The Business Park – Office Retail (BP-OR) zone west of Palo Comodo Canyon Road is the most conducive to provision of SROs, either through new development or re-use of an existing building. An SRO is a conditionally permitted use within this zone. Other hotels are permitted in this same area of the BP-OR zone.

Employee Housing

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

In 2014, the City added a definition and provisions for small employee housing (per Ordinance 14-406). The definition is as follows: “Employee housing, small” shall have the same meaning as the term “employee housing,” as defined in California Health and Safety Code Section 17008, where such housing provides accommodations for six (6) or fewer persons. As shown in Table III-3, small employee housing is permitted in the RV, RL, RS and RM residential zones.

Farm Employee Housing: The City of Agoura Hills has no agricultural land in active production nor do the adjacent cities of Westlake Village or Calabasas. According to data compiled from the American Community Survey by SCAG, no full-time jobs identified within the Agoura Hills city limits fall within forestry, fishing or farming. Therefore, given the apparent absence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install collector and local streets; curbs, gutters, sidewalks; water lines; sewer; street lighting; and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. Without the site improvement requirement, there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare. The cost of these required off-site improvements vary with the sales price of each dwelling unit, depending on the nature of development (i.e., hillside

or flatland development). The City charges a Traffic Impact Fee (TIF) for cumulative traffic mitigation. Public street right-of-way improvements are credited against this TIF.

In terms of street standards, the City uses a standard 36-foot curb-to-curb width requirement within a 50-foot right-of-way for local residential streets. Secondary arterial streets are 50-64 feet curb-to-curb, within a 70-80-foot right-of-way. Within the Agoura Village Specific Plan, reduced street widths are provided to encourage slower travel speeds and reduce pedestrian crossing distances. For example, Agoura Road, which is at the heart of the AVSP, is designed to consist of one 12-foot travel lane in each direction, an 8-foot buffer/Class II bike route, and 16-foot diagonal parking. Within Old Agoura, the City allows rolled curbs to maintain consistency with the area's rural character.

The developed portions of Agoura Hills have the majority of necessary infrastructure already in place. However, areas designated Very Low Density, and even some Low Density Residential areas, are not served by infrastructure necessary to support higher density development, and the extension of sewer and water lines to these areas would add significantly to development costs.

4. Development Fees

Table III-4 summarizes the City's development fees for residential projects. Agoura Hills' development fees were established based on an independent study to reflect the actual cost involved in permit processing and providing services. The City lacks the resources to provide these services at less than cost for the purposes of subsidizing housing. However, fees will vary per unit depending on the value of the unit and the nature of the approval process (such as whether a conditional use permit, plan amendment, oak tree report, soils/geology report, hydrology report, or major grading is required).

In October 2011, the City Council adopted a new Transportation Impact Fee (TIF) Rate (Resolution No. 11-1639). Development fees are assessed for cumulative traffic impacts. The development fee, or TIF, is \$3,094 per single family residential unit, \$1,516 per multi-family unit, and \$1,365 per residential multi-family unit in a mixed use project. Fees for commercial and industrial development are somewhat higher than residential fees based on the greater number of trips generated by these land uses. These fees are necessary to provide for roadway improvements due to deficiencies caused by new development. These fees, in effect, remove a constraint on housing as additional roadway improvements and capacities are made which help accommodate additional housing development throughout the City.

Table III-4: Development Fees for Residential Projects (June 2021)

Fee Category	Fee Amount
Environmental Assessment	
Categorical Exemption	\$812
Initial Study	\$3,375
EIR or MND (Deposit)	Consultant Fee + 20%
Plan Check – Single-family development	\$5,513
Application Review	
Building Division	\$171
Public Works Department	\$286
Parcel Map	
Tentative Map/Final Map	\$1,552 (Tentative) / \$334 (Final)
Tract Map	
Tentative Map/Final Map	\$1,552 (Tentative) / \$235 (Final)
Zoning/Land Use Entitlement	
<i>Conditional Use Permit</i>	
New SFD	\$6,732
New MF	\$7,409
<i>Zone Change</i>	\$4,603
<i>General Plan Amendment</i>	
Pre-Screen Review	\$1,880
Public Hearing	\$3,376
<i>Zoning Ordinance Amendment</i>	
Pre-Screen Review	\$4,115
Public Hearing	\$5,089
<i>Site Plan/Architectural Review</i>	
Zoning Administrator	\$1,674
Planning Commission	\$7,607
Pre-Application Review	\$3,537 + \$3,028 consultant deposit
Traffic Engineering Review	\$4,286 consultant deposit
Geological/Geotechnical Consultant Review	
Planning Review Fee	\$535
Geotechnical Consultant Review	\$5,000 consultant deposit
Landscape Review	\$467 + \$1,500 -\$3,000 consultant deposit
Oak Tree Permit	
Minor Oak Tree Permit	\$135 + \$275 consultant deposit
Administrative Review	\$371 - \$662 + \$1,000-\$1,200 consultant deposit
Consultant Review for Administrative Approval	\$525 - \$1,000 Deposit
Consultant Review for Planning Commission	\$2,000 - \$3,000 Deposit
Public Hearing Notification	\$371 - \$662
Art in Public Places (for subdivision of 40+ residential lots only)	In-Lieu Fee: 1.25% building valuation <i>or</i> Art Installation: 1% building valuation
General Plan Cost Recovery	\$1.41/\$1,000 construction valuation
Specific Plan Cost Recovery (Agoura Village only)	\$.5882/s.f.
Traffic Impact Fee	\$1,516 (multi-family) -\$3,094(single-family)/unit

As a means of assessing the cost that fees contribute to development in Agoura Hills, the City has calculated the estimated total Planning, Building and Engineering fees for an 18-unit multi-family

residential project in Old Agoura. As indicated in Table III-5, the total City fees for this project run about \$119,000, equating to \$6,602 per unit, exclusive of School District, Water District and County Public Works fees, and assuming on-site provision of required inclusionary housing units. Fees for condominium projects and single-family subdivisions would be somewhat higher as they would also be subject to parkland dedication requirements under the Quimby Act.

Table III-5: Total Development Fees for 18 Unit Multi-Family Project

Fee Category	Fee Amount	Deposit Amount
PLANNING		
Site Plan/Architectural Review	\$7,607	
General Plan Cost Recovery	\$3,996.70	
Landscape Consultant Review	\$467	\$3,000
Geotechnical Consultant Review	\$535	\$5,000
Oak Tree Permit & Consultant Review	\$662	\$3,000
Sign Permit	\$1,417	
Plan Check	\$5,513	
Public Hearing Notification	\$1,061	
BUILDING		
Plan Check	\$25,377.60	
Building Permit	\$19,395.81	
Technology Surcharge	\$3,572.84	
ENGINEERING/PUBLIC WORKS		
Traffic Impact Fee	\$28,288	
Encroachment Permit	\$1,527	
Grading Permit	\$1,083.20	
Grading Plan Check	\$1,284.80	
Traffic Control Plan Review	\$1,772	
Traffic Engineering Consultant Deposit		\$4,286
TOTAL (including deposit amounts)¹	\$118,846	\$15,286
TOTAL FEES PER UNIT	\$6,602	

Source: City of Agoura Hills Planning Division, June 2021. Project Assumptions: a) 18 residential units; b) Total sf = 31,307; c) total valuation = \$2,813,262; 4) No Tract Map or Parcel Map.

¹ City staff and consultants log hours spent on each project and charges time against the trust account deposit. Upon completion of the project, any balance remaining in the trust account is refunded to the applicant.

Based on a \$250/sf average development cost for a 1,200 sf low rise apartment (Metropolitan Policy Program at Brookings www.brookings.edu 5/5/20), the City's development fees constitute well under five percent of unit development costs. In summary, Agoura Hills' planning and development fees do not serve as a constraint to the production housing. Furthermore, as an incentive for the provision of on-site affordable housing units, the City has updated its inclusionary in-lieu fees to reflect full cost recovery, and offers fee reductions as an incentive through the density bonus ordinance. And pursuant to AB 641, the City allows developers of affordable housing projects with a minimum of 49 percent very low- and low-income units to defer payment of development fees until issuance of a certificate of occupancy.

5. Processing and Permit Procedures

Permit processing in Agoura Hills takes an average of six to nine months for single-family development and twelve to eighteen months for a tract development if an Environmental Impact Report (EIR) is required. The City has adopted one-stop permit coordination, and conducts a pre-application conference for larger scale projects to identify any potential concerns early on, and to identify any special studies required. The City's website has an extensive "Planning Process Guide" that outlines application requirements and review processes for projects. Because of geologic and geotechnical conditions in the City, all proposed hillside development must have a geologic and geotechnical report, and most other proposed projects are required to submit a geotechnical report. Applications are not deemed complete until these reports have been accepted by City staff. Although the requirement for geological and geotechnical reports can extend the permit process and thereby raise the cost of residential development, these reports are necessary to ensure public safety in Agoura Hills, as there has been a history of slope failures in the City.

All multi-family projects are required to undergo site plan review by the Planning Commission, triggering public hearing and noticing requirements. Hillside developments are required to obtain a Conditional Use Permit, triggering public hearing and noticing 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 guidelines, revise subjective standards, and clarify the SB 35 application process for applicants and contribute to housing production. By refining the Municipal Code, there will be a quantifiable cost and time savings for both staff and developers, which will lead to an expedited approval process. The processing time for a housing project can take more than 18 months. It is estimated that these revised standards and guidelines will result in a 10% time savings for preparing housing development applications, a 15% time reduction for City staff review, and a 50% time reduction for design review.

Agoura Village Specific Plan (AVSP)

The following describes the current review process within the Agoura Village Specific Plan (AVSP). As part of the current update to the Plan, objective development standards are being developed to allow qualified projects to undergo staff level, non-discretionary review. "By-right" projects include applications on sites included in the 4th and 5th Cycle Housing Elements that include at least 20% lower income units; sites being rezoned to accommodate a lower income RHNA shortfall that include 20% lower income units; and applications being processed pursuant to SB 35 streamlining. The AVSP update will potentially make additional changes to development processing procedures to better facilitate development.

Development within the Agoura Village Specific Plan area currently undergoes a unique review process and all projects require an Agoura Village Development Permit (AVDP), with the Planning Commission and sometimes City Council serving as the final approval body. An interdepartmental Staff Review Team (encompassing Planning, Building and Safety, Engineering, Oak Tree/Landscape, Traffic, Geotechnical, and Architecture) is assembled to work with the applicant early on in project

design and throughout the process. The following describes the two-step AVDP Concept Plan Review and Formal Application Review process for multi-family and mixed-use development; single-family development is not permitted within the Specific Plan.

Concept Plan Review occurs early in the process while the site layout is in the preliminary stage. Its purpose is to work with the applicant from the outset to ensure projects are designed consistent with the Specific Plan. Concept plan review focuses on general design and site planning principles, including creation of streets and blocks, placement of buildings, location of parking, building types, and design of the public realm. The applicant is also informed about affordable housing requirements and opportunities, and invited to meet with City staff early to assist in determining how affordable housing can be accommodated in the project. The concept plan review process involves: 1) submittal of concept application materials by the applicant; 2) review of concept application by Staff Review Team; 3) applicant meeting before the City Council Land Use and Economic Development committee (LUEDC); and 4) review by the City's Architectural Review Panel (ARP). The ARP is a two-member committee whose role is to provide feedback on the project concept based on the design guidelines contained in the Specific Plan; the ARP is not an official recommending or decision-making body.

Once the concept project has been reviewed by the three bodies, staff compiles a complete set of comments and meets with the applicant. The applicant maintains the option of returning to the LUEDC and ARP for additional direction prior to preparation of the formal application. Upon refinement of the project through Concept Plan review, a more detailed project application is submitted to the City to initiate the formal application review process.

Formal Application Review. The formal application submittal includes a complete set of drawings, including detailed site plan, building elevations, cross sections, floor plans, roof plans, grading plans, and landscape plans. These are not construction drawings, yet provide more detail than the conceptual drawings included in the preliminary application. Additionally, any required technical studies are submitted, including those related to hydrology/drainage, soils/geology, and as applicable, an oak tree report and/or traffic study.

The formal application process involves: 1) completion of a formal Agoura Village Development Permit application; 2) review of application by Staff Review Team; 3) review by the LUEDC; and 4) review by the Architectural Review Panel. Each of these bodies can meet fairly quickly, with review by the LUEDC and ARP within three weeks of the Staff Review Team.

As with the concept review process, once the formal application submittal has been reviewed by the three bodies, staff prepares a complete set of comments and meets with the applicant for review. Once any necessary revisions are made to the application, it is brought before the Planning Commission for recommendation to the City Council and then forwarded to the City Council for decision and permit issuance. CEQA review is managed by City staff, and as the Program EIR for the Specific Plan includes extensive baseline environmental analysis (including a detailed biological survey), project-level CEQA review will focus on project-specific impacts.

The City's policy is to work with applicants early on in the process to expedite processing of applications within the Agoura Village Specific Plan, with a goal of completing concept plan review through entitlement approval within one year.

6. Additional Governmental Constraints

Based on Agoura Hills' environmental characteristics, a number of performance standards are required of new development to minimize impacts on the community. Because much of future residential development would occur within AVSP, it is important to recognize that few of these special standards and overlay districts are applicable within the AVSP. None of the overlay districts described below apply within the AVSP, though the City's Hillside Management Ordinance, Grading Ordinance and Oak Tree Preservation Ordinance are all applicable.

Hillside Management Ordinance

The City's Hillside Management Ordinance protects the public health and safety with regard to fire hazards and slope stability. In order to preserve the natural character of the hillsides, plant and animal life, and scenic viewshed, the City has established the following density and open space requirements tied to the slope of the property:

Table III-6: Density Limitations and Open Space Requirements

Percent of Slope	Minimum Acreage/ Unit	Minimum Open Space/Parcel
10-15	0.50 acres	32.5%
16-20	0.66 acres	47.5%
21-25	1.00 acres	62.5%
26-30	1.66 acres	77.5%
31-35	2.50 acres	92.5%
36-over	20.00 acres	97.5%

Note: Should open space requirements preclude all development potential, one residential unit is permitted per parcel, subject to certain limitations.

Oak Tree Preservation

The purpose of this ordinance (AHMC Section 9657.5 and appendix A) is to protect and preserve oak trees in recognition of their historical, aesthetic and environmental value to Agoura Hills and to provide regulatory measures designed to accomplish this purpose. The City's Oak Tree Preservation Ordinance provides that "no one shall cut, prune, remove, relocate, endanger or damage any tree protected by this section or any public or private land located within the incorporated areas of the City of Agoura Hills, except in accordance with the conditions of a valid Oak Tree Permit, issued by the Department of Planning and Community Development or the Planning Commission." The City has retained the services of an Oak Tree Specialist to coordinate the processing of Oak Tree Permits and to supervise the pruning, relocating, or altering of any oak trees. This involves administrative and consultant review for the project. The oak trees in the City are, for the most part, located in hilly areas designated for single-family homes or commercial uses. The oak tree ordinance promotes slope stability, erosion control and energy conservation by providing buildings with shade, and adds to the character and identity of the community.

Grading Ordinance

The City has adopted grading criteria designed to minimize the visual and public safety impacts of grading. Chapter 4: Natural Resources of the General Plan has as a goal- the preservation of significant visual resources as important quality of life amenities for residents, and as assets for commerce, recreation and tourism. The General Plan requires development to be located and designed such that the visual quality of the hillsides is maintained and alteration of natural topography is minimized. The Grading Ordinance establishes development regulations designed to protect residents from geologic hazards and destruction of property.

Drainageway, Floodplain, Watercourse Overlay District

The D Overlay District is intended to be applied to those areas of the City which are known to be subject to flooding. The primary objective of this district is to establish criteria for land management and use in flood-prone areas in order to prevent and minimize economic loss caused by flood flows. Structures designed for human habitation are prohibited within the D District. A hydrology report is typically required to determine the limits of the floodplain prior to allowing construction.

Indian Hills Design Overlay District

The Indian Hills area is characterized by single family homes on steep terrain. The purpose of the Indian Hills (IH) Overlay District is to address the natural and development problems of the Indian Hills area by establishing special public improvement standards and development guidelines. The district does not independently constrain housing supply, but rather reflects underlying geologic and topographic constraints. In this overlay district, all discretionary reviews include the review of the architectural treatment of all buildings and structures as to design of all retaining walls, grading, compatibility of materials and color, conformance



to existing terrain, appearance from adjacent streets, distant arterials, and the Ventura Freeway (U.S. Highway 101), as well as the feasibility of development from a geological perspective. This overlay district has no significant impact on residential density.

Old Agoura Overlay District

The purpose of the Old Agoura (OA) Overlay District is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines. This area is characterized primarily by low density, single-family homes on large lots and small commercial buildings, with a small area of multi-family homes located south of Driver Avenue. The design guidelines for Old Agoura are intended to maintain the "rustic" character of the area. The overlay district has no significant impact on residential density. The Old Agoura Guidelines are intended to prohibit overbuilding on lots to preserve the ability to maintain horses and other farm animals, promote rustic building design, and maintain the variety of housing types in this area.

Freeway Corridor Overlay District

The purpose of the Freeway Corridor (FC) Overlay District is to recognize the importance of the land use, architectural design, and appearance of development within the FC to the City's image and to establish special design guidelines for all development within said areas. The areas within the FC Overlay District are "gateways" and of crucial importance in establishing the City's identity and character. Any project within the FC District must be compatible with the City's semi-rural character and should not overwhelm the City's low-intensity development style.

Soils/Geology Report Reviews

All residential developments in the City require the submittal of soil reports for review by City consultants. Hillside developments also require geology reports to ensure that the grading is done to minimize cuts, fills and retaining walls, and to minimize the chances of geologic problems.

7. Building Code

Pursuant to state law, Agoura Hills has adopted the latest version of the California Building Code, along with all required updates. Agoura Hills has adopted the following local amendments to the California Building Code to protect the public health and safety from hazards indigenous to the City:

- Due to the City's adjacency to wildland fire areas, new homes in the Very High Fire Severity Zone are required to have Class B, fire retardant roof materials and non-combustible exterior materials. In addition, new houses in the Very High Fire Severity Zone are required to be equipped with fire sprinklers;
- Increased setbacks are required from the top and toe of slope. This requirement is intended for mudslide and landslide protection; and
- The City is characterized by expansive soils, and in response, the City requires larger building footings and sinking deeper into the soil.

B. MARKET CONSTRAINTS

Potential market constraints included within the provisions of the Housing Element requirements include issues of availability of financing, land costs, construction costs, and length of time for building permit issuance. Analysis of these issues can shed light on the private market forces, which affect housing availability and affordability.

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table III-3 summarizes the HMDA data for both Agoura Hills and Los Angeles County, providing information on the approval status of all home purchases, refinance and home improvement loan applications during 2016.

- Of the total 494 completed applications for home purchase loans in Agoura Hills, 87 percent were approved and 13 percent were denied, which is the same as the approval and denial rates County-wide. Five years earlier in 2011, the approval rate for home purchase loans in Agoura Hills was 72 percent, indicating access to mortgage financing has improved in the City. Review of loan denials by Agoura Hills' five census tracts indicates no tracts with loan denial rates significantly above the 13 percent citywide average.
- The volume of applications for refinance loans in Agoura Hills was two and a half times that of home purchase loans, with 76 percent of the total 1,292 applications receiving approval and 24 percent denied, similar to the regional average.
- The number of applications for home improvement loans in Agoura Hills was very limited at just 89, with 74 percent of applications receiving approval and 26 percent being denied, slightly better than the 31 percent denial rate County-wide. Home improvement loans typically have higher denial rates because homeowners may already have high debt-to-income ratios on their home mortgage or refinance loans.

In summary, HMDA data supports good access to residential financing in Agoura Hills.

Table III-7: Status of Home Purchase, Refinance and Home Improvement Loans – 2016

Loan Type	Completed Loan Applications	Loans Approved		Loans Denied	
		Agoura Hills	LA Co.	Agoura Hills	LA Co.
Conventional Home Purchase Loans					
# Applications	494	432		62	
% Approval/Denial		87%	87%	13%	13%
Refinancings					
# Applications	1,292	979		313	
% Approval/Denial		76%	73%	24%	27%
Home Improvement Loans					
# Applications	89	66		23	
% Approval/Denial		74%	69%	26%	31%

Source: Home Mortgage Disclosure Act Data, 2016. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. The City is nearly built out with few vacant lots remaining that are not subject to constraints precluding residential development. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. While Agoura Hills cannot control costs driven by market conditions, it can continue to offer increased densities and reduced parking requirements to effectively reduce the per unit cost of land.

In addition to raw land costs, site improvements contribute to the cost of land, as most remaining vacant parcels in the City have severe topographic constraints and necessitate significant grading to accommodate development. Thus, land costs alone produce a situation where housing is not within the financial means of lower income households. The high land costs make construction of lower income housing in the City almost impossible without governmental assistance.

3. Cost of Construction

Construction factors, such as the type of construction, site conditions, subterranean vs at-grade parking, unit size and amenities, all impact the cost of housing. A major cost associated with the development of housing is the cost of building materials, which have increased faster than the rise in inflation in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete, steel, etc.) have increased by 20 percent, compared to a seven and a half percent rise in inflation. This particularly impacts the cost of high-density, Type V construction which requires costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers.

Though construction costs comprise a large portion of the total development cost of a project, the costs in Agoura Hills are not atypical compared to the County, and therefore would not constitute an actual constraint on housing production. Also, a reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at one time; this is of particular benefit when density bonuses are used for the provision of affordable housing

4. Contractual Constraints

The majority of residential development projects in Agoura Hills have formed private homeowners’ associations (HOAs). Many of these homeowners’ associations have Covenants, Conditions and Restrictions (CC&Rs) on open space areas in their tracts, thereby limiting permitted development. In many instances, the deed restrictions on development in open space areas were a result of tradeoffs to allow greater density in the flatter portions of the residential tract. In some instances, the City zoning ordinance is less restrictive than the established CC&Rs. The City enforces the provisions of the zoning ordinance. However, the provisions of the CC&Rs are enforced by the homeowner’s associations (HOAs).

5. Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. As shown in Table III-8, most projects in the City propose to maximize the number of units permitted under zoning. The only project that is proposing to build less is the West Village Project. This project proposes 78 multi-family units, while the AVSP allows 90 in this Zone B as base dwelling units, with potential for an additional 22 units with the AVSP density bonus (if providing a public plaza or extra traffic fees).

Table III-8: Comparison of Zoned Densities with Built or Proposed Densities

Project	Zoning	Permitted Density	Proposed or Built Density
West Village	AVSP Zone B	90 units in Zone B 22 add'l units with AVSP density bonus	78 units ¹
Williams Homes	RM-CD-FC, RS-D-FC	24	24
Hrach Apartments	RH (25)-OA-FC-EQ	5	5
Cornerstone	AVSP Zone E	35	35
The AVE	AVSP Zone A south	95 units in Zone A South 23 add'l units with AVSP density bonus	118

Source: Agoura Hills Community Development Department, July 2021.

¹ Based on 8-17-20 application submittal.

6. Length of Time Between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

The majority of residential permits in Agoura Hills are for single-family homes, with building permit issuance generally taking four (4) months after Planning approvals, though some applicants take longer to submit construction drawings after receiving approvals. Hillside properties may take a few months longer due to the need for technical and engineering studies.

In Agoura Hills, most approved projects are constructed in a reasonable time period. As of December 2020, no units approved over one year ago had not yet pulled building permits, and no project approvals had expired.

On March 4, 2020, Governor Newsom proclaimed a state of emergency due to COVID-19. The Legislature observed that the pandemic slowed the processing of approvals, permits, and entitlements for housing development projects, resulting in the premature expiration of some entitlements. AB 1561, effective January 1, 2020 finds, “A uniform statewide entitlement extension measure is necessary to avoid the significant statewide cost and allocation of local government staff resources associated with addressing individual permit extensions on a case-by-case basis.” Under this legislation, any housing entitlement that would expire between March 4, 2020 and December 31, 2021 is to be extended by 18 months.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

1. Hillsides/Slopes

Large portions of Agoura Hills are covered with major hillsides, which serve as a significant constraint to development. Development on such severely sloped parcels requires substantial modification to the natural terrain, which could result in geologic hazards, loss of significant ecological areas, and changes to scenic viewsheds.

As a means of preventing erosion and landslides and preserving Agoura Hills natural hillside topography, the City has adopted a Hillside Management Ordinance to regulate the density of development in hillside areas (see discussion of ordinance under Governmental Constraints). In addition, the City has adopted a Transfer of Development Regulations (TDR) program to allow development credits to be transferred from open space hillside parcels, or other sensitive open space areas, to residential areas more suited to development.

2. Noise

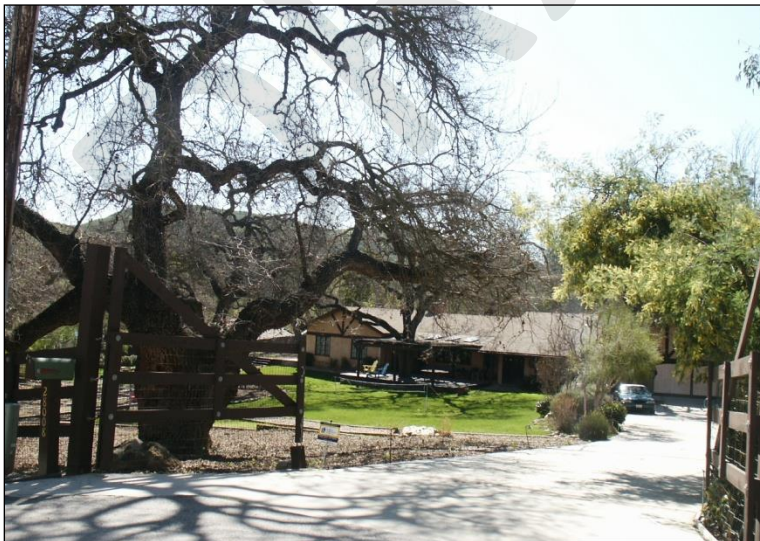
Several parcels identified in the Housing Element sites inventory Agoura Hills are located along the Ventura Freeway corridor and are exposed to noise levels of 65 CNEL and above.

Both the Department of Housing and Urban Development (HUD) and State Department of California have established noise guidelines for residential construction. New residential development should not be exposed to outdoor ambient noise levels in excess of 65 dBA (CNEL or Ldn). Freeway parcels in Agoura Hills may not meet these noise criteria. However, sound attenuation techniques, including freeway soundwalls, double pane windows and building orientation can all be utilized to reduce noise to acceptable levels for residential development. In addition, by code, design features sufficient to reduce interior ambient levels to 45 dBA must be provided in all residential buildings.

Sound walls can significantly reduce noise levels along freeway routes, thereby lessening the incompatibility of locating residential uses adjacent the freeway. However, Caltrans has established a priority system for developing freeway sound walls and will only construct sound walls for residential neighborhoods which were developed prior to freeway construction. Nonetheless, in the mid 1990s, the City worked with Caltrans in constructing a soundwall opposite existing residential development west of Lake Lindero Drive.

3. Lack of Sewer Availability

Presently, there are no sewer lines in place in the majority of the Old Agoura and Indian Hills areas. Residences are served by individual septic tanks and leach lines. Insofar as the area remains on a septic system, this will prevent the development of higher density housing. Individual developers can install private sewer systems to support development, however, this would contribute significantly to the cost of housing. No Housing Element sites are located in these areas.



Old Agoura District

IV. HOUSING RESOURCES

The following section presents the various resources available for the development, rehabilitation and preservation of housing in Agoura Hills. This includes the availability of land resources for housing growth; financial resources to support housing in the community; and resources for energy conservation and reducing greenhouse gas emissions.

A. AVAILABILITY OF SITES FOR HOUSING

A major component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites for fulfilling the City's fair share of regional housing needs, which is based on the SCAG Regional Housing Needs Assessment (RHNA). This section documents the availability of sites for future development and the adequacy of these sites to address Agoura Hills' regional housing needs for the 2021-2029 planning period. As presented in Table IV-1, the City plans to fulfill its share of regional housing needs using a combination of the following:

- Vacant single-family sites with zoning in place
- Provision of accessory dwelling units
- Designation of opportunity sites with an Affordable Housing Overlay

Table IV-1
Summary of Potential Housing Units

Areas	Total Units	Income Distribution			
		Very Low	Low	Moderate	Above Moderate
2021 – 2029 RHNA Targets	318	127¹	72	55	64
Vacant Single-family Sites	102				102
Accessory Dwelling Units (ADUs)	80	14	34	5	27
Site Capacity with Zoning in Place	182	48		5	129
RHNA Surplus/(Shortfall)	(136)	(151)		(50)	+65
Sites to be Designated with Affordable Housing Overlay					
Agoura Village Specific Plan (AVSP) Sites	660	132		65	463
Mixed Use Shopping Center Sites	188	38		--	150
RM 15 Rezone Sites (Outside AVSP)	553	111		55	387
Total Rezone Sites	1,401	281		120	1,000
Total Site Capacity	1,583	329		125	1,129

¹ One-half of the City's Very-Low Income housing needs are for Extremely-Low Income households.

As shown in Table IV-1, the City has a shortfall in sites with zoning in place to address its very low, low and moderate income RHNA needs. To accommodate this shortfall, the Housing Element includes a program to adopt an Affordable Housing Overlay and apply it to select sites identified as suitable for development within the eight-year planning period. One advantage of this approach is that affordable units are more equitably distributed throughout the community, rather than being concentrated in one location as had been the approach in the 4th and 5th cycle Housing Elements in Agoura Village.

1. Vacant Single-family Residential Sites

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, significant ecological areas (SEAs), and lack of sewer capacity. These constraints to residential development are described in detail in the prior section.

As a maturing community, remaining sites for residential infill in Agoura Hills are limited. A comprehensive review of all vacant sites designated for single-family residential development in Agoura Hills was conducted by the City to assess future residential production potential; vacant multi-family and mixed use sites are evaluated in the section on Affordable Housing Overlay sites. Table IV-2 provides a summary of the realistic development potential on these sites by General Plan land use designation; a detailed, parcel-specific inventory of these sites is included in the Appendix.

Table IV-2: Summary of Vacant Single-family Residential Parcels

General Plan and Zoning Category	Acreage	Unit Potential
Very Low Density Residential (RV)	21.19	21
Low Density Residential (RL)	11.9	19
Single-Family Residential (RS)	13.18	40
Open Space - Restricted (OSR)	87.44	22
Total	133.71	102

Source: City of Agoura Hills, October 2020.

2. Accessory Dwelling Units

Adding accessory dwelling units (ADUs) to single-family parcels provides a low impact way to integrate modest cost rental housing throughout the community. Consistent with state law, Agoura Hills has adopted a new ADU ordinance to facilitate the production of ADUs and Junior ADUs. The pace of ADU activity has begun to increase, with four permits issued in 2019, five in 2020, and now nine in the first nine months of 2021, with an additional four ADU applications in plan check and over ten applicants working towards plan check submittal. Pursuant to AB 671, the Housing Element includes Program #10a *Promote Accessory Dwelling Units* to further incentivize the production of affordable ADUs through the creation of architect-designed ADU construction plans that can be pre-approved and customizable. In addition, the City will be preparing an ADU user guide, homeowner checklist and cost calculator to streamline the development project application and review process, and reduce up-front project costs for the homeowner.

Given the growing interest in ADUs in the community, combined with additional marketing and incentives to be provided over the coming year, the sites inventory projects a minimum of 10 new ADUs to be produced annually, or 80 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs *Regional Accessory Dwelling Unit Affordability Analysis* (December 2020), with actual affordability to be reported based on ADU rental information collected at the time of building permit issuance. Housing Element *Program #10b Track and Monitor Accessory Dwelling Units* commits the City to a mid-cycle review of ADU production and affordability: if actual production and affordability is far from projected trends, the City will rezone an additional site to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, the City will conduct expanded marketing and outreach.

3. Housing Opportunity Sites

In Agoura Hills' last two Housing Element cycles, the City was able to accommodate its lower and moderate income RHNA needs on vacant multi-family and mixed use parcels within the Agoura Village Specific Plan (AVSP). While these sites have not yet been developed and can be included in the 6th Cycle Housing Element, they alone are not sufficient to address the City's much higher RHNA allocation of 318 units. Thus, City staff, with input from the community and City decision-makers, undertook a comprehensive analysis of potential additional sites for rezoning to accommodate Agoura Hills' RHNA. Sites were considered throughout the community that met the following criteria: a) larger than 0.5 acres; b) located outside single-family neighborhoods; c) no existing housing on site; and d) if developed, an improvement-to-land value ratio of less than 1.0, indicative of economic obsolescence. Additional considerations included sites under single ownership, and sites with active or pending development applications. Through the public review process, a total of twenty sites, including eight within the AVSP, were ultimately selected as those most viable and suitable for development within the eight-year planning period.

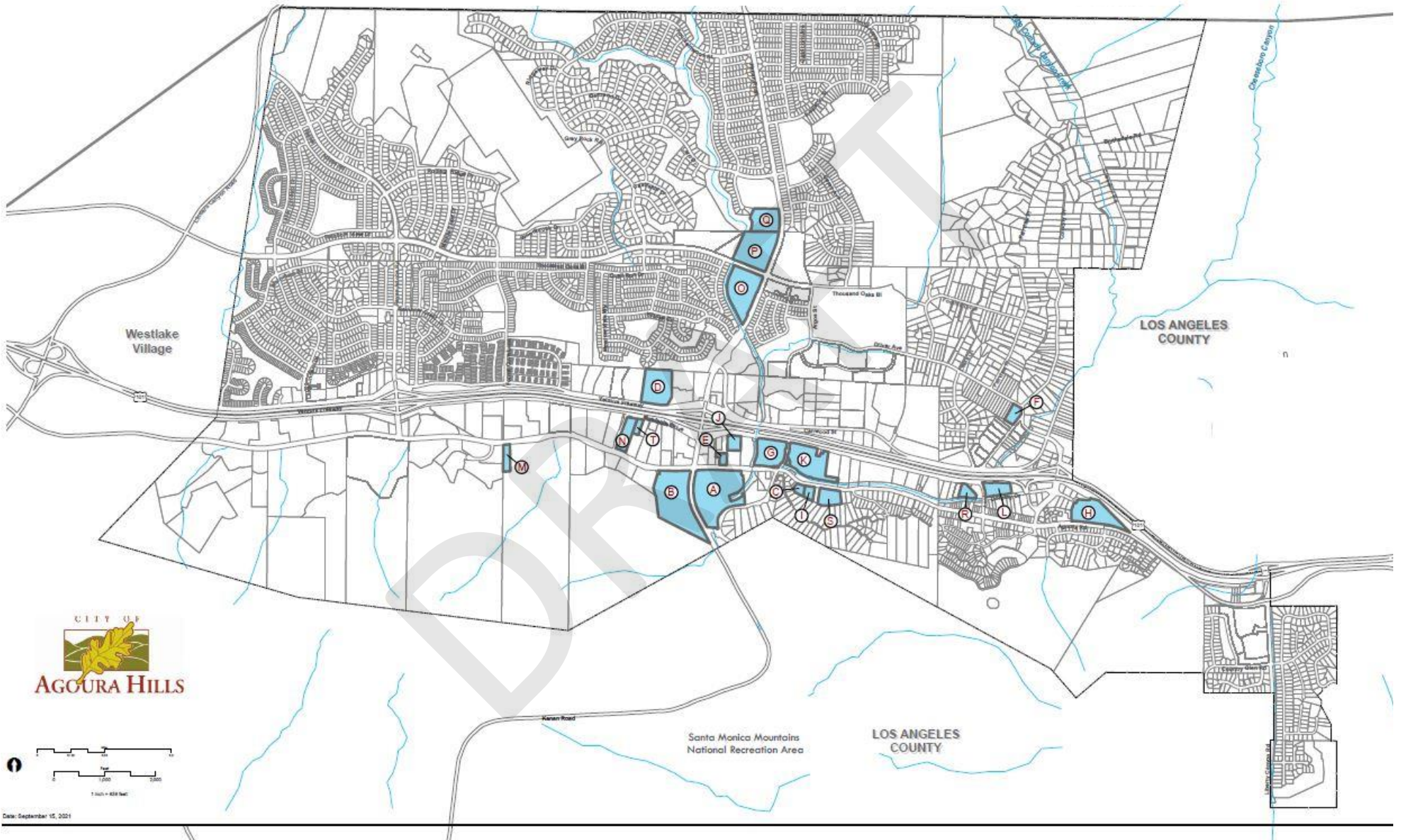
Table IV-3 summarizes the unit potential on each of the sites, and their location is depicted on Figure 1. Refer to Appendix C for additional details on development suitability and aerial photos of each opportunity site in the Housing Element sites inventory.

Table IV-3: Housing Opportunity Sites

Site No.	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Net Unit Potential
A	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	14
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	76
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	47
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
Total Opportunity Sites					1,401

AVSP = Agoura Village Specific Plan BP-OR = Business Park-Office Retail PD = Planned Development
CRS = Commercial Retail Service CS-MU = Commercial Shopping Center-Mixed Use RL = Residential Low Density

Figure 1 Housing Opportunity Sites



As shown in Table IV-3, all twenty housing opportunity sites would be designated with a new Affordable Housing Overlay (AHO). The overlay would layer on top of the base zoning regulations, and would allow a density increase and by-right approval process in exchange for providing an increased percent of affordable units beyond that required under the City's Inclusionary Housing Ordinance. The AHO will allow for 20 - 25 units/acre on designated sites in exchange for inclusion of 20 percent affordable units (10% very low and 10% low income). For property owners choosing to develop under the AHO, the City's Inclusionary Housing Ordinance would not apply and there would not be an option for an in-lieu fee to be paid.

The AHO would provide the following incentives to help make a development feasible and preferable to the underlying zoning:

- Increased densities,
- Increased height limits,
- Increased floor area ratios,
- Reduced parking,
- Reduced open space standards, and
- By-right development processing.

Because development under the AHO would be approved ministerially, the City will be creating objective design and development standards to both ensure the density can be achieved and that development reflects the City's values. It is anticipated that three separate sets of objective standards will be prepared corresponding to the following groupings of housing opportunity sites: a) the seven sites within the Agoura Village Specific Plan; b) the three large shopping center sites on Kanan Road; and c) the ten other sites in the Housing Element sites inventory.

In addition to applying the AHO to the twenty Housing Element sites, sites will also require various adjustments to the base zoning:

- **AVSP Sites** - The update to the Specific Plan will be replacing the current provisions of identifying the maximum number of units by subarea, to identifying the permitted density on individual parcels. The base zoning will continue to permit density of 20 dwelling units/acre, and will be expanded to Sites G, J and K which were previously in subareas of the AVSP that did not permit housing.
- **Shopping Center Sites** - The current CS-MU zoning on the three opportunity sites allows for a limited number of residential units at a density of 1.75 dwelling units/acre above commercial. The CS-MU zoning will remain, but the density increased to 15 dwelling units/acre and allow for horizontal mixed use with residential adjacent to the commercial buildings.
- **Other Sites** – The other sites in the inventory have a variety of zoning designations: BP-OR, CRS, POM, PD and RL. All these sites will be rezoned to a base density of RM-15, permitting between 6 - 15 dwelling units per acre. The increase in density to 25 dwelling units per acre and by right development processing will provide a strong incentive to develop under the AHO.

Sites Inventory Methodology and Assumptions

The following section describes the methodology and assumptions used to develop the sites inventory, as now required under Housing Element statutes. It provides justification for development on non-vacant sites, review of the factors used in estimating the realistic housing potential during the 2021-2029 planning period, and the methodology for distributing the potential housing units by income category for each selected site. The section concludes with a discussion of development on large sites and use of sites from the prior Housing Element.

Suitability of Non-Vacant Sites: One of the City's considerations in evaluating potential sites was to first identify suitable vacant sites as these can more readily be developed. Of the twenty sites in the inventory, eleven are vacant with no existing improvements. These include sites A, B, C, D, E, F, H, I, M, R and S. Under the Affordable Housing Overlay, these vacant sites will provide capacity for development of 153 lower income units, or 77 percent of the City's lower income RHNA of 199 units. Pursuant to Government Code Section 65583.2(g)(2), because Agoura Hills does not rely on non-vacant sites to accommodate more than half of its RHNA for lower income households, the Housing Element is not required to provide "substantial evidence" that the site's existing use will impede development within the planning period. Instead, the Element is required to consider factors including existing uses, development trends, market conditions and regulatory and other incentives to assess the suitability of non-vacant sites.

Appendix C includes a detailed narrative describing the factors supporting redevelopment of each non-vacant opportunity site and provides evidence that the existing use does not serve as an impediment to residential development over the next eight years. As previously mentioned, with the exception of the shopping center sites where the existing commercial uses are assumed to remain, all non-vacant sites included in the inventory have an improvement-to-land value ratio of less than 1.0, indicative of economic obsolescence. In addition, many of the sites are significantly underdeveloped, such as Roadside Lumber, Whizin's Center and the Plant Nursery (sites J, K, L). The age and condition of the existing structures on the sites also support redevelopment, and in the case of the Regency Theater Center and Plant Nursery (sites G and L), recent discussions with the property owner indicate an interest in residential development.

In terms of residential development trends, the City has applications for residential development on two of the opportunity sites (sites A & C), and pre-applications and/or concept reviews on three additional sites (sites D, E, H). The market conditions for housing are strong, as confirmed by this summation by Kosmont Companies Real Estate Economists:¹²

"The multifamily market in Agoura Hills is relatively small with just 912 units. Occupancy has steadily increased over the last 10 years, as have rents. Despite +95% occupancy rates and strong rent growth, only 2 new buildings totaling 23 units have been built in the past six years. There is clearly demand for more apartment units. The multi-family residential market is extremely strong, with much higher land values than other uses."

And finally, the regulatory incentives offered under the AHO including increased densities and modified development standards, along with by right processing will provide significant incentives for development.

¹² November 13, 2019, Agoura Village Specific Plan Community Workshop. Presentation by Kosmont Companies.

Realistic Capacity: Housing Element statute (Gov. Code section 65583.2(c)(2)) requires adjustment factors to be used to calculate housing capacity. These adjustment factors include:

- Land use controls and site improvements,
- Realistic capacity of site,
- Typical densities,
- Environmental constraints, and
- Infrastructure availability.

Each site has been evaluated based on the above factors and the net developable acreage adjusted accordingly. The site exhibits in Appendix C identify the adjustment factors used to assume each site's realistic capacity, which generally range from 66 to 80 percent of the site's maximum capacities. Adjustment factors take into account the presence of environmental constraints, such as oaks trees and topography, as well as the option to include non-residential uses on mixed use sites. All sites are served by infrastructure so no adjustments were necessary to address this factor.

For purposes of identifying typical densities on the AHO sites, sites are assumed to develop at the base Overlay density of 25 dwelling units per acre, with property owners utilizing the Overlay automatically eligible for a 32.5% density increase to 34 dwelling units per acre under State density bonus law. Affordable housing projects typically build out to the top end of the permitted density range, and can be expected to take advantage of additional incentives and reduced parking standards available under State density bonus law.

The AHO has been structured to incentivize its use over the base zoning designation. Projects proposed under the AHO will be subject only to ministerial review, providing greater certainty to the entitlement process. Objective development standards potentially including reduced open space and parking, and allowance for increased building heights and FARs will enable achievement of densities at the top end of the density range.

Allocation of Housing Units by Income Category: To evaluate the adequacy of the potential housing units in relation to the affordability targets established by the RHNA, Housing Element statutes provide for the use of "default densities" to assess affordability. Based on Agoura Hills' population and its location within Los Angeles County, the City is within the default density of 20 dwelling units per acre or higher as appropriate for accommodating the jurisdiction's share of regional housing need for lower income households. However, while sites with minimum 20 dwelling units per acre densities are considered suitable for the provision of lower income housing, unless incentives and/or financial assistance is provided, market rate units at these densities are generally not affordable in a high-cost areas like Agoura Hills. Therefore, while all the City's Housing Element sites meet this density threshold, the City is using the AHO as a more realistic guide to estimate the affordability on each site, with 20 percent lower income units.

Site Size: Per state law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing.

While the City's site inventory does not include any opportunity sites less than one-half acre, two sites are over 10 acres in size. Site A is a vacant 12.37-acre site with a recent application for a mixed use

project including 118 rental units. While the project application was denied as it did not meet the development standards under current Agoura Village Specific Plan, the project application shows the site's viability for development, and it is anticipated that updated standards in the AVSP will better facilitate development on this and similar sites. Site K, the Whizin's Center, is an underdeveloped 10-acre site with a mix of retail, restaurant and entertainment uses and large areas of surface parking. It is assumed that the existing commercial use on this site would remain, with housing to be added, so the developable portion of the site is much less than 10 acres.

Sites Identified in Previous Housing Elements: Government Code Section 65583.2(c) specifies that a non-vacant site identified in the previous planning period or a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower income RHNA unless the site is subject to a policy in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.¹³

Five sites included in this Housing Element Site Inventory for lower-income housing were also in Agoura Hills' 4th and 5th Cycle Housing Elements. These include sites A, B, C, E and I in the Agoura Village Specific Plan. Housing Element policy H 3.7 commits the City to allowing residential use by right on these sites for housing developments in which at least 20 percent of the units are affordable to lower income households, consistent with provisions under the Affordable Housing Overlay.

4. Availability of Infrastructure and Public Services

The infrastructure system serving Agoura Hills includes major backbone systems which provide the capacity to accommodate projected growth. The secondary components, connecting developments with the major components of the infrastructure system, are extended as necessary to support new development. All Housing Element sites are adjacent to existing public roadways and are serviceable by Los Angeles County Sheriff and Los Angeles County Fire departments, the Las Virgenes Municipal Water District, and private companies that provide phone, cable, gas, and electric service.

As indicated by the sites inventory, the remaining vacant sites for residential infill are extremely limited in Agoura Hills, supporting only 102 additional single-family units on scattered sites. A large amount of future residential growth in the City will occur within Agoura Village, accommodating up to 660 additional units on several large parcels designated with the Affordable Housing Overlay. The Agoura Village Specific Plan (AVSP) includes an analysis of infrastructure and public service availability based on Plan buildout and concludes the following:¹⁴

- The Las Virgenes Municipal Water District (LVMWD) indicates the City's projected water supply is adequate to serve the expected demand from incremental new development. As part of development review, LVMWD determines whether projects are required to submit water pressure and flow demand calculations to provide information to determine if adequate line capacity exists.

¹³ Pursuant to AB 1398, effective January 1st 2022, jurisdictions that fail to adopt a housing element in substantial compliance within 120 days of the statutory deadline will be subject to a one-year period for rezoning.

¹⁴ The analysis of infrastructure availability will be updated at part of the AVSP update to be completed in 2022.

- As part of the development process, the City Public Works Department may require a sewer study to determine if adequate line capacity exists and to project future flow volume and remainder capacities in the downstream segments.
- Incremental growth generated by the AVSP will impact public safety services from both police and fire departments, and would likely require additional personnel, sworn officers and firefighters to serve the population. Existing facilities and equipment will serve the buildout of the AVSP.

The Environmental Impact Report for the Agoura Hills General Plan 2035 includes a Water Supply and Demand Comparison prepared by LVMWD that identifies projected supply and demand through year the 2030. This analysis demonstrates that in average precipitation years, the LVMWD has sufficient water to meet its customer's needs through 2030¹⁵.

State law requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, the City will provide the Element to the Las Virgenes Municipal Water District.

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¹⁵ City of Agoura Hills General Plan 2035 EIR, February 2010.

B. FINANCIAL RESOURCES

The extent to which Agoura Hills can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation. The following summarizes the City's current sources of funds to support affordable housing in the community.

Affordable Housing Trust Fund: Agoura Hills allows for payment of an in-lieu fee as an alternative to providing the 15 percent affordable units required under the City's Inclusionary Housing Ordinance (Ordinance No. 08-353) for projects with ten or more units. In-lieu fees are placed into a Housing Trust Fund for the development of low- and moderate-income housing. In 2018, the City Council adopted a revised in-lieu fee schedule (Resolution No. 18-1882) to provide greater consistency with the actual gap between market rate and affordable sales prices and rents. Fees currently range from \$285,336 for every very low-income apartment unit not built, to \$262,541 for every low-income condominium unit not built, to \$427,002 for every moderate-income single-family residential unit not built. The ordinance establishes payment of the in-lieu fee as a 4th priority, behind on- or off-site provision of affordable units or land donation. The City has a balance of approximately \$1.8 million in the Housing Trust Fund (2021).

Community Development Block Grant (CDBG): Agoura Hills is a participating City in the CDBG Program administered through Los Angeles County. The City receives approximately \$100,000 annually to fund activities benefiting lower income households. Recent activities have focused on accessibility improvements in public parks.

Redevelopment Housing Set-Aside: The primary local source of funds for affordable housing in Agoura Hills has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund, which generated approximately \$1 million per year for housing activities. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. Agoura Hills' Successor Agency has an approximate balance of \$700,000 in its Housing Asset Fund, with an estimated contribution of \$10,000 per year in loan repayments.

In addition to these existing funds, Table IV-4 on the following pages identifies a variety of funding programs currently available on a competitive basis to leverage local funding for affordable housing activities.

Table IV-4: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
<p>Low-income Housing Tax Credit (LIHTC)</p> <p>www.treasurer.ca.gov/ctcac</p>	<p>Tax credits to enable developers of low-income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.</p>	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition/ Rehabilitation
<p>CalHFA Residential Development Loan Program</p> <p>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</p>	<p>Loans to cities for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.</p>	<ul style="list-style-type: none"> ▪ Site acquisition ▪ Pre-development costs
<p>Workforce Housing Program</p> <p>cscda.org/Workforce-Housing-Program</p>	<p>Government bonds issued to cities to acquire market-rate apartments and conversion to affordable for moderate/ middle income households, generally households earning 80% to 120% of AMI.</p>	<ul style="list-style-type: none"> ▪ Acquisition of market rate apartments and conversion to affordable
<p>Golden State Acquisition Fund (GSAF)</p> <p>www.goldenstate-fund.com</p>	<p>Short term loans (up to 5 years) to developers for acquisition or preservation of affordable housing.</p>	<ul style="list-style-type: none"> ▪ Preservation ▪ Site acquisition
<p>State HCD Funding Sources</p>		
<p>Affordable Housing and Sustainable Communities Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</p>	<p>Provides grants and/or loans to projects that achieve Greenhouse Gas reductions and benefit Disadvantaged Communities through increasing accessibility of:</p> <ul style="list-style-type: none"> ✓ Affordable housing ✓ Employment centers ✓ Key destinations 	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition/Rehabilitation ▪ Preservation of affordable housing at-risk ▪ Conversion of non-residential to rental
<p>CalHome</p> <p>www.hcd.ca.gov/fa/calhome</p>	<p>Grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). Program also includes loans to developers for homeownership projects.</p>	<p><u>Homebuyer assistance:</u></p> <ul style="list-style-type: none"> ▪ Downpayment assistance ▪ Rehabilitation ▪ Acquisition/Rehabilitation ▪ ADU/JADU <p><u>Developer assistance:</u></p> <ul style="list-style-type: none"> ▪ Site acquisition, development

<p>Infill Infrastructure Grant Program</p> <p>www.hcd.ca.gov/fa/iig/ www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml</p>	<p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in infill locations.</p>	<ul style="list-style-type: none"> ▪ Parks and open space ▪ Utility service improvements ▪ Streets, parking structures, transit linkages ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
<p>Local Housing Trust Fund (LHTF) Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml</p>	<p>Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from both private and public contributions or public sources.</p>	<ul style="list-style-type: none"> ▪ Rental & ownership hsg ▪ Transitional housing ▪ Emergency shelters ▪ Min. 30% of allocation required to assist ELI
<p>Multifamily Housing Program (MHP)</p> <p>www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml</p>	<p>Deferred payment loans with 55-year term for cities, for-profit and nonprofit corporations, limited equity housing cooperatives and individuals, and limited partnerships. Three percent simple interest on unpaid principal balance.</p>	<ul style="list-style-type: none"> ▪ New construction, rehabilitation, or acquisition/rehab of permanent or transitional rental housing
<p>National Housing Trust Fund Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml</p>	<p>Deferred payment and forgivable loans for non-profit and for-profit developers and local public entities to support development of housing for extremely low-income households.</p>	<ul style="list-style-type: none"> ▪ New Construction
<p>Predevelopment Loan Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/pdip.shtml</p>	<p>Provides predevelopment short term loans to cities and non-profit developers to finance the start of lower income housing projects.</p>	<ul style="list-style-type: none"> ▪ Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing
<p>Supportive Housing Multi-Family Housing Program (SHMHP)</p> <p>www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml</p>	<p>Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent affordable rental housing that contains a min. 35% supportive housing units.</p>	<ul style="list-style-type: none"> ▪ New construction ▪ Rehabilitation ▪ Acquisition/Rehabilitation ▪ Conversion of non-residential to rental ▪ Social services within project
<p>Transit-Oriented Development (TOD) Housing Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/tod.shtml</p>	<p>Low-interest loans available to developers as gap financing for rental housing developments near transit that include affordable units. Grants also available to cities for infrastructure improvements necessary for the development of specified housing developments.</p>	<ul style="list-style-type: none"> ▪ Rental housing development ▪ Infrastructure necessary to support specified housing development, or to facilitate connections between development and transit stations.

C. OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

1. General Plan 2035 Sustainability Goals

In March 2010, the City Council adopted the Agoura Hills General Plan 2035. The underlying theme that permeates the entire General Plan is to create a more sustainable community for existing and future residents. The Plan embodies the following vision for sustainability:

□ Sustainable Land Use and Circulation

- A community that **concentrates** major commercial development at key centers and nodes, and promotes a mix of integrated community uses - housing, shops, workplaces, schools, parks, civic facilities - within walking or bicycling distance. A more efficient use of land will avoid further encroachment upon diminishing land and other natural resources, reduce automobile use, energy consumption, air pollution, and noise, and increase pedestrian activity.
- A transportation system that serves all modes of travel and meets the needs of all users, as specified in the **Complete Streets** Act of 2007, and reduced reliance on single-occupancy vehicle travel through the provision of **alternative travel modes** and enhanced system design. Mixed-use development and more efficient use of land lend themselves to alternative modes of transportation, including bicycling and walking, that help create a more sustainable community. The General Plan advocates transportation improvements and development enhancements that promote and support walking in the community, and enhanced bicycle facilities throughout the City for short trips as well as recreation uses.
- Preservation of open spaces and natural areas through **clustering of development**, and **green infrastructure**. This includes conservation of natural resources through development that maintains an appropriate distance from ridgelines, creek and natural drainage beds and banks, oak trees, and other environmental resources with the purpose of preventing soil erosion, preserving viewsheds, and protecting the natural contours and sensitive plant and wildlife communities of the land. Green infrastructure refers to maintaining a multi-functional assembly of natural and open areas, urban forest, and parklands that provide access to open spaces and recreation, minimize the heat island effect, and that are designed for environmental sustainability. Clustering development in sensitive areas allows for more compact (and energy and infrastructure efficient) development while reducing impacts to natural land and habitats.

❑ **Sustainable Site Design and Development**

- **Sustainable site design** that avoids development of inappropriate sites, minimizes building footprint, maximizes use of existing infrastructure, reduces the heat island effect, minimizes storm water through permeable paving and on-site capture, and reduces energy and water consumption. Sensitive site selection and design will reduce pressure on the city's undeveloped land and preserve habitat and natural resources;
- **"Green" buildings** that utilize materials, architectural design features, and interior fixtures and finishing's to reduce energy and water consumption, toxic and chemical pollution, and waste; and
- Installation of **energy-efficient appliances and alternative-energy infrastructure**, such as solar energy panels (photovoltaic panels) within all new City facilities and within existing facilities, as feasible. The General Plan aims to encourage adequate, efficient, and environmentally sensitive energy service, starting first with City facilities and setting an example for private industry to follow.

The General Plan 2035 was prepared in consideration of SB 375 to reduce greenhouse gas emissions from a local/regional land use and circulation perspective, and is consistent with the Southern California Association of Governments' (SCAG) Sustainable Communities Strategy (SCS) to implement SB 375. Ways in which the General Plan addresses the requirements of SB 375 and the SCS include promoting:

- ✓ Mixed-use and infill developments,
- ✓ Alternative transportation (bicycling, walking, transit),
- ✓ Green building practices,
- ✓ Sustainable land development practices, and
- ✓ Preservation of open spaces and natural communities.

2. Climate Action and Adaptation Plan

The City of Agoura Hills has long supported practices and behaviors that focus on protecting the earth's natural resources. Over the years, emissions of greenhouse gases (GHG) into the atmosphere have resulted in detrimental global warming impacts that continue to threaten the natural environment the City has tried so hard to preserve. As a result, agencies have sought to create a Climate Action and Adaptation Plan (CAAP) to combat this problem. A CAAP has two primary objectives. First, the CAAP seeks to reduce GHG emissions through the implementation of reduction measures to meet or exceed compliance reduction targets. The second objective is to enhance the community's resilience towards vulnerabilities and risks that are expected to occur as a result of climate change impacts. Examples include, but are not limited to, increased frequency of wildfires, increased number of extreme heat days, and increased propensity for flooding. Adaptation measures are included in the CAAP to proactively prepare for dealing with these inevitable climate change risks.

In March 2021, the Agoura Hills City Council approved the Draft Climate Action and Adaptation Plan, demonstrating its commitment to conserve energy and reduce emissions through a variety of programs and policies. The Draft CAAP is currently undergoing environmental review, with the Final CAAP to be considered by the City Council in Spring 2022 and implementation to begin shortly thereafter. In order to reach its GHG reduction targets, the City will implement the local reduction measures described in the CAAP, including measures which encourage energy efficiency, water conservation, alternative

transportation, solid waste reduction, and clean energy. Table IV-5 summarizes the reductions from measures that would be implemented to meet the Community GHG reduction goals for the year 2030.

Table IV-5: Summary of GHG Emission Reduction Strategies

Goal 1: Increase Energy Efficiency in Existing Residential Units
1.1: Energy Efficiency Training, Education, and Recognition in the Residential Sector
1.2: Increase Community Participation in Existing Energy Efficiency Programs
1.3: Home Energy Evaluations Supporting
1.4: Residential Home Energy Renovations
Goal 2: Increase Energy Efficiency in New Residential Units
2.1: Exceed Energy Efficiency Standards
Goal 3: Increase Energy Efficiency in Existing Commercial Units
3.1: Energy Efficiency Training, Education, and Recognition in Commercial Sector
3.2: Increase Business Participation in Existing Energy Efficiency Programs
3.3: Nonresidential Building Energy Audits
3.4: Nonresidential Building Retrofits
Goal 4: Increase Energy Efficiency in New Commercial Units
4.1: Exceed Energy Efficiency Standards
Goal 5: Increase Energy Efficiency through Water Efficiency
5.1: Water Efficiency through Enhanced Implementation of Senate Bill X7-7
5.2: Exceed Water Efficiency Standards
Goal 6: Decrease Energy Demand through Reducing Urban Heat Island Effect per Title 24 Requirements
6.1: Tree Planting for Shading and Energy Saving
6.2: Light-Reflecting Surfaces for Energy Saving
Goal 7: Decrease Greenhouse Gas Emissions through Reducing Vehicle Miles Traveled
7.1: Transportation Demand Management (TDM) including telecommuting and alternative Transportation Options
7.2: Implement Bicycle Master Plan to Expand Bike Routes around the City
7.3: Ridesharing and Bike-to-Work Programs within Businesses
7.4: Electrify the Fleet
Goal 8: Decrease Greenhouse Gas Emissions through Reducing Solid Waste Generation
8.1: Reduce Waste to Landfills
Goal 9: Decrease Greenhouse Gas Emissions through Increasing Clean Energy Use
9.1: Promote Clean Energy

Source: City of Agoura Hills Climate Action and Adaptation Plan, March 2021.

V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Agoura Hills. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2013-2021 Housing Element and then presents Agoura Hills eight-year Housing Plan for the 2021-2029 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

State Housing Element law requires communities to assess the achievements under their adopted housing programs as part of the eight-year update of the Housing Element. The 2013 Agoura Hills Housing Element contains a set of goals, policies and programs for the time frame of the Housing Element (2013-2021). The following Table V-1 reviews the programs of the 2013 Housing Element, including progress on the implementation of programs, and the continued appropriateness of goals and policies. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in the final section of the Housing Element.

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Table V-1: Review of Accomplishments Under 2013-2021 Housing Element

Program	Accomplishments
PROGRAMS TO CONSERVE AND IMPROVE EXISTING HOUSING	
<p>1. Housing Maintenance</p> <p>2013-2021 Objective: Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.</p>	<p>Progress: Program implementation is ongoing through code enforcement, building inspections and the building permit plan review process. Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas. Few structural issues are present. The Building Division of the Community Development Department implements the latest version of the California Building Code and will continue to adopt all of the required building codes as required and adopted by the California Building Standard Commission.</p> <p>Effectiveness: Code Enforcement has been effective in addressing housing and property maintenance issues.</p> <p>Appropriateness: As Agoura Hills housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City’s housing. This program will be continued in the updated Housing Element.</p>
<p>2. Housing Rehabilitation Program</p> <p>2013-2021 Objective: Pursue outside funding to support re-initiation of program and re-evaluate program guidelines.</p>	<p>Progress: The Housing Rehabilitation Program was put on hold due to elimination of Redevelopment funding. The City re-initiated the program using CDBG funds, but due to the more stringent income qualifications of this funding source, the City didn’t have enough qualifying applicants to maintain the program.</p> <p>Effectiveness: The program was not implemented so it was not effective.</p> <p>Appropriateness: The City’s housing stock is well maintained, and demand for rehabilitation assistance among lower income homeowners is insufficient to support a rehabilitation program.</p>
<p>3. Condominium Conversion Ordinance</p> <p>2013-2021 Objective: Implement City Ordinance, and require conversions to comply with City inclusionary requirements.</p>	<p>Progress: The City’s Zoning Ordinance continues to provide tenant protections in apartments proposed for conversion to condominium ownership. There were no requests for condominium conversions during the planning period.</p> <p>Effectiveness: Agoura Hills’ condominium conversion regulations are effective in facilitating the creation of quality entry-level ownership housing. Existing regulations help to mitigate impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.</p> <p>Appropriateness: Preserving the City’s rental housing by maintaining a condominium conversion ordinance remains appropriate for the Housing Element update.</p>

PROGRAMS FOR DEVELOPMENT OF AFFORDABLE HOUSING	
<p>4. Inclusionary Housing Program and Housing Trust Fund</p> <p>2013-2021 Objective: Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish implementing regulations for Housing Trust Fund.</p>	<p>Progress: The City’s Inclusionary Housing Program had been suspended for rental housing since 2009 due to the Palmer decision, but with the passage of AB 1505 (the “Palmer Fix”), was updated in 2018 to again apply to rental housing and to reflect current market conditions. The City also updated the Inclusionary Housing In-Lieu Fee to reflect the amount necessary to fund 100% of the cost of assistance to develop the required affordable units at an off-site location. A total of \$261,852 was contributed to the Housing Trust Fund during the planning period.</p> <p>Effectiveness: The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects.</p> <p>Appropriateness: The Inclusionary Housing Ordinance and Program can provide an important tool for increasing the number of affordable housing units in the City, and continues to be appropriate for the Housing Element Update.</p>
<p>5. Affordable Housing Development Assistance</p> <p>2013-2021 Objective: Provide financial and regulatory assistance. Promote through dealings with property owners and through Guide to Housing brochure.</p>	<p>Progress: During the 2013-2021 housing cycle, the City met with several potential developers of mixed-use residential/commercial projects about the requirement to incorporate affordable units pursuant to the City’s Inclusionary Housing Program. In some cases, the City discussed possible development concessions and incentives to facilitate the production of affordable units.</p> <p>Effectiveness: While the City discussed options with developers, no affordable housing was produced during the period. Two mixed income projects are currently in the project application review stage: 1) West Village mixed use, which proposes 78 project units, including 11 affordable units; and 2) 64 North mixed use which proposes 17 units, including 3 affordable units.</p> <p>Appropriateness: The provision of affordable housing remains an important goal for the Housing Element, and the City will assist in achieving this goal through implementation of the Inclusionary Housing Ordinance for market-rate housing projects, and exploring incentives to creating affordable housing with potential developers.</p>

<p>6. Affordable Housing Density Bonus</p> <p>2013-2021 Objective: Maintain density bonus program consistent with state law, and advertise through the City’s Guide to Housing brochure and on City website.</p>	<p>Progress: The City website contains information on Agoura Hills’ density bonus program, and City staff discusses opportunities for density bonuses with developers. The City has a current application for development that is proposing use of density bonuses.</p> <p>Effectiveness: The density bonus program is among several tools the City can utilize to facilitate affordable housing.</p> <p>Appropriateness: This program remains appropriate to the updated Housing Element, and the City will continue to advertise its availability on the Housing Resources page on its website and in conjunction with the new Affordable Housing Overlay.</p>
<p>7. Section 8 Rental Assistance</p> <p>2013-2021 Objective: Continue participation in program and advertise through City’s Guide to Housing brochure.</p>	<p>Progress: The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City’s website.</p> <p>Effectiveness: The program is an effective means of allowing extremely low and very low-income renters to remain in the community.</p> <p>Appropriateness: The Section 8 program remains appropriate to the Element.</p>
<p>8. Sustainability and Green Building</p> <p>2013-2021 Objective: Implement General Plan sustainability policies/actions. Provide education/ outreach to residents and development community on Green Building Program.</p>	<p>Progress: Program implementation is ongoing through the development application review process and updates to, and compliance with, the Green Building Code. The Building and Safety Division conducts education on the program by “visiting booths” at local home supply retail centers and local street fairs.</p> <p>Effectiveness: The City remains committed to and effective in promoting and incorporating sustainable practices and programs.</p> <p>Appropriateness: Sustainable energy and green programs remain appropriate to the Housing Element Update.</p>

PROGRAMS FOR PROVISION OF ADEQUATE SITES	
<p>9. Residential and Mixed-Use Sites Inventory</p> <p>2013-2021 Objective: Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.</p>	<p>Progress: The City maintains a current inventory of all vacant sites available for development, as well as a specific inventory of residential and mixed-use sites, for the public to view. Within the Agoura Village Specific Plan, the City maintains an inventory of all vacant and underutilized mixed-use development opportunity sites. As part of the 6th cycle Housing Element update, the City has conducted a comprehensive review of potential housing sites, and through the public input process, has incorporated those sites most appropriate for development in the Housing Element sites inventory.</p> <p>Effectiveness: The City has been effective in implementing this program through the development plan review process and continual interactions with the development community.</p> <p>Appropriateness: Given the limited land remaining for development in the community, maintaining a sites inventory remains relevant for the updated Housing Element.</p>
<p>10. Agoura Village Specific Plan (AVSP)</p> <p>2013-2021 Objective: Facilitate residential mixed-use development in AVSP, including on-site provision of affordable units.</p>	<p>Progress: The City continued to review concept applications for mixed-use retail/commercial/multi-family housing projects within the Agoura Village Specific Plan (AVSP), and meet frequently with the project proponents to discuss their projects, including the provision of affordable housing units. An application for a 78-unit mixed use project, which had previously been withdrawn, was resubmitted in 2020, and is currently being reviewed by City staff; the application is not complete at this time. Another mixed use project with 17 dwelling units in the AVSP area was placed on hold by the applicant, and as of February 2021, the applicant has indicated its intent to resubmit a slightly redesigned project with more dwelling units; City staff is awaiting this resubmittal.</p> <p>Effectiveness: While the City discussed options with developers, no affordable housing was produced during the period. Two mixed income project applications are currently being reviewed but have not yet been deemed complete: 1) West Village mixed use, which proposes 78 project units, including 11 affordable units, and 2) 64 North mixed use with 17 units, including 3 affordable units.</p> <p>Appropriateness: The provision of affordable housing remains an important goal for the Housing Element, and the City will assist in achieving this goal through implementation of the Inclusionary Housing Ordinance for market-rate housing projects, and exploring incentives to creating affordable housing with potential developers.</p>

<p>11. Second Units</p> <p>2013-2021 Objective: Review and refine ordinance as appropriate to better facilitate provision of second units.</p>	<p>Progress: The second unit ordinance was revised in 2014, and replaced in 2017 with an accessory dwelling unit ordinance (“ADU”), with the intent of providing expanded capacity and streamlining the approval of ADUs. In 2020, the City adopted an urgency ordinance to comply with changes in state law, and in August 2021, adopted a permanent ordinance.</p> <p>Effectiveness: A total of twenty-two ADUs were issued building permits between October 2013- June 2021. The City is utilizing SB 2 Planning Grant funds to develop ADU prototypes and a submittal checklist for use as a guide for homeowners to further facilitate the production of ADUs.</p> <p>Appropriateness: With several new state ADU laws that took effect in 2020 to further facilitate ADUs and Junior ADUs, applications for ADUs have continued to increase, with building permits issued for nine ADUs in the first nine months of 2021. This program will continue in the Housing Element Update, and pursuant to new state law, will incorporate provisions to promote ADUs that provide affordable rents to low- and moderate-income households.</p>
<p>PROGRAMS TO REMOVE GOVERNMENTAL CONSTRAINTS</p>	
<p>12. Efficient Project Review</p> <p>2013-2021 Objective: Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects as appropriate.</p>	<p>Progress: The City continues its program of providing for a concept or preliminary review phase to give applicants early input on potential site concerns and any necessary studies. The City has developed a Preliminary Application for projects seeking vested rights pursuant to SB 330, the Housing Crisis Act of 2019. Furthermore, the City is utilizing SB 2 funds to develop objective development and design standards, and to produce an SB 35 checklist, forms and submittal requirements to ease the application process.</p> <p>Effectiveness: The modifications and changes of the Agoura Hills Municipal Code will help refine design guidelines, revise subjective standards, and clarify the SB 35 application process for applicants and contribute to housing production.</p> <p>Appropriateness: This program remains appropriate to the updated Housing Element.</p>
<p>13a. Expanded Zoning for Congregate Housing</p> <p>2013-2021 Objective: Conduct land use study to evaluate expanding congregate housing into additional zone districts.</p>	<p>Progress: The City amended its Zoning Ordinance in 2014 to allow congregate care housing in the Commercial Retail Service (CRS) zoning district.</p> <p>Effectiveness: Oakmont Senior Living (Residential Care Facility for Elderly – Assisted Living and Memory Care) was approved in 2018 and is currently under construction in the BP-OR zone, and an application has been submitted for a second similar facility, also in the BP-OR zone.</p> <p>Appropriateness: This program was implemented and no longer necessary for the Housing Element update.</p>

<p>13b. Zoning for Small Employee Housing (6 or fewer)</p> <p>2013-2021 Objective: Amend Zoning Ordinance consistent with Employee Housing Act (H&S 17021.5)</p>	<p>Progress: The Zoning Ordinance amendment was completed in 2014 to allow for small employee housing to be considered as single-family structures, and allow for small employee housing to be located in zoning districts that allow for single-family structures.</p> <p>Effectiveness: The City was effective in complying with the Employee Housing Act.</p> <p>Appropriateness: This program was implemented and no longer necessary for the Housing Element update.</p>
<p>PROGRAMS TO PROMOTE EQUAL HOUSING OPPORTUNITY</p>	
<p>14. Fair Housing Program</p> <p>2013-2021 Objective: Continue to contract with LA Co./Housing Rights Center to provide fair housing services and educational programs. Assist in program outreach through referrals and distribution of informational materials.</p>	<p>Progress: The City provides information about fair housing on the City website, and refers tenant/landlord issues to the Housing Rights Center.</p> <p>Effectiveness: This program has been effective in educating residents on their rights under Fair Housing Laws, and in providing referrals for services.</p> <p>Appropriateness: The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.</p>
<p>15. Universal Design/Visitability</p> <p>2013-2021 Objective: Develop Universal Design and Visitability Principles brochure, and provide to development applicants.</p>	<p>Progress: While the City has not yet completed its online brochure, staff ensures features that enhance accessibility are accommodated through the project plan review process. The City has adopted reasonable accommodation procedures as part of the Municipal Code.</p> <p>Effectiveness: Program effectiveness could be enhanced through inclusion of information on the website regarding universal design features and visitability for development applicants.</p> <p>Appropriateness: Universal Design remain appropriate to the Housing Element update, particularly as the City's population continues to age and the numbers of residents with disabilities increases.</p>
<p>16. Housing Opportunities for Persons Living with Disabilities</p> <p>2013-2021 Objective: Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities. Evaluate funds for supportive housing/ services in new affordable projects. Discuss with housing providers ability to provide for the disabled in projects.</p>	<p>Progress: The City supports the provision of housing for disabled populations through zoning opportunities for transitional and supportive housing, for community care facilities, and for accessory dwelling units; procedures to provide reasonable accommodation; and programs to facilitate affordable housing.</p> <p>Effectiveness: The City has been effective in providing housing opportunities for persons living with disabilities.</p> <p>Appropriateness: This program remains appropriate to the Housing Element.</p>

Table V-2 summarizes the quantified objectives contained in the City’s 2013-2021 Housing Element, and compares the City’s progress in fulfilling these objectives.

Table V-2: Summary of 2013-2021 Quantified Objectives

Income Level	New Construction		Rehabilitation		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	31	0	10	0	2 (Sec 8)	2
Low	19	0	20		-	
Moderate	20	22			511 (Archstone & Oak Creek)	511
Above Moderate	45	43				
Totals	115	64	30	0	513	513

New Construction: The City’s objectives for new construction reflect its regional housing needs (RHNA). As illustrated in Table V-2, sixty-four new residential units have been issued building permits since the start of the RHNA planning period (October 2013 – June 2021), fulfilling just over half of the City’s total regional housing need for 115 units. Most units constructed during this period consisted of single-family homes, with a five-unit apartment development and 22 accessory dwelling units (ADUs) also developed. Based on their smaller size and the fact that many ADUs are provided rent-free to family members or household employees, accessory dwelling units are assumed to be affordable to households earning moderate incomes.

The City maintains its Inclusionary Housing In-Lieu Fee Fund, and is considering how the funds may be best used to assist in the production of affordable housing in the City. Additional housing opportunity sites have been identified as part of the 6th Cycle Housing Element Update, many of which will be designated with an Affordable Housing Overlay to facilitate the provision of affordable units beyond the level currently provided through the City’s Inclusionary Housing Ordinance.

Rehabilitation: The City had previously funded a housing rehabilitation program using redevelopment housing set-aside funds, but with the dissolution of redevelopment agencies in 2012, the program had been put on hold. The City re-initiated the program using CDBG funds, but due to the more stringent income qualifications of this funding source, the City didn’t have enough qualifying applicants. Starting in 2014, the City began using CDBG funds for accessibility improvements in public parks, along with programs for seniors (seminars on legal, health, and lifestyle issues).

Conservation: The City’s objectives for conservation reflect preservation of Agoura Hills’ two primary apartment complexes as rental housing and conservation of existing Section 8 vouchers. Both of these objectives were met during the planning period.

Special Needs Households: In terms of special needs households, Agoura Hills adopted an accessory dwelling unit (ADU) ordinance to facilitate the addition of ADUs which can benefit seniors, persons with disabilities and female-headed households. The City amended its Zoning Ordinance to allow congregate care housing in the Commercial Retail Service (CRS) zoning district, and has one senior living facility currently under construction (Oakmont), and an application has submitted for a second similar facility. In 2015, the City opened the Agoura Hills Recreation and Event Center where it hosts a variety of programs and classes for seniors. And the City’s Meals-on-Wheels and Dial-A-Ride programs continue to serve both seniors and persons with disabilities.

B. GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City of Agoura Hills intends to implement to address a number of significant housing-related issues. Section 65583 (b) of the Government Code requires: "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing."

The following five major issue areas are addressed by the goals and policies of this Element. The supporting goals and policies are organized by each of these issue areas and discussed in the following section.

- ❑ Conserve and improve the condition of the existing housing stock;
- ❑ Assist in the provision of affordable housing;
- ❑ Provide adequate sites to achieve a diversity of housing;
- ❑ Remove governmental constraints, as necessary; and
- ❑ Promote equal housing opportunity.

Goal H-1

Conserve and Improve Existing Housing. Maintain and Enhance the Quality and Affordability of Existing Housing and Residential Neighborhoods.

Policies

- H-1.1 Housing Design.** Assure that new housing is well-designed and based on sustainable development principles.
- H-1.2 Property and Housing Conditions.** Support the long-term maintenance and improvement of housing through enforcement of Building and Property Maintenance Codes. **(Modified)**
- H-1.3 Preserve Rental Housing.** Conserve the existing stock of rental housing through limitations on conversions to for-sale units, and provide tenant protections for units approved for conversion.

Goal H-2

Provision of Affordable Housing. Assist in the Provision of a Range of Housing Types to Meet the Diverse Needs of the Agoura Hills Community.

Policies

- H-2.1 Mixed Income Housing.** Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments, and to increase the availability of affordable housing throughout the community. Continue to prioritize the construction of affordable units on-site, with provision of units off-site or payment of an in-lieu housing fee as less preferred alternatives.
- H-2.2 Affordable Housing Overlay.** Utilize an Affordable Housing Overlay as a tool to provide meaningful incentives for the inclusion of affordable units on designated sites. **(New)**
- H-2.3 Affordable Housing Incentives.** Facilitate the development of affordable housing through regulatory incentives and concessions via the density bonus ordinance, and/or financial assistance. Leverage local funds with outside sources.
- H-2.4 Financial Resources.** Support the use of outside financial resources to aid in the production of housing affordable to Agoura Hills' modest income residents and workforce. Establish guidelines for allocation of Inclusionary Housing Trust Fund resources towards projects.
- H-2.5 Public/Private Partnerships.** Explore collaborative partnerships with nonprofit organizations, developers, major employers, the business community and governmental agencies in the provision of affordable housing. **(Expanded)**
- H-2.6 Rental Assistance.** Support and publicize available rental assistance programs for lower income and special needs households.
- H-2.7 Green Building.** Promote sustainable building practices that utilize materials, architectural design features, and interior features and finishings to reduce energy and water consumption.

Goal H-3

Provide Adequate Sites to Achieve a Diversity of Housing. Provide Opportunities for a Range of Housing Types Suited to Residents of Varying Lifestyle Needs and Income levels.

Policies

- H-3.1 Variety of Housing Choices.** Provide site opportunities for a full range of housing types, locations, and densities to address the diverse needs of Agoura Hills' residents.
- H-3.2 Residential Sites Inventory.** Maintain an up-to-date sites inventory, and assist developers in identifying land suitable for residential and mixed-use development.
- H-3.3 Residential Mixed Use.** Facilitate the development of higher density residential/commercial mixed-use in the Agoura Village Specific Plan, the Planned Office Manufacturing – Mixed Use District (POM-MXD), and in the Commercial Shopping Center/Mixed Use (CS-MU) district.
- H-3.4 Repurposing Obsolete Commercial.** Pursue opportunities to integrate housing in underutilized commercial centers, and to reuse excess or obsolete commercial buildings for housing. *(New)*
- H-3.5 Accessory Dwelling Units.** Facilitate the creation of accessory dwelling units (ADUs) and junior ADUs in all residential districts as a means of dispersing small, affordable units throughout the community. *(Expanded)*
- H-3.6 Mitigate Air Quality Impacts.** Require multi-family housing located along major roadway corridors to incorporate design features that promote ventilation and assist in dispersion of air quality pollutants. (refer to Policy 7.6 in Natural Resource Element) *(New)*
- H-3.7 Reuse of Housing Element Sites.** Pursuant to AB 1397, allow housing developments with at least 20 percent affordable housing by-right, consistent with objective design standards, on lower-income housing sites that have been counted in previous housing element cycles.

Goal H-4

Remove Governmental Constraints. Reduce Governmental Constraints to the Maintenance, Improvement and Development of Housing while Maintaining Community Character.

Policies

- H-4.1 Development Review.** Explore continued improvements to the entitlement process to streamline and coordinate the processing of development permits, design review and environmental clearance.

H-4.2 Objective Standards. Establish objective development standards to create greater certainty for developers, streamline the development review and permitting process, and enable the development of higher density residential projects. (New)

H-4.3 Flexible Development Standards. Provide flexibility in development standards to accommodate new models and approaches to providing housing.

Goal H-5

Promote Equal Housing Opportunities. Promote equal housing opportunities for all residents, including Agoura Hills' special needs populations, so that residents can reside in the housing of their choice.

Policies

H-5.1 Fair Housing Education. Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.

H-5.2 Fair Housing Services. Continue to support the provision of fair housing services and tenant/landlord mediation to City residents.

H-5.3 Housing for Persons with Disabilities. Address the special housing needs of persons with disabilities through the implementation of reasonable accommodation procedures, the provision of zoning for supportive and group housing, and by encouraging universal design.

H-5.4 Housing Options for Seniors. Support the development and maintenance of affordable senior housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community. (New)

H-5.5 Homeless Housing and Services. Work cooperatively with the Las Virgenes-Malibu Council of Governments (COG) in providing outreach and assistance to persons experiencing homelessness. (New)

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Agoura Hills' identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. The City's overall housing program strategy for addressing its housing needs has been defined according to the five issue areas previously described under goals and policies.

The 2021-2029 Housing Program was prepared in the context of: 1) the nature and extent of housing needs; 2) funding and land availability constraints; and 3) experience gained from implementation of the previous Housing Element. The Housing Program Summary Table V-4 located at the end of this section specifies the following for each program: 2021-2029 objectives; funding sources; and agency responsible for implementation.

CONSERVE AND IMPROVE EXISTING HOUSING

While the majority of existing housing in Agoura Hills is of sound to superior quality, nearly 90 percent of the City's housing is now over 30 years in age, the age at which housing begins to experience rehabilitation needs. The aging of such a large portion of Agoura Hills' housing stock indicates a need for code enforcement and property maintenance to stem potential housing deterioration. Housing conservation also involves maintaining housing affordability, which the City will undertake through protections for existing rental housing through the condominium conversion ordinance and through monitoring of deed-restricted affordable units.

1. Housing Maintenance. The Housing Maintenance program is implemented through a combination of code enforcement, building inspections and the building permit plan process. The Community Development Department maintains a full-time code enforcement officer to address housing and property maintenance issues.

***2021-2029 Program Objective:** Monitor the housing conditions in the City and respond to complaints. Enforce the provisions of the California Building Codes, and continue to adopt updates as available.*

2. Condominium Conversion Ordinance. As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City regulates the conversion of apartment units to condominium ownership. Conversion requirements include tenant noticing, relocation assistance for eligible tenants, and anti-discrimination policies in the sale of converted units. Condominium conversions with ten or more units are also subject to Agoura Hills's inclusionary housing requirements to provide a minimum of 15 percent affordable units, providing potential opportunities to first-time homebuyers.

***2021-2029 Program Objective:** Continue to assure that the requirements of the Condominium Conversion Ordinance are met.*

3. Monitoring of Affordability Covenants. (New) While Agoura Hills does not currently contain any deed-restricted affordable units, it is anticipated that affordable units will be developed during the planning period resulting from the new Affordable Housing Overlay and Inclusionary Housing

requirements. Affordable units produced under these programs will require 55-year affordability covenants in the case of rental housing, and 45-year covenants in the case of ownership housing. To ensure adherence to these covenants, it will be necessary for the City to establish annual monitoring procedures.

***2021-2029 Program Objective:** By 2023, develop and implement monitoring protocols for affordable rental and ownership housing.*

PROVISION OF AFFORDABLE HOUSING

Housing to address the needs of Agoura Hills' lower and moderate-income residents and workforce is not being produced in the private market without some level of subsidy and/or development incentive. The Housing Element sets forth several programs to provide incentives for the production of affordable and mixed income housing, including: inclusionary housing requirements; density bonuses and other regulatory incentives; financial assistance; and a new Affordable Housing Overlay. Adherence to the City's Green Building Program will also enhance affordability through greater energy efficiencies and reduced utility costs to residents.

4. Inclusionary Housing Program and Housing Trust Fund.

Inclusionary Housing: Section 9133 of the Municipal Code outlines the City's inclusionary housing requirements and was updated in 2018. The program requires residential developments with 10 or more units provide a minimum of 15 percent of units at a cost affordable to low- and moderate-income households as follows - seven (7) percent of all units for very low-income households, four (4) percent of units for low-income households and four (4) percent of units for moderate-income households.

The City's Inclusionary Ordinance specifies that developing all of the required inclusionary units within the residential development is the preferred approach. However, as an alternative, the developer may propose satisfying the inclusionary housing requirements through payment of an in-lieu fee, including providing some of the required inclusionary units on-site and paying an in-lieu fee for any required inclusionary units that are not included in the project.

The City has accumulated approximately \$1.8 million in its Inclusionary Housing Trust Fund, and increased the In-Lieu Fee amounts in 2018 to reflect current market conditions. In order to ensure the strategic expenditure of limited Trust Fund resources, the City will create implementing regulations that establish parameters for allocation of funds towards projects.

***2021-2029 Program Objective:** Continue to implement the City's Inclusionary Housing Ordinance and prioritization of on-site provision of affordable units. By 2023, establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure.*

5. Affordable Housing Development Assistance. The City can play an important role in facilitating the development of quality, affordable and mixed-income housing in the community through provision of regulatory incentives and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction or deferral in development fees,
- Flexible development standards and parking reductions,
- Density bonuses,
- City support in affordable housing funding applications, and
- Financial and land purchase assistance, as available.

2021-2029 Program Objective: *Provide financial assistance through the Housing Trust Fund and regulatory incentives through the Affordable Housing Overlay and density bonuses for the development of affordable and mixed-income housing. Provide information on incentives during individual dealings with property owners.*

6. Affordable Housing Density Bonus. Section 9674 of the Agoura Hills Municipal Code sets forth the City's provisions to implement state density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- Minimum 5% of the total units for very low-income households; or
- Minimum 10% of the total units for lower income households; or
- Minimum 10% of the total dwelling units in a condominium for moderate income households; or
- 100 percent of units for very low-, low- and moderate-income households (with maximum 20 percent moderate); or
- A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-80% above the specified General Plan density. Eligible projects may receive 1-4 additional development zoning concessions or incentives, depending on the proportion of affordable units and level of income targeting. In addition to the off-street parking concessions required under state law, the City offers the following development concessions and incentives in conjunction with the density bonus:

- A reduction in parcel development standards (coverage, setback, zero lot line and/or reduced parcel sizes),
- Approval of mixed-use zoning in conjunction with the housing project, and
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

Pursuant to state requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density bonus cannot be accommodated due to the City's development standards, the City will waive or modify applicable standards to accommodate the bonus.

2021-2029 Objective: Encourage the use of density bonus (including associated zoning concessions and incentives) by advertising on the City’s website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants. Update the City’s local ordinance for consistency with the most recent state laws (2023).

7. Section 8 Rental Assistance. (Expanded) The Section 8 Rental Assistance Program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what very low-income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low-income households.

2021-2029 Objective: *Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. City staff will contact owners of the major apartment complexes in town to inquire whether they participate in the Section 8 program and encourage them to register with LA County Housing Authority. The City will continue to provide information on the program on the City of Agoura Hills website.*

8. Climate Action and Adaptation Plan. (New) In March 2021, the Agoura Hills City Council approved the Draft Climate Action and Adaptation Plan (CAAP), demonstrating its commitment to conserve energy and reduce emissions through a variety of programs and policies. The CAAP sets forth a wide range of measures to reduce greenhouse gas emissions, including measures that encourage energy efficiency, water conservation, alternative transportation, solid waste reduction, and clean energy. Approval of the Draft CAAP concluded Phase 1 of the process, with Phase 2 to include preparation of the environmental document for CEQA clearance, and Phase 3 to carry out implementation of the CAAP.

2021-2029 Objective: *Implement the Climate Action and Adaptation Plan to achieve measurable reductions in greenhouse gas emissions. By the end of 2022, commence implementation of the CAPP.*

ADEQUATE HOUSING SITES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. Both the General Plan and Zoning Ordinance dictate where housing may be located, thereby affecting the supply of land available for housing.

9. Affordable Housing Overlay and Rezone Program. (New) The City has identified 20 sites in the Housing Element sites inventory, all of which will be designated with an Affordable Housing Overlay (AHO). The AHO will allow for 20 - 25 dwelling units/acre on sites in exchange for inclusion of 20 percent affordable units (10% very low and 10% low income). For mixed use sites, this housing density would be in addition to the permitted commercial development density. For property owners

choosing to develop under the AHO, the City's Inclusionary Housing Ordinance would not apply and there would not be an option for an in-lieu fee to be paid.

The AHO will include a special set of objective design and development standards so that the identified density can be achieved and developers have incentives to build per the Overlay. Projects using the AHO and providing the required lower income units would be approved "by-right." The objective standards would establish clear parameters to which the development must adhere, and therefore would provide some assurance that the project would reflect the City's values.

The key to the successful application of the AHO is providing sufficient incentives to make a development feasible and more profitable than the underlying zoning. The following are among the incentives to be offered:

- Increased densities,
- Increased height limits,
- Increased floor area ratios,
- Reduced parking,
- Reduced open space standards, and
- By-right development processing.

Adoption of the Affordable Housing Overlay is projected to occur in 2022 after the start of the 6th cycle planning period, resulting in a temporary shortfall in sites with zoning in place to address the City's regional housing needs. Pursuant to state statutes, sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20% or more of the dwelling units are affordable to lower income households,
- Permit a minimum density of 20 dwelling units per acre,
- Allow a minimum of 16 dwelling units per site, and
- Ensure a) at least 50% of the lower income shortfall be accommodated on sites designated for residential use only, or b) allow for 100% residential use on mixed use sites and require residential use to occupy at least 50% the floor area in a mixed use project.⁹

2021-2029 Objective: *Develop an Affordable Housing Overlay (AHO) and associated objective development standards in 2022 in compliance with the parameters of a rezone program under Government Code section 65583.2(h).*

10. Agoura Village Specific Plan. (Modified) The 135-acre Agoura Village Specific Plan (AVSP), originally adopted in 2008 and planned as a focal point for future mixed use development, is currently being updated to reflect current market conditions and a new set of guiding principles. The emphasis of the AVSP is shifting from residential being a secondary to a primary use, with housing unit capacities increasing from 293 to over 650 units. Eight sites in the AVSP are included in the Housing Element sites inventory, all of which are designated with the Affordable Housing Overlay to allow increased densities and to incentivize the inclusion of lower income units. A unique set of objective design and

⁹ As presented earlier in the residential sites analysis, more than half of the City's lower income RHNA shortfall is accommodated on sites designated for residential use only.

development standards are being created for the AVSP, creating greater certainty for developers and shortened review times for project that qualify for ministerial approval (refer to Program 13).

2021-2029 Program Objective: *Update the Agoura Village Specific Plan to provide increased opportunities for residential development and streamlined review on Housing Element sites (2022).*

11a. Promote Accessory Dwelling Units. (Expanded) Agoura Hills adopted a new accessory dwelling unit (ADU) ordinance in August 2021 to align with state law and better facilitate the production of ADUs and Junior ADUs. For example, the City now allows ADUs in all residential zones, as well as in the commercial-mixed use zone and open space restricted zone, both of which allow residential uses. The pace of ADU activity has begun to increase, with four permits issued in 2019, five in 2020, and now nine in the first nine months of 2021. Furthermore, SCAG’s affordability analysis estimates that in the Las Virgenes subregion, two-thirds of ADUs are provided at rents affordable to lower and moderate-income households.

Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. The City is using SB 2 Planning Grant funds to develop a user-friendly guide to answer frequently asked questions about building an ADU, along with a submittal checklist for homeowners to aid in the ADU development process. As part of this process, the City will be contracting with a design firm to prepare at least three different ADU prototypes that can be pre-approved and customizable at minimal cost to the applicant. The City will also be working with a firm to establish an 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.

2021-2029 Objective: *Achieve the production of an average of 10 ADUs annually, for a total of 80 ADUs over the planning period. Develop an ADU user guide, homeowner checklist and pre-approved ADU construction plans to streamline the development project application and review process, and reduce up-front project costs for the homeowner (2022). Add an ADU Cost calculator to the City’s website (2022).*

11b. Track and Monitor Accessory Dwelling Units. (New) The City will track new accessory dwelling units to collect information on the use and affordability of these units. As part of the building permit process, the City will collect information on anticipated occupancy and rent levels and will conduct a mid-cycle review and report to HCD. If actual production and affordability is far from projected trends, the City will rezone an additional site to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, the City will conduct expanded marketing and outreach.

2021-2029 Objective: *Establish tracking system in 2022. Conduct mid-cycle review in 2025, and as appropriate, conduct expanded marketing and outreach within six months, or rezoning additional site(s) within one year.*

12. No Net Loss Monitoring. (New) To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory
- Actual units constructed and income/affordability when parcels are developed

- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA)

2021-2029 Objective: Develop a procedure to monitor the development of Housing Element sites by 2022.

REMOVE GOVERNMENTAL CONSTRAINTS

Like all jurisdictions in California, Agoura Hills has governmental regulations that affect housing development. These include the charging of permit processing and development fees, and processing procedures for tentative tract maps, conditional use permits and variances. Under present state law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental constraints on housing development.

13. Objective Design and Development Standards. (New) There are several scenarios in the future in which development projects in Agoura Hills will be required to undergo a “by-right”, non-discretionary approval process. These scenarios include: a) qualified projects being processed under Government Code section 65913.4 (SB 35); b) projects on sites identified in a prior housing element where at least 20% lower income units are included; and c) projects on sites being rezoned with the Affordable Housing Overlay as part of the Housing Element update with at least 20% lower income units. The creation of objective design and development standards is critical to a “by-right” approval process, since qualifying projects may only be required to meet objective, not subjective standards.

The City has contracted with a consultant and is in the process of establishing clear and objective design and development standards to facilitate quality development that can be approved ministerially. It is anticipated that three separate sets of standards will be prepared corresponding to sites in the housing inventory for: a) the eight sites within the Agoura Village Specific Plan; b) the three large shopping center sites on Kanan Road; and c) the nine other sites in the Housing Element sites inventory. In conjunction with developing objective development standards, Agoura Hills will create an SB 35 checklist and written procedures for processing SB 35 applications.

2021-2029 Program Objective: *Establish objective design and development standards to create greater certainty for developers and streamline the development review and permitting process. Create an SB 35 checklist and written procedures for processing SB 35 applications (2022).*

14. Zoning Text Amendments for Special Needs Housing. (New) As presented under the Governmental Constraints analysis and pursuant to state law, several revisions to the Agoura Hills Zoning Code have been identified as appropriate to better facilitate the provision of a variety of housing types. These Code revisions include:

- Allow transitional and supportive housing in all zones where residential is permitted, including mixed use zones, subject to the same restrictions as similar residential uses in the same zone (per SB 2),
- Allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted; eliminate parking requirements for supportive housing located within one-half mile of public transit (per AB 2162),

- Amend parking standards for emergency shelters from a ratio based on the size of the structure to a ratio based on to the number of shelter staff (per AB 139),
- Develop by right processing procedures for Low Barrier Navigation centers in mixed use and non-residential zones permitting multi-family uses, and should the city receive an application for these uses, process them as required by state law (per SB 48),
- Amend the Zoning Code to remove subjective findings related to neighborhood character as necessary to ensure reasonable accommodation for persons with disabilities and other protected classes, and
- Review and amend the Zoning Code to ensure requirements for group homes of more than six persons are consistent with state law and fair housing requirements.

The City will also amend the Agoura Hills Municipal Code to specify incentives for the development of housing for extremely low-income households (30% AMI). Incentives will include: priority development processing, fee waivers/deferrals, and flexible development standards.

***2021-2029 Objective:** Amend the Zoning Code by 2022 to facilitate housing for Agoura Hills' special needs and extremely low income (ELI) populations.*

PROMOTE EQUAL HOUSING OPPORTUNITIES

In order to provide for the housing needs of all segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices, including accommodations for persons with disabilities.

15. Housing Opportunities for Persons Living with Disabilities. (Modified) As Agoura Hills' population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The City regularly adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction, and has adopted procedures for requesting a Reasonable Accommodation with respect to zoning, permit processing, and building codes for persons with disabilities

The North Los Angeles County Regional Center (NLACRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The NLACRC provides services to approximately 210 developmentally disabled residents within the greater Agoura Hills 91301 zip code. Approximately 98 percent of these disabled residents live with a parent, family member or other guardian, and as these guardians age and become frailer, the disabled individuals they care for may require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing.

Agoura Hills currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (six or fewer residents) in all residential zones, and provisions for larger care facilities (seven or more residents) in multi-family residential, mixed use and certain commercial zones, subject to a conditional use permit;
- Treatment of supportive and transitional housing as a residential use of property, and subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone;
- Procedures for an individual with a disability to request a Reasonable Accommodation from zoning and building standards. No special permit or fee is required;
- Programs to facilitate affordable housing, including Inclusionary Zoning, Affordable Housing Development Assistance, Density Bonuses and a new Affordable Housing Overlay; and
- Supporting the creation of accessory dwelling units in all districts permitting residential uses.

In its review of 6th Cycle Housing Elements, the State Department of Housing and Community Development (HCD) has identified the cities' exclusion of large community care facilities from single-family zone districts as a potential constraint on housing for persons with disabilities. In order to address this concern, the City will review and amend the Zoning Code to ensure requirements for community care facilities of more than six persons are consistent with state law and fair housing requirements.

HCD also raised concerns that requirements to consider impacts to surrounding uses when reviewing requests for reasonable accommodation is similar to a Conditional Use Permit, and thus could act as a constraint on housing for persons with disabilities. The City will remove this subjective finding to ensure for reasonable accommodation for persons with disabilities and other protected classes.

***2021-2029 Objective:** Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the NLACRC to publicize information on available resources for housing and services. Evaluate use of state and Federal funds available for supportive housing and services in future affordable housing developments. Review and amend the Code regarding reasonable accommodations and for community care facilities of more than six persons. Add information to the City website on Universal Design and Visitability in development.*

16. Fair Housing/Affirmatively Furthering Fair Housing. (Expanded) As a participating jurisdiction in the Urban County CDBG program, the Housing Rights Center (HRC) is the designated provider of fair housing and tenant-landlord information in Agoura Hills. The HRC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact HRC have basic questions about landlord and tenant rights and responsibilities; HRC's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. HRC conducts extensive fair housing education and outreach throughout the San Fernando Valley.

Appendix B summarizes the fair housing issues and concerns in Agoura Hills based on the Affirmatively Furthering Fair Housing (AFFH) analysis conducted as part of this Housing Element update. The Table

V-3 below presents a summary of the issues, contributing factors, and the City’s actions to address these issues.

Table V-3: Summary Matrix of Fair Housing Issues and Actions for Mitigation

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"> • Lower income residents have a higher % of tenant/landlord complaints compared to their % of the City’s population overall. • Outreach is needed in a variety of formats. • Additional resources need to be made available to the public. 	<p>Medium</p>	<ul style="list-style-type: none"> • Continue the Fair Housing Program, including directing inquiries to the Housing Rights Center (HE Program 16). • At least twice during the Housing Element Cycle (2023 and 2026) work with The Housing Rights Center to contact landlords of multifamily complexes and provide fair housing information and assistance. Focused effort should be made in census tract 8003.27. • 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. • By the end of 2022, have fair housing information posted on non-traditional media, such as Instagram and Facebook. <p><i>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"> • High levels of overpayment • High rents • 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 	<p>High</p>	<ul style="list-style-type: none"> • Support the development of affordable housing throughout Agoura Hills through the Affordable Housing Overlay (HE Program 9). Reach out to local housing nonprofits during creation of the design standards for the Overlay areas for input. • 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. • Develop a public information campaign, using data and graphics from the HE, to illustrate quality multi-family and mixed income housing options (2023). • In compliance with SB 9, adopt an ordinance allowing duplexes to be constructed in single-family zones. • Support applications for affordable housing funds for projects or programs that are

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>consistent with the goals and objectives of the Housing Element.</p> <ul style="list-style-type: none"> • Add additional information and resources, such as County assistance as they become available to the City's Affordable Housing webpage. <p><i>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"> • Certain Zoning Code standards 	<p>High</p>	<ul style="list-style-type: none"> • Include outreach to the public and interested groups during the development of a streamlined review process, including objective design standards (HE Program 13). <p><i>Community Development Department</i></p>

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Table V-4: Housing Program Summary 2021-2029

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
CONSERVE AND IMPROVE EXISTING HOUSING					
1. Housing Maintenance	Provide for detection and prevention of deterioration in residential areas.	Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.	General Fund	Community Development Department – Planning and Building Divisions	2021 - 2029
2. Condominium Conversion Ordinance	Provide tenant protections in apartments proposed for conversion to condominium ownership.	Implement City Ordinance, and require conversions to comply with City inclusionary requirements.	General Fund	Community Development Department – Planning Division	2021 - 2029
3. Monitoring of Affordability Covenants	Preserve affordable housing through long-term affordability controls and monitoring.	Develop and implement monitoring protocols for deed-restricted affordable housing.	General Fund	Community Development Department – Planning Division	Develop monitoring protocols by 2023.
DEVELOPMENT OF AFFORDABLE HOUSING					
4. Inclusionary Housing Program and Housing Trust Fund	Integrate affordable units within market rate developments, and generate in-lieu fees in support of affordable housing.	Continue implementation and prioritize on-site provision of affordable units. Establish implementing regulations for Housing Trust Fund.	Developer-provided affordable units and In-Lieu Fees	Community Development Department – Planning Division; City Manager’s Office	Develop Trust Fund regulations by 2023.
5. Affordable Housing Development Assistance	Facilitate development of affordable and mixed-income housing through incentives to private developers.	Provide financial and regulatory assistance. Promote through dealings with property owners and developers.	Inclusionary Housing Trust Fund and other state and Federal resources	Community Development Department – Planning Division; City Manager’s Office	2021 - 2029
6. Affordable Housing Density Bonus	Provide density and other incentives to facilitate affordable housing development.	Update the local ordinance for consistency with current state requirements.	General Fund	Community Development Department – Planning Division	Update the ordinance in 2023.

Table V-4: Housing Program Summary (cont'd)

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
7. Section 8 Rental Assistance	Extend rental subsidies to extremely low and very low-income families and seniors.	Outreach to landlords to encourage their participation. Continue to provide information and a link to the program on the City's website.	HUD Section 8 Vouchers	Community Development Department – Planning Division; LA County Housing Authority	Landlord outreach in 2023
8. Climate Action and Adaptation Plan (CAAP)	Reduce greenhouse gas emissions.	Implement measures identified in CAAP.	General Fund	Community Development Department – Planning Division; City Manager's Office	Beginning in 2022
ADEQUATE HOUSING SITES					
9. Affordable Housing Overlay (AHO) & Rezone Program	Rezone adequate sites to address the City's RHNA, and provide meaningful incentives for development of affordable housing.	Develop an AHO and associated objective development standards. Provide incentives for development under the AHO, including increased densities, increased heights, reduced parking, reduced open space, and ministerial processing.	General Fund	Community Development Department – Planning Division	Adopt the AHO in 2022 in compliance with the parameters of a rezone program.
10. Agoura Village Specific Plan (AVSP)	Provide expanded sites for multi-family and mixed-use housing development.	Update the AVSP to provide increased residential capacity and streamlined review on Housing Element sites.	General Fund	Community Development Department – Planning Division	Adopt the updated AVSP in 2022
11a. Promote Accessory Dwelling Units	Provide opportunities for small rental units within existing neighborhoods.	Achieve production of an average of 10 ADUs annually. Develop an ADU user guide, homeowner checklist, ADU cost calculator and pre-approved ADU construction plans.	General Fund; SB 2 Planning Grant	Community Development Department – Planning and Building Divisions	Provide pre-approved plans and other ADU materials during 2022.
11b. Track and Monitor Accessory Dwelling Units	Provide opportunities for small rental units within existing neighborhoods.	Establish ADU tracking system; conduct mid-cycle review and report to HCD. As necessary, expand Marketing within 6 months, or rezone within one year.	General Fund	Community Development Department – Planning and Building Divisions	Tracking system (2022). Conduct review in 2025.

Table V-4: Housing Program Summary (cont'd)

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
12. No Net Loss Monitoring	Maintain adequate sites for the City's RHNA allocation by income level throughout the planning period.	Develop procedure to monitor development of Housing Element sites. Provide information on available sites and development on City website.	General Fund	Community Development Department – Planning Division	Develop monitoring procedures in 2022.
REMOVE GOVERNMENTAL CONSTRAINTS					
13. Objective Design and Development Standards	Facilitate quality development that can be approved ministerially.	Establish objective standards and ministerial processing procedures, including for SB 35 applications, to streamline the review process.	General Fund	Community Development Department – Planning Division	2022
14. Zoning Text Amendments for Special Needs Housing	Provide zoning standards to facilitate the provision of housing for persons with special needs.	Amend the Zoning Code to facilitate housing for special needs populations consist with requirements under state law.	General Fund	Community Development Department – Planning Division	Amend the Zoning Code in 2022.
PROMOTE EQUAL HOUSING OPPORTUNITY					
15. Housing Opportunities for Persons Living with Disabilities	Support a range of housing options for persons with disabilities.	Coordinate with NLACRS to publicize info on resources. Pursue state/Federal funds for supportive housing in affordable housing projects. Review/amend the Code re: reasonable accommodations & community care facilities with 6+.	Low Income Housing Tax Credits; other State and Federal funds.	Community Development Department – Planning Division	Pursue supportive housing funding in conjunction with affordable projects. Amend the Code in 2022.
16. Fair Housing Program	Promote fair housing practices and unrestricted access to housing for all residents of the City.	Continue to contract with LA Co./Housing Rights Center to provide fair housing services and educational programs. Assist in program outreach through referrals and distribution of informational materials.	CDBG	LA Co/ Housing Rights Center; Community Development Department – Planning Division	2021-2029

Summary of Quantified Objectives

The following table summarizes the City of Agoura Hills’ quantified objectives for the 2021-2029 Housing Element planning period. The objectives include the City’s new construction objectives to meet its regional housing needs (RHNA) and conservation objectives which reflect preservation of Agoura Hills’ two primary apartment complexes as rental housing. The City does not have a housing rehabilitation program, but works towards maintaining the housing stock through a combination of code enforcement, building inspections and the building permit plan process.

Table V-5: 2021-2029 Quantified Objectives

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low (0% - 30% AMI)	63	--	--
Very Low (31% - 50% AMI)	64		
Low (51% - 80% AMI)	72	--	--
Moderate (81% - 120% AMI)	55	--	511 (Archstone Agoura Hills and Oak Creek)
Above Moderate (>120% AMI)	64	--	
Totals	318	--	511