

Agoura Village Owners Association

June 22, 2022

Mayor Deborah Klein Lopez
and the Honorable Agoura Hills City Council
30001 Ladyface Court
Agoura Hills, CA 91301

SENT VIA EMAIL TO: comments@agourahillscity.org

RE: Agenda Item No. 15

Dear Mayor Klein Lopez and the Honorable City Councilmembers,

I am writing to you on behalf of the Agoura Village Owners Association (AVOA) regarding tonight's Agenda Item No. 15; listed as a Discussion/Action item, and described as, Agoura Village Specific Plan (AVSP) Proposed Amendment Review. The AVOA is comprised of multiple property owners of sites located in the AVSP, all of which are identified on the City Draft Housing Element's Suitable Site Inventory (SSI). The housing production goals planned for through the Housing Element and RHNA process cannot happen without the AVOA members' active participation and interest in redeveloping their properties. I apologize that I am not able to attend this evening's meeting due to a previous commitment however, I would like to take this opportunity to provide some very high-level comments related to the Agoura Village Specific Plan Update (AVSPU).

In taking a quick look at the Staff Report and the associated Attachments, there appear to be a number of encouraging staff comments and recommendations. As you know, the devil with any planning document is in the details as well as the manner in which the document is implemented. We therefore need more time to digest these comments and recommendations thereby allowing us to provide thoughtful and productive comments to assure that the AVSPU will be effective and that it will ultimately allow for the city to work towards meeting its housing requirements while providing a place of great vitality and interest for the local community.

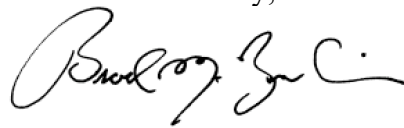
While the planning details are of great importance to the success of the AVSPU, the economic viability of the affordable housing set-aside and density allowances as outlined in the Housing Element's, Affordable Housing Overlay are equally, if not more important to get right. Without economic feasibility, there is no housing production, no compliance with state law and most importantly, no Agoura Village. To our knowledge the city has not conducted an economic analysis that substantiates the affordable housing set-aside requirements and recommended residential densities as leading to the production of housing. Other SCAG jurisdictions currently undergoing the 6th Cycle Housing Element have undertaken this type of economic feasibility analysis to support their planned affordable housing and density requirements. This feasibility analysis is critical to determining whether the Housing Element and AVSP's marquee production program – the Affordable Housing Overlay – will be a successful incentive program that produces needed market rate and affordable housing units or merely an academic exercise. We request that

this analysis be performed before the adoption of the Housing Element and the AVSPU so that it may be evaluated by the public (including members of the AVOA) as well as the State Housing & Community Development Department (“HCD”).

In closing, the AVOA looks forward to collaborating with city staff to assure the AVSPU leads to the production of housing at all levels in the Agoura Village while creating an environment of vitality and interest. We look forward to our first meeting with city staff, scheduled for next week, to begin these discussions and to have a positive and productive dialogue going forward to the adoption of the AVSPU.

I appreciate your time and consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad M. Rosenheim". The signature is fluid and cursive, with a large initial "B" and a long horizontal stroke at the end.

Brad M. Rosenheim
Rosenheim & Associates, Inc., on behalf of the,
Agoura Village Owners Association

CC: Mr. Nathan Hamburger
Ms. Denice Thomas
AVOA Members