



# City of Agoura Hills 2013-2021 Housing Element



September 2013



# **CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT**

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**Adopted by City Council on August 28, 2013**

**Certified by the State Housing and Community Development  
Department on September 19, 2013**

CITY OF AGOURA HILLS  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
30001 LADYFACE COURT  
AGOURA HILLS, CA 91301  
Contact: Allison Cook, Principal Planner

***Consultant to the City:***

  
**KAREN WARNER ASSOCIATES**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 19, 2013

Mr. Greg Ramirez, City Manager  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Dear Mr. Ramirez:

**RE: Review of Agoura Hills' 5<sup>th</sup> Cycle (2013-2021) Adopted Housing Element**

Thank you for submitting Agoura Hills' housing element adopted on August 28, 2013 and received for review on September 3, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on April 24, 2013 and determined to comply with statutory requirements.

The City's prior 4<sup>th</sup> cycle housing element compliance (January 16, 2009) makes the City eligible to meet one of the threshold requirements of the Housing Related Parks (HRP) Program that rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. Specific information about the Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the dedication and cooperation provided by Ms. Allison Cook, Principal Planner and your consultant Ms. Karen Warner throughout the course of the housing element review. The Department wishes Agoura Hill's success in implementing its housing element, including zoning related items and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Mario Angel, of our staff, at (916) 263-7442.

Sincerely,

A handwritten signature in black ink that reads "Glen A. Campora". The signature is written in a cursive style.

Glen A. Campora  
Assistant Deputy Director

## RESOLUTION NO. 13-1718

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE INITIAL STUDY/NEGATIVE DECLARATION PREPARED FOR THE CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT OF THE GENERAL PLAN PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ADOPTING THE CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT; AND DIRECTING STAFF TO FORWARD THE HOUSING ELEMENT TO THE CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR CERTIFICATION**

**THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:**

Section 1. Pursuant to the requirements of Government Code Section 65588(a), the City Council of the City of Agoura Hills has reviewed the 2008-2014 Housing Element of the General Plan of the City and has determined that it is appropriate to revise that Element.

Section 2. A duly noticed public study session before the Planning Commission was held on October 18, 2012 to receive public comments on the preparation of the draft Housing Element.

Section 3. Pursuant to Government Code Section 65350 *et seq.*, the City has provided opportunities for the involvement of citizens, public agencies, civic, educational, and other community and housing groups by making copies of the 2013-2021 Housing Element available for review.

Section 4. The City prepared a draft Housing Element and submitted it to the California Department of Housing and Community Development (HCD) for review on March 20, 2013. Pursuant to Government Code Section 65585(b), HCD commented on the draft Housing Element in the form of a letter to the City dated April 24, 2013.

Section 5. The City prepared an Initial Study and draft Negative Declaration, which was circulated for public comment from May 23, 2013 through June 24, 2013. A duly noticed public hearing before the Planning Commission to consider the Initial Study/Negative Declaration (IS/ND) prepared pursuant to the California Environmental Quality Act (CEQA) and the City of Agoura Hills CEQA Guidelines, and the City of Agoura Hills 2013-2021 Housing Element was held on July 18, 2013, at which time evidence, both written and oral, was duly presented to and considered by the Planning Commission at this said hearing. At said hearing, the City Planning Commission adopted Resolution No. 13-1100, recommending that the City Council: adopt the IS/ND prepared for the City of Agoura Hills 2013-2021 Housing Element; adopt the City of Agoura Hills 2013-2021 Housing Element; and direct staff to submit the Housing

Element to the State Housing and Community Development Department for certification.

Section 6. A duly noticed public hearing before the City Council to consider the IS/ND prepared pursuant to CEQA, and the City of Agoura Hills 2013-2021 Housing Element was held on August 14, 2013, at which time evidence, both written and oral, was duly presented to and considered by the City Council at this said hearing.

Section 7. Based upon the facts contained in this Resolution, those contained in the staff reports and other components of the legislative record, those contained in the IS/ND and the City of Agoura Hills 2013-2021 Housing Element, and the public comments received by the City Council, the City Council hereby finds as follows:

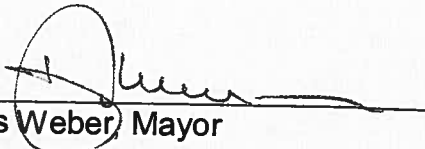
- a) Government Code Section 65588 provides for the adoption of a Housing Element as part of the General Plan of each municipality, and said element shall be updated pursuant to state requirements.
- b) The City of Agoura Hills 2013-2021 Housing Element was prepared in accordance with California Housing Element laws and has been reviewed by HCD as required by the California Government Code.
- c) City staff and the City Council have reviewed the comments contained in HCD's comment letter of April 24, 2013 and have addressed any such comments in the Housing Element.
- d) The City of Agoura Hills 2013-2021 Housing Element has been reviewed and considered by the City Council in accordance with the provisions of CEQA and the CEQA Guidelines. The IS/ND has been completed in accordance with the State CEQA Guidelines and the City's CEQA Guidelines, and there was adequate opportunity for the public to review and comment on the Draft IS/ND. There is no substantial evidence that the proposed Housing Element would have a significant effect on the environment. The IS/ND reflects the City's independent judgment and analysis. Copies of the documents have been made available for review with the Planning and Community Development Director at City Hall, located at 30001 Ladyface Court, Agoura Hills, California 91301.
- e) The City of Agoura Hills 2013-2021 Housing Element is consistent with the other elements of the General Plan because all of the proposed Housing Element's goals and policies are consistent with those of the General Plan Elements (particularly General Plan Goals LU-7 through LU-10); and the Housing Element utilizes the land use designations and densities of the General Plan.
- f) The housing goals, policies and programs listed in the City of Agoura Hills 2013-2021 Housing Element are appropriate for the City and will contribute to the attainment of state housing goals.

- g) The adoption of the City of Agoura Hills 2013-2021 Housing Element will aid the City's efforts to assist in the creation of housing for all members of the community.
- h) For the foregoing reasons, the adoption of the City of Agoura Hills 2013-2021 Housing Element is in the public interest.

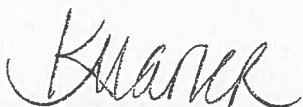
**Section 8.** The City Council of the City of Agoura Hills hereby adopts the Initial Study/Negative Declaration and the City of Agoura Hills 2013-2021 Housing Element, included as Exhibits A and B, respectively, and directs staff to submit the Housing Element to the California Housing and Community Development Department for certification.

**PASSED, APPROVED, AND ADOPTED**, this 28<sup>th</sup> day of August, 2013 by the following vote to wit:

AYES: (5) Weber, Koehler, Buckley Weber, Edelston, Schwarz  
NOES: (0)  
ABSENT: (0)  
ABSTAIN: (0)

  
Denis Weber, Mayor

ATTEST:

  
Kimberly M. Rodrigues, MMC  
City Clerk





# **CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT**

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**August 28, 2013**

**CITY OF AGOURA HILLS  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
30001 LADYFACE COURT  
AGOURA HILLS, CA 91301  
Contact: Allison Cook, Principal Planner**

***Consultant to the City:***

  
**KAREN WARNER ASSOCIATES**

The logo for Karen Warner Associates (KWA). It consists of the letters "KWA" in a bold, stylized font where the letters are interconnected. The "K" and "W" are dark green, and the "A" is a lighter shade of green. Below the logo, the full name "KAREN WARNER ASSOCIATES" is written in a bold, sans-serif font.

# Acknowledgements

## **City Staff**

Mike Kamino - Director of Planning and Community Development

Allison Cook - Principal Planner (Project Manager)

## **City Council**

Denis Weber - Mayor

William D. Koehler - Mayor Pro Tem

Illece Buckley-Weber - Councilmember

John M. Edelston - Councilmember

Harry Schwarz - Councilmember

## **Planning Commission**

John O'Meara - Chair

Micheal Justice – Vice Chair

Stephen Rishoff - Commissioner

Curtis Zacuto - Commissioner

Linda Northrup - Commissioner

**Karen Warner Associates, Inc.**



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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 2010 Census documents 7,585 dwelling units in Agoura Hills, housing a population of 23,330 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.



With adoption of the 135-acre Agoura Village Specific Plan in 2006, the City has provided significant additional capacity for higher density residential development in an area previously designated for commercial use. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including multi-family residential, commercial, office and entertainment uses. The Plan provides for up to 235 new apartment and condominium units.

The Agoura Hills 2035 General Plan, adopted in 2010, further expands opportunities for mixed use. The 9-acre North Agoura Road Planning Area (PD 5) is identified as a future Mixed Use Center, with the goal to promote the cohesive redevelopment of vacant and underutilized properties into a center of community commerce and living, including the integration of up to 72 dwelling units. The General Plan also introduces a new Commercial Shopping Center/Mixed Use (CS-MU) district to accommodate a mix of community-serving retail commercial uses with housing development. Three existing shopping centers totaling 26-acres have been designated CS-MU, providing for an estimated 44 new multi-family units.

While Agoura Hills is a predominately upper income community, the City does have its share of lower income households, with 14 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. In 2012, the median price of a single-family home is around \$630,000, the median priced condominium is \$465,000, and the average two-bedroom apartment rent is \$2,000, all well above the levels affordable to low and moderate income households. The City has in place an inclusionary housing program to integrate affordable units within market rate developments, or to allow payment of an in-lieu fee to support production of affordable housing. The Housing Element sets forth a variety of programs to offer a range of housing opportunities for all economic segments of the community.

## **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 2013-2021.

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 2013-2021 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's 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).

## **C. DATA SOURCES**

In preparing the Housing Element, and the Needs Assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each data table in the Element.

- Demographic and housing data is derived from the 2010 Census, 2006-2010 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;

- SCAG's 2008-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- 2012 housing market information is obtained through newspaper and internet rent surveys, and DataQuick sales transactions;
- Employment data by industry type and commuting patterns are provided through the Census 2012, OnTheMap Application.
- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

#### **D. PUBLIC PARTICIPATION**

Section 6553(c)(6)(B) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Agoura Hills has solicited input from the public on housing issues through the General Plan update; during development of the draft element; during public review of the draft element; and during the adoption process.

As part of the City's 2035 General Plan update, Agoura Hills residents, business owners, and representatives of special interest groups participated in a series of stakeholder interviews. The purpose of these stakeholder interviews was to begin to establish a long-range "vision" for Agoura Hills by identifying the community's strengths and weaknesses and future opportunities. The following summarizes some of the key input received on housing issues:

- There is a need for workforce housing; the local housing market has become too expensive for many working families and younger professionals.
- The City should explore ways to increase the housing stock, such as by increasing densities and creating more duplexes.
- There is a need for development incentives to facilitate the provision of affordable units within mixed income developments.
- Evaluate opportunities for senior housing to meet the needs of an aging population.
- The City should explore joint-use opportunities for housing.

Agoura Hills conducted a public workshop on October 18, 2012 before the Planning Commission during development of the draft Housing Element to solicit input on housing needs and to confirm policy direction in the Element. Notification of the workshop was provided in the local newspaper

and posted on the City's website. In addition, direct notification was provided to local stakeholders including: for-profit and non-profit developers active in the City; advocacy groups representing lower income populations; business organizations; realtors; and adjacent jurisdictions. A copy of the meeting notification and distribution list is included in the Appendix to the Element. A brief housing needs survey was distributed in conjunction with the workshop, as well as being provided at the Agoura Hills public library and the City's Recreation Center, and placed on the city's website. A copy of the survey is included in the Appendix, with the results summarized below. Community suggestions for expanded areas for mixed use and multi-family residential, and use of the City's inclusionary ordinance as a tool to integrate affordable units within market rate projects have been incorporated into development of the draft Housing Element.

#### Strengths of Agoura Hills' Housing and Neighborhoods

- Good mix of single and multi-family housing
- Well maintained neighborhoods separated from commercial and industrial uses
- Although housing prices relatively high, still a broad range of housing types, sizes, ages and prices
- Lack of gated communities makes the community more friendly and open
- Single-family development which preserves existing open space, oak trees, hills and parks, including wildlife adjacent to neighborhoods
- Nicely maintained, clean environment
- Ample open space and parks, good schools and secure neighborhoods
- Friendly atmosphere
- Limited growth

#### Community's Most Important Housing Needs

- Affordable housing for seniors on limited incomes. Also, need for luxury senior housing. P.U.D. (planned unit development) senior housing
- Accessible housing for seniors – single story units without stairs
- Subsidized housing for persons with disabilities
- Housing at affordable prices for young married couples and families, including apartments, condominiums and townhomes
- Housing for our kids to move into when they become independent – quality apartments and condominiums
- More affordable housing – smaller, clustered units in limited areas; loft units in Agoura Village
- Renovation of older multi-family developments
- In conjunction with housing, pedestrian walk-ways and paths setback from the streets

#### Suggested Options for City to Address Housing Needs

- Expanded potential for mixed use development, and increased residential densities in Agoura Village
- A mixture of apartments upstairs and commercial small business downstairs
- Encourage developers to build apartments, condominiums and townhomes as part of a plan to increase the amount of affordable housing
- Evaluate rezoning commercial areas for residential use

- Integration of affordable units within market rate projects through City's Inclusionary Housing Ordinance, rather than concentrating affordable units in one development
- Require projects to provide affordable units rather than pay in-lieu fee as means of dispersing low/mod units
- Potential conversion of unsightly, vacant office space into housing for seniors
- Adhere to Agoura Village Plan for that part of city. Mixed use with smaller living units above retail shops might work in other areas also. Vacant lot bordered by Palocomado and Dorothy Drive might be good location for mixed use development.
- Emphasize low to medium densities only

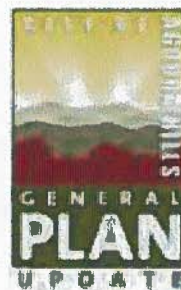
Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local library, the Recreation Center (which offers senior programming), and City Hall. In addition, the draft Housing Element is placed on the City's website. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment.

Upon receipt of input from HCD, public hearings will be held before the Planning Commission and City Council during adoption of the Element. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Public hearings are videotaped, rebroadcast for several days, and archived on the City's website, allowing greater access to individuals unable to attend in person.

## **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 Element
  - Economic Development Element
  - Historic and Cultural Resources Element
  - Housing Element
- Infrastructure and Community Services**
  - Mobility Element
  - Infrastructure and Utilities Element
  - Community Services Element
- Natural Resources Element**
- Community Safety Element**



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 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 two decades, with one percent increase in population during the 1990s and an actual decrease in population during the 2000s. The U.S. Census documents Agoura Hills’ 2010 population at 20,330, representing a decline in approximately 200 residents over the most recent decade. In terms of future trends, the Southern California Association of Governments’ (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast projects a modest 5.4 percent increase in Agoura Hills’ population over the 2008-2035 period.

**Table II-1: Regional Population Growth Trends 1990 – 2010**

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Agoura Hills	20,390	20,537	20,330	1%	-1%
Calabasas	18,527	20,033	20,058	8%	<1%
Thousand Oaks	104,352	117,005	126,683	12%	8%
Westlake Village	7,455	8,368	8,270	12%	-1%
County of Los Angeles	8,863,164	9,519,338	9,818,605	7%	3%

Source: U.S. Census 1990, 2000, 2010.

## 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 1990 and 2010, and compares this to the age distribution of Los Angeles County. As indicated in the table, in 2010, 32 percent of Agoura Hills' residents were children under the age of 18, compared to 1990 when children comprised 39 percent of the City's population. The decline in children is further evidenced by decline in family households with children in Agoura Hills, which dropped from 53 to 36 percent over the past two decades (refer to Table II-4 later in this chapter). Similarly, between 2000-2008, K-12 public school enrollment for schools within Agoura Hills decreased by eleven percent (source: National Center for Education Statistics).

The biggest changes to Agoura Hills' age profile occurred in the young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of young adults declined significantly during the past two decades, decreasing from 38 to 22 percent of the population, and declining by over 3,200 residents. 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 dramatically during, now comprising 35 percent of the City's population, and well above the Countywide average of 24 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 also increased significantly from 4 to 11 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 2010 Census puts the median age of Agoura Hills at 42.4 years, nearly 8 years older than the median age of 34.8 years for the County.

**Table II-2: Age Distribution 1990 – 2010**

Age Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	1,570	8%	896	4%	7%
School Age (5-17 yrs)	4,799	23%	4,008	20%	17%
College Age (18-24 yrs)	1,626	8%	1,582	8%	11%
Young Adults (25-44 yrs)	7,685	38%	4,465	22%	30%
Middle Age (45-64 yrs)	3,943	19%	7,089	35%	24%
Seniors (65+ years)	767	4%	2,290	11%	11%
TOTAL	20,390	100%	20,330	100%	100%

Source: U.S. Census 1990 and 2010.

### 3. Race and Ethnicity

Table II-3 displays the racial/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 a large majority (79%) of the City's population. In contrast, Whites comprise only 28 percent of the population Countywide.

In Agoura Hills, the racial and ethnic groups that evidenced that biggest increase between 1990-2010 were Hispanics, which increased by approximately 700 persons, and persons of "other or two of more races" which added approximately 600 persons. The proportion of Asians (7%), African Americans (1%), and American Indians (<1%) in Agoura Hills have all remained relatively constant.

**Table II-3: Racial and Ethnic Composition 1990 – 2010**

Racial/Ethnic Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
White	17,475	86%	15,971	79%	28%
Hispanic	1,243	6%	1,936	10%	48%
Asian/Pacific Islander	1,377	7%	1,525	7%	14%
African American	228	1%	256	1%	8%
American Indian	57	<1%	26	<1%	<1%
Other/2 or More Races	10	<1%	616	3%	2%
<b>TOTAL</b>	<b>20,390</b>	<b>100%</b>	<b>20,330</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 1990 and 2010.

#### 4. Employment

The Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast estimates there were a total of 11,600 jobs in Agoura Hills in 2008, and projects a 9.5 percent increase in Agoura Hills' employment over the 2008-2035 period. 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	Bank of America	Banking	824
2	Las Virgenes Unified School District	Public Education	457
3	THQ	Publishing	309
4	Touch Commerce	Internet	207
5	IBM Corporation	Technology	206
6	Farmers Financial Solutions	Insurance	187
7	Teradyne Inc.	Manufacturing	167
8	Pacific Compensation Insurance	Insurance	148
9	Wood Ranch BBQ & Grill	Restaurant	120
10	Agoura Hills Renaissance Hotel	Hotel	106

Source: Agoura Hills 2011 Comprehensive Annual Financial Report

The U.S. Census collects detailed information on primary jobs, defined as the highest paying job for an individual worker for the year, but excluding self-employed or "informally employed" workers. A total of 9,424 primary jobs were identified in 2010 in Agoura Hills; while this is approximately 18 percent below the 11,600 total jobs identified by SCAG, the data provides a greater level of detail on the City's workforce. As depicted in Table II-5, professional/scientific/technical services (18.6%) is the most dominant employment sector, followed by accommodation and food services (12.1%), and retail trade (11.7%).

**Table II-5: Primary Jobs by Industry Sector 2010**

<b>Industry Sector</b>	<b># Jobs</b>	<b>% Total Jobs</b>
Professional, Scientific and Technical Services	1,752	18.6%
Accommodation and Food Services	1,143	12.1%
Retail Trade	1,104	11.7%
Administration & Support, Waste Mgmt and Remediation	810	8.6%
Information	764	8.1%
Finance, Insurance and Real Estate	736	7.8%
Educational Services	606	6.4%
Wholesale Trade	566	6.0%
Health Care and Social Services	526	5.6%
Construction	444	4.7%
Other Services (excluding Public Administration)	400	4.2%
Manufacturing	168	1.8%
Arts, Entertainment and Recreation	126	1.3%
Transportation and Warehousing and Utilities	126	1.3%
Public Administration	114	1.2%
Management of Companies and Enterprises	38	0.4%
Agriculture, Forestry, Fishing and Hunting	1	0.0%
<b>TOTAL</b>	<b>9,424</b>	<b>100%</b>

Source: U.S. Census 2012. OnTheMap Application. <http://onthemap.ces.census.gov/>

Approximately 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 9,424 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.

## 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 2010 Census documents 7,327 households in Agoura Hills, with an average household size of 2.76 persons. This represents a significant decrease in household size (3.08) from 1990, and falls below the Los Angeles County average household size of 2.98. With a ten percent increase in households and zero population growth during 1990-2010, 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 83 to 76 percent over the past two decades. Families with children evidenced the most significant decrease, comprising just 36 percent of households in 2010 compared to 53 percent in 1990, a decline in nearly 800 families with children. In contrast, single person households grew from 12 to 19 percent of households, an increase of 550 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.

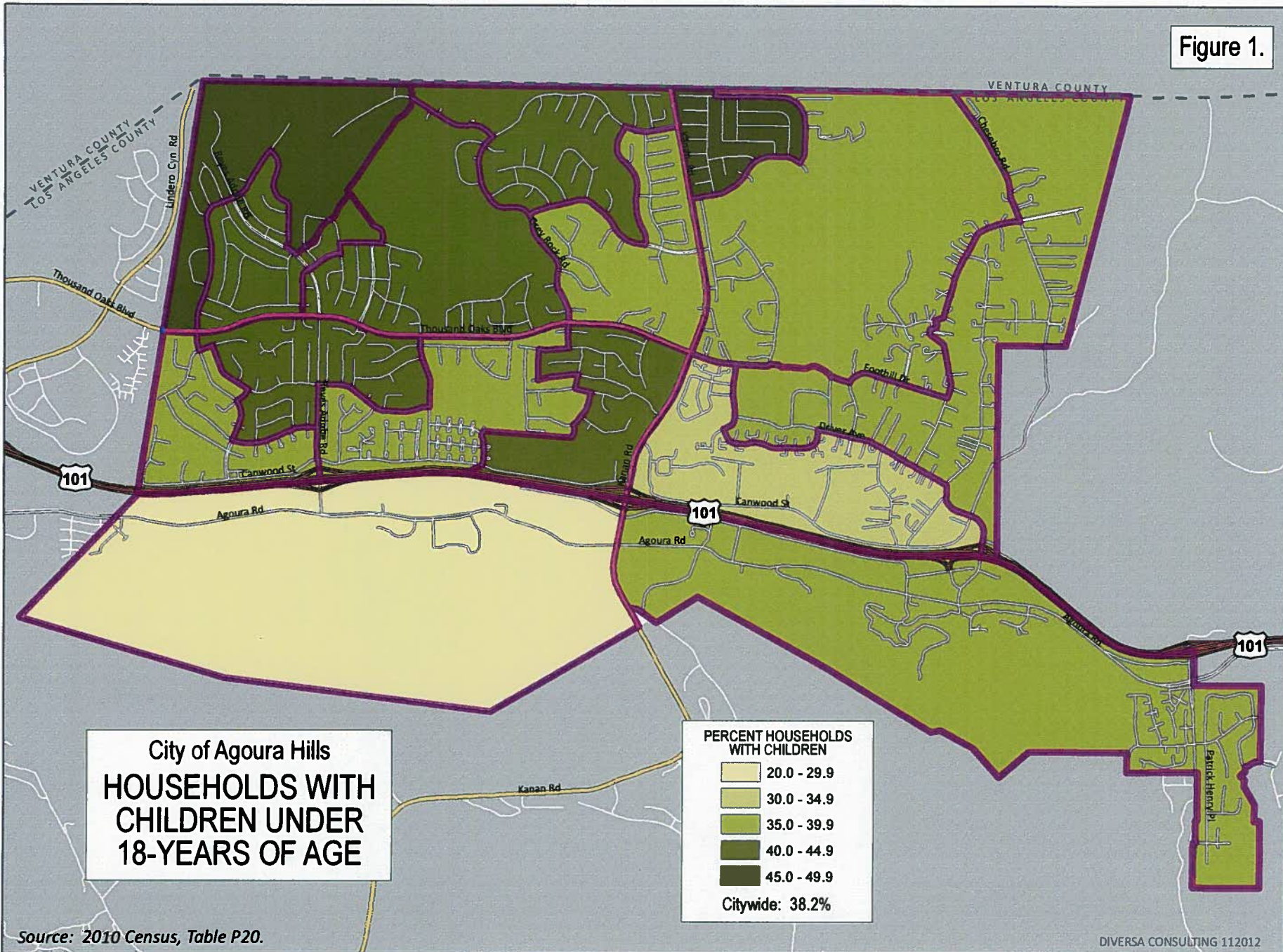
Figure 1 depicts the location of households with children in Agoura Hills, and illustrates concentrations in the northwestern quadrant of Agoura Hills, in contrast to Old Agoura which evidences fewer households with children.

**Table II-6: Household Characteristics 1990 - 2010**

Household Type	1990		2010		
	Households	Percent	Households	Percent	L.A. Co. %
Families	5,456	83%	5,593	76%	68%
With children	(3,462)	(53%)	(2,671)	(36%)	33%
With no children	(1,994)	(30%)	(2,922)	(40%)	35%
Singles	798	12%	1,346	19%	24%
Other non-families	356	5%	388	5%	8%
<b>Total Households</b>	<b>6,610</b>	<b>100%</b>	<b>7,327</b>	<b>100%</b>	<b>100%</b>
Average Household Size	3.08		2.76		2.98
Average Family Size	3.37		3.15		3.58

Source: U.S. Census 1990 and 2010.

Figure 1.



## 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, which are thus used throughout the Housing Element.

**Table II-7: State Income Categories**

Income Category	% County Area Median Income (AMI)	2012 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$17,750	\$20,250	\$22,800
Very Low	0-50% AMI	\$29,550	\$33,750	\$37,950
Low	51-80% AMI	\$47,250	\$54,000	\$60,750
Moderate	81-120% AMI	\$54,450	\$62,200	\$70,000
Above Moderate	120%+ AMI	>\$54,450	>\$62,200	>\$70,000

Source: California Dept of Housing and Community Development, 2012 Income Limits.

Table II-8 presents the distribution of household income in Agoura Hills by income category. At 72 percent, above moderate income households (>120% AMI) comprise the vast majority of households. Despite the City's overall affluence, however, over 1,100 Agoura Hills households earn lower incomes (<80% AMI). While relatively limited in number (4% of households), extremely low income (ELI) households (<30% AMI) have significant housing needs. According to CHAS Data compiled by HUD, 87 percent of the City's ELI households are homeowners (286 households), with 85 percent of these ELI homeowners spending more than half their income towards housing, placing them at risk of being unable to maintain, or potentially losing their homes. Among the City's estimated 43 ELI renter households, 50 percent spend more than half their incomes on rent.

**Table II-8: Household Income Distribution 2010**

Income Level	Households	%
Extremely Low Income	329	4%
Very Low Income	313	4%
Low Income	484	6%
Moderate Income	1,088	14%
Above Moderate Income	5,658	72%
<b>TOTAL</b>	<b>7,872</b>	<b>100%</b>

Source: SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

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. This analysis illustrates that very low, low and even most moderate income occupations, such as retail sales managers, vocational nurses, and administrative assistants, cannot afford to rent or purchase a home in Agoura Hills.

**Table II-9: Los Angeles County Wages for Select Occupations 2012**

<b>Very Low Income (<math>&lt; \\$33,750</math> - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Waiters/Waitresses	\$10.41	\$21,645	\$541
Child Care Workers	\$12.11	\$25,187	\$630
Retail Salespersons	\$12.66	\$26,335	\$658
Nursing Aides, Orderlies, and Attendants	\$12.88	\$26,808	\$670
Security Guards	\$13.24	\$27,541	\$689
Hairdressers and Cosmetologists	\$13.39	\$27,849	\$696
Teacher Assistants	--	\$30,229	\$756
Emergency Medical Technicians and Paramedics	\$14.77	\$30,732	\$768
Preschool Teachers	\$15.26	31,736	\$793
<b>Low Income (<math>\\$33,750</math> -<math>\\$54,000</math> - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Transit Bus Drivers	\$18.66	\$38,811	\$970
Bookkeeping, Accounting, and Auditing Clerks	\$19.42	\$40,378	\$1,009
Tax Preparers	\$20.53	\$42,704	\$1,067
Retail Sales Manager	\$21.98	\$45,714	\$1,142
Real Estate Sales Agent	\$22.32	\$46,422	\$1,161
Licensed Practical and Vocational Nurses	\$24.22	\$50,390	\$1,260
Executive Secretaries and Administrative Assistants	\$25.38	\$52,798	\$1,320
Child, Family, and School Social Workers	\$25.80	\$53,677	\$1,342
Carpenters	\$25.97	\$54,021	\$1,350
<b>Moderate Income (<math>\\$54,000</math> - <math>\\$62,200</math> - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Food Service Managers	\$24.59	\$51,148	\$1,279
Architectural and Civil Drafters	\$26.32	\$54,733	\$1,368
Computer Support Specialists	\$26.38	\$54,859	\$1,371
Postal Mail Carriers	\$26.51	\$55,156	\$1,379
Insurance Appraisers	\$26.62	\$55,377	\$1,384
Paralegals and Legal Assistants	\$28.99	\$60,312	\$1,508
Graphic Designers	\$29.04	\$60,404	\$1,510

Source: 2012 California Occupational Employment Statistics –Los Angeles County; 2012 State HCD Income Limits.

Income categories based on two person household with single wage earner.

Max affordable housing cost based on 30% of income, including rent/mortgage, utilities, taxes, insurance, HOA fees.

## 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 2010**

Special Needs Groups	Persons	Households	Percent*
<b>Seniors (65+)</b>	2,290		11%
With a Disability	760		(33%)
<b>Senior Households</b>		1,610	22%
Renter		242	(15%)
Owner		1,368	(85%)
Seniors Living Alone	438		2%
<b>Persons Living with Disabilities*</b>	1,658		8%
<b>Large Households</b>		762	10%
Renter		175	(23%)
Owner		587	(77%)
<b>Female-Headed Family Households*</b>		606	8%
Renter		328	(54%)
Owner		278	(46%)
<b>TOTAL Persons/Households</b>	<b>20,330</b>	<b>7,327</b>	

Source: U.S. Census 2010, \*American Community Survey 2005-2007.

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, 15% are renters and 85% are owners.



## 1. Senior Households

Seniors are a significant special needs group in Agoura Hills, comprising 22 percent of the community's households. Senior citizens 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. Concurrent with the trends throughout the nation, this population is expected to continue increasing as the baby boom generation approaches retirement.

Although often viewed as homogeneous, Agoura Hills' senior population is quite diverse. Among the City's 1,610 senior households, 85 percent own a home and 15 percent rent housing. Approximately forty 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. Figure 2 depicts the location of senior households in Agoura Hills, and identifies several neighborhoods with high concentrations of senior citizens.

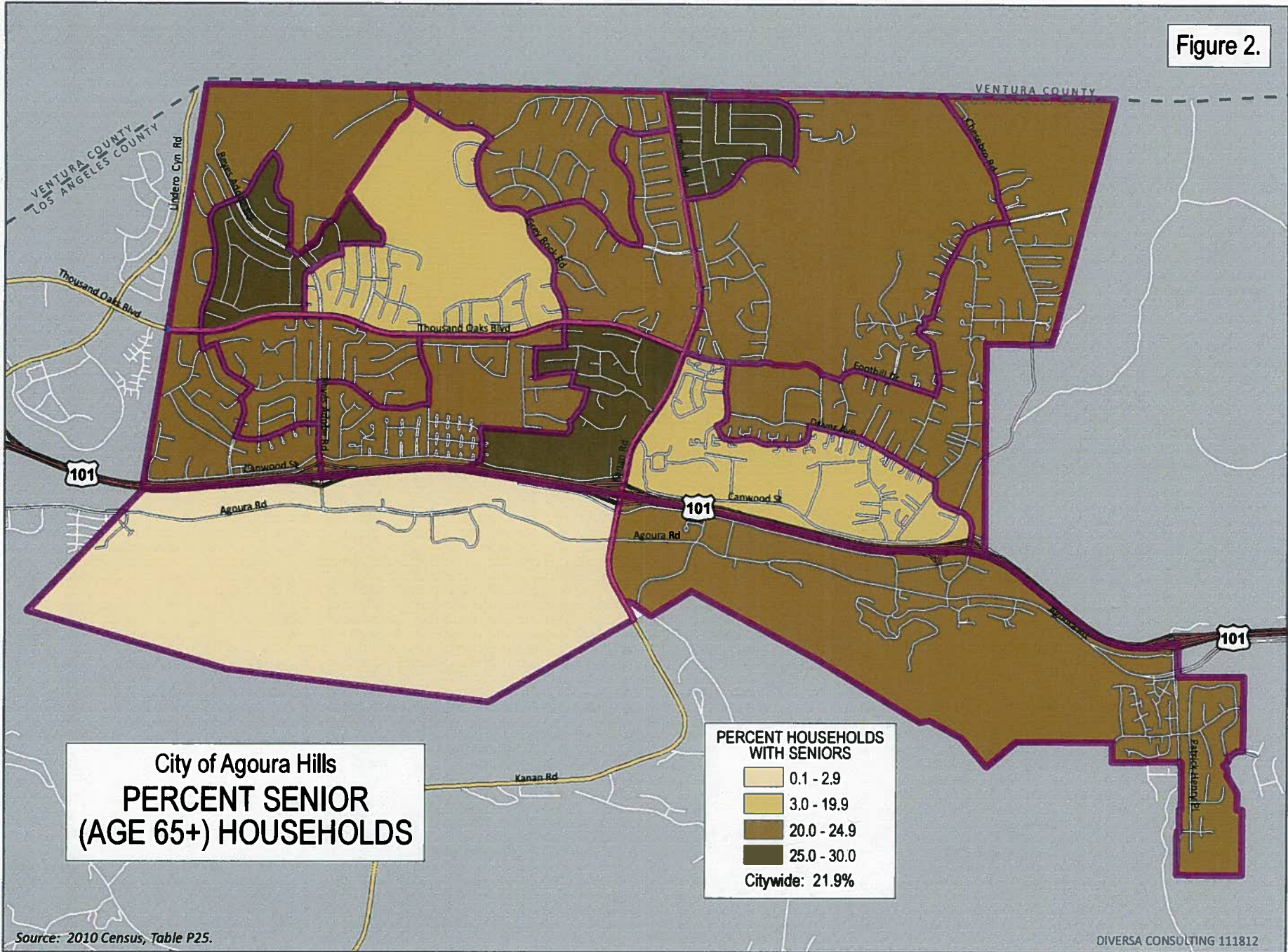
Some of the more pressing housing needs of Agoura Hills' seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Agoura Hills' approximately 250 senior renter households, three-quarters are lower income (<80% AMI), with half very low income (<50% AMI). Market rents in Agoura Hills are well beyond the level affordable to lower income households, as confirmed by the Census, which documents 70 percent of the City's lower income senior renters spending more than half their incomes on rent.
- **Disabilities.** The Census identifies 33 percent of Agoura Hills' seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population which may require various levels of housing support.
- **Housing maintenance.** Of Agoura Hills' approximately 1,400 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 fourteen 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 - Agoura Hills Senior Retreat - providing capacity for up to 175 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.

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 variety of supportive living environments for seniors of all income levels.

Figure 2.



## **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 2005-2007 American Community Survey (ACS) identifies 1,658 Agoura Hills residents over the age of five as having one or more disabilities, representing eight percent of the City's population. One-third 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 – 45%
- Ambulatory – 37%
- Cognitive – 34%
- Vision – 22%

Of the City's senior population, approximately one-third 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. As funding permits, the City's Housing Rehabilitation Program can provide assistance to low and moderate income disabled households for accessibility accommodations.

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.

### **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. The State Department of Developmental Services (DDS) currently provides community-based services to 6,000 adults diagnosed with ASD; over 4,000 California teenagers diagnosed with ASD will reach adulthood over the next five years, many of whom will want to live independently and need appropriate housing.

The North Los Angeles County Regional Center (NLACRC), which serves the San Fernando, Santa Clarita and Antelope Valleys, is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. 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 NLACRC serves over 18,000 individuals with developmental disabilities and their families. Within zip code 91301, which encompasses greater Agoura Hills, the Regional Center currently provides services to 167 residents with developmental disabilities, including 125 persons under the age of 18 and 42 persons 18 years of age and older.

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 ten percent of total households. Of the City's approximately 760 large households, just 23 percent are renters. The CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD documents 464 rental units and 4,949 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 175 large renter households and 587 large owner households, indicating a more than adequate supply of both rental and ownership units to accommodate the City's large households.

### **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 606 female-headed family households (no husband present) in Agoura Hills, comprising eight percent of total households and eleven percent of family households. Of these female-headed households, over half (54%) are renters. 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. 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. According to data compiled from the American Community Survey by SCAG, none of the 10,605 jobs identified within the Agoura Hills city limits fall within the industry of "Agriculture, Forestry, Fishing, Hunting and Mining."

## **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 2010 Census identifies no homeless in the City. According to interviews with the Sheriff's Department at the Lost Hills Station, homeless in Agoura Hills are largely related to the day laborer population. This population consists of relatively young Hispanic men, with no women or families present. Encampments averaging 5 to 6 men are formed in the evening hours in the Ladyface Mountain foothills along Agoura Road, and are dispersed during the daytime hours as the men look for work. The Sheriff Department's policy is to leave these individuals alone unless they are creating a public nuisance, such as through public intoxication or urination.

Day laborers are considered temporarily homeless, in contrast to chronic homeless characterized by alcohol and drug dependencies and/or mental health issues. The Sheriff's Department estimates there to be an average of five or so chronic homeless in Agoura Hills at any given time.

Lutheran Social Services in nearby Thousand Oaks provides a number of programs and services to assist both the temporary and chronic homeless. The agency offers financial assistance to the homeless for rent, utilities and transportation. They also provide counseling services in eviction prevention and employment assistance. In addition, Lutheran Social Services operates a full-time meal and shelter program for the homeless.



## 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.

The 2010 U.S. Census documents Agoura Hills' housing stock at 7,585 units, reflecting nearly 600 new units since 2000. Development of the 336 unit Archstone Oak Creek Apartment complex contributed to over half of this growth. Other than this large project, post-2000 residential development has consisted of several small townhome developments and individual single-family infill. With an eight percent increase in its housing stock between 2000-2010, the housing growth rate in Agoura Hills surpasses the Countywide residential growth rate of five percent.

**Table II-11: Regional Housing Growth Trends 1990-2010**

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

Source: U.S. Census 1990, 2000, 2010.

## 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 decade, a net increase of 142 single-family homes have been added to the City's housing stock, in comparison to a net increase in 428 multi-family units. As previously mentioned, the majority of multi-family growth is attributed to construction of the 336-unit Archstone Oak Creek Apartment complex.

**Table II-12: Housing Type 2000 - 2010**

Unit Type	2000		2010	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	5,220	75%	5,322	70%
SF Attached	979	14%	1,019	13%
<b>Total Single-Family</b>	<b>6,199</b>	<b>89%</b>	<b>6,341</b>	<b>83%</b>
2 to 4 Units	176	2%	171	2%
5 or more units	618	9%	1,051	14%
<b>Total Multi-Family</b>	<b>794</b>	<b>11%</b>	<b>1,222</b>	<b>16%</b>
Mobile Homes & Other	0	0%	22	<1%
<b>Total Housing Units</b>	<b>6,993</b>	<b>100%</b>	<b>7,585</b>	<b>100%</b>
<b>Vacancy Rate</b>	<b>1.7%</b>	<b>--</b>	<b>3.4%</b>	<b>--</b>

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

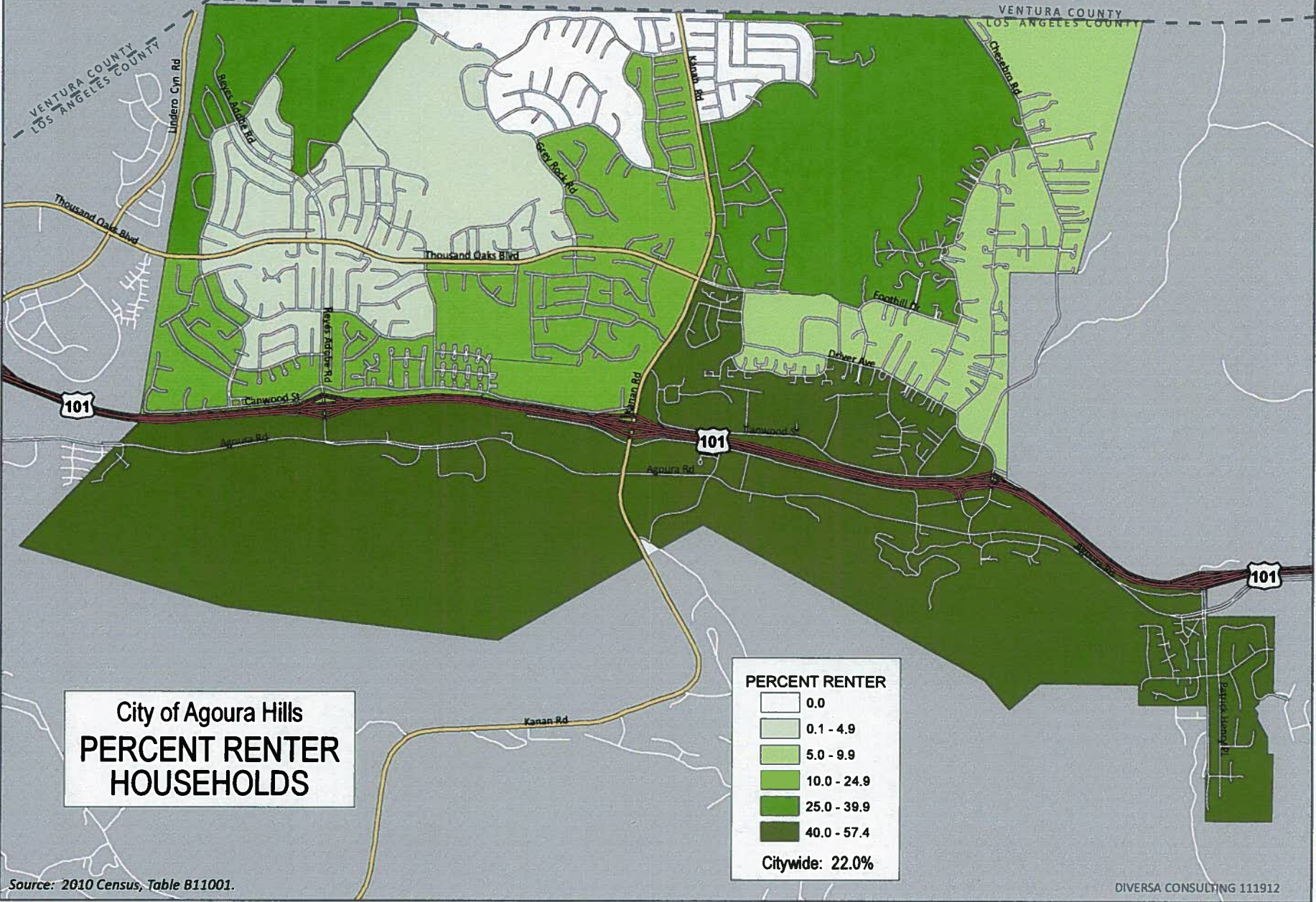
Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units. According to the 2010 Census, 78 percent of Agoura Hills' households were homeowners, a slight decline in homeownership from the City's 1990 home ownership levels (83%), yet substantially higher than the Countywide average of 48 percent. Figure 3 depicts the locations of renter households in the community, and illustrates neighborhoods with the highest proportion of renters are generally located in the southern half of the City.

**Table II-13: Housing Tenure**

Housing Tenure	1990		2000		2010	
	Occupied Units	Percent	Occupied Units	Percent	Occupied Units	Percent
Renter	1,097	17%	1,099	16%	1,612	22%
Owner	5,513	83%	5,775	84%	5,712	78%
Total	6,610	100%	6,874	100%	7,327	100%

Source: U.S. Census, 1990, 2000, 2010.

Figure 3.



## **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 2010 Census, 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. While the Census identifies a 6.8 percent rental vacancy rate, interviews with property managers at the City's two largest apartment complexes - Archstone Oak Creek (336 units) and Archstone Agoura Hills (175 units) – identify current (2012) vacancies of well below 3 percent.



**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 2009. With 52 percent of Agoura Hills' housing stock built prior to 1979, over half of the City's housing has reached the 30 year benchmark, representing approximately 4,000 units. The aging of such a large portion of Agoura Hills' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration.

Prior to establishing the City's housing rehabilitation program, the City conducted a Citywide housing conditions survey, supplemented with more in-depth field surveys in targeted areas. The results of the survey showed that concentrations of homes in need of minor rehabilitation improvements were located in the Lake Lindero and Old Agoura neighborhoods. The City's Single Family Housing Rehabilitation Program was subsequently established to assist low and moderate homeowners to correct code deficiencies and make other needed improvements, and has resulted in the upgrading of 55 units occupied by low and moderate income households.<sup>1</sup> While no units have been identified as needing replacement, City rehabilitation staff estimate 25 percent of the pre-1970 housing stock (approximately 150 units) may be in need of some level of rehabilitation.

**Table II-14: Age of Housing Stock**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	15	1%	33	<1%	<1%
2000-2004	266	18%	21	<1%	4%
1990-1999	56	4%	322	5%	5%
1980-1989	404	28%	2,664	42%	39%
1970-1979	519	36%	2,335	36%	36%
1960-1969	150	10%	683	11%	11%
1950-1959	46	3%	247	4%	4%
1940-1949	0	0%	76	1%	1%
1939 or earlier	0	0%	34	1%	<1%
<b>Total</b>	<b>1,456</b>	<b>100%</b>	<b>6,415</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 2005-09 American Community Survey.

<sup>1</sup> Due to the elimination of Redevelopment Agency funding, the Rehabilitation Program is currently on hold until a replacement source of funds can be secured.

## 4. Housing Costs and Affordability

### Rental Housing Market

A rent survey was conducted in July-August 2012 to evaluate rental costs in Agoura Hills. Rental data was collected based on asking rents for units advertised on several rental websites and from rental listings contained in *The Acorn* newspaper. Table II-15 presents the results of the rent survey by unit type, including apartments/condominiums/townhomes, single-family homes, and individual rooms for rent.

A total of 35 multi-family units were advertised for rent, including 16 apartments and 19 units identified as townhomes or condominiums. Median monthly rents were \$1,600 for a one-bedroom unit, \$2,000 for a two bedroom unit, and \$2,375 for a three bedroom unit. While no three bedroom apartments were advertised, townhome/condominiums helped to fill the gap in larger unit rentals.

Single-family homes comprised 40 percent of advertised rentals in Agoura Hills, with median rents of \$2,800 for a three bedroom home, \$4,800 for a four bedroom home, and \$6,500 for a home with five or more bedrooms. The significant number of single-family home rentals is likely a reflection of the “shadow market” occurring in many California communities where homeowners looking to move are unable to sell or are unwilling to take a large hit to their equity, and instead choose to rent out their homes.

In addition to the full rental units surveyed, six individual rooms were listed for rent within condominiums and single-family homes, ranging in price from \$650 to \$950. Rooms provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, particularly useful for senior homeowners on fixed incomes.

**Table II-15: Survey of Vacant Rental Units: July – August 2012**

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
<i>Apartments/Condominiums/Townhomes</i>			
1	12	\$1,225 - \$1,966	\$1,600
2	15	\$1,600 - \$2,430	\$2,000
3	8	\$1,800 - \$2,850	\$2,375
<i>Single-Family Homes</i>			
3	12	\$1,600 - \$3,900	\$2,800
4	9	\$2,975 - \$8,500	\$4,800
5	3	\$4,500 - \$8,500	\$6,500
<i>Rooms for Rent</i>			
1	6	\$650 - \$950	\$700

Source: *The Acorn Real Estate Guide*; craigslist .com; rentalsource.com; homes.com; westsiderentals.com. July-August 2012

## Homeownership Market

Table II-16 compares single-family and condominium sales prices in Agoura Hills and nearby communities by zip code during calendar year 2011. A total of 117 single-family homes were sold within the 91301 Agoura Hills zip code<sup>2</sup>, commanding a median sales price of \$705,000. The City's median home price decreased by just 1.4 percent from the previous year, well below the price declines evidenced in nearby communities. Single-family home prices in Agoura Hills were more reasonably priced than many of the surrounding communities, including Calabasas, Malibu, Topanga, and Westlake Village. Only Thousand Oaks had home prices similar to Agoura Hills, with home prices in zip code 91362 selling for a median of \$685,000.

Condominiums represented two-thirds of all units sold in Agoura Hills in 2011, with 203 condos sold within the 91301 zip code. The median condo sales price was \$437,000, representing a slight 1.8 percent decline from the previous year. Condominium prices in Agoura Hills were below the countywide average of \$430,000, as well as that in the other communities surveyed, reflecting the older stock of condominiums in the City.

**Table II-16: Single-Family Homes and Condominium Sales 2011**

Community	Zip Code	# Homes Sold	Median Home Price	Change from 2010	# Condos Sold	Median Condo Price	Change from 2010
Agoura Hills	91301	117	\$705,000	-1.4%	203	\$437,000	-1.8%
Calabasas	91302	178	\$980,000	-19.7%	177	\$840,000	-11.6%
Malibu	90265	206	\$1,650,000	-21.0%	88	\$487,000	-2.3%
Topanga	90290	70	\$876,000	-7.0%	14	\$280,000	-12.6%
Thousand Oaks	91360	360	\$465,000	-4.9%	73	\$220,000	-20.0%
	91362	285	\$685,000	-3.5%	213	\$311,000	-8.1%
Westlake Village	91361	130	\$810,000	-2.8%	170	\$469,000	-1.4%
Los Angeles County	all	53,437	\$325,000	-4.4%	16,941	\$275,000	-8.3%

Source: DQNews – 2011 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

Note - The 91301 zip code encompasses several small residential areas which fall outside the Agoura Hills City limits, including Malibou Lake and several Calabasas neighborhoods located west of Las Virgenes. Table II-16 which follows provides sales information for the City's corporate limits.

<sup>2</sup> The 91301 zip code also encompasses unincorporated areas outside Agoura Hills, including the Malibou Lake and Cornell communities, and a portion of Calabasas west of Lost Hills Road.

While the prior Table II-16 provides an overview of the subregional housing market and sales within the greater 91301 Agoura Hills zip code, the following Table II-17 provides detailed information on all sales of existing and new single-family homes and condominiums within the Agoura Hills city limits during the eight month period January through August 2012. A total of 68 single-family home sales were recorded during this period. Three- and four-bedroom units were the most prevalent homes sold, characteristic of Agoura Hills' relatively new housing stock of larger sized units. For example, the average unit size among the 32 four-bedroom units sold was 2,600 square feet, and the average year built was 1980. Single-family lot sizes are large, averaging 18,700 square feet. Median sales prices ranged from \$612,000 (three-bedroom), to \$640,000 (four-bedroom), and \$1,030,000 (five or more bedrooms).

A total of 121 condominiums were sold during this eight month period, comprising 65 percent of all homeownership sales in Agoura Hills. Median prices for condominiums ranged from \$240,000 (two-bedroom), to \$399,000 (three-bedroom), \$739,000 (four-bedroom), and \$975,000 (four-bedroom). While limited in number, two-bedroom condominium units continue to offer a relatively affordable homeownership option in Agoura Hills.

**Table II-17: Home and Condominium Sales Prices January - August 2012**

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
<b>Single-Family Homes</b>						
3	32	\$410,000 - \$1,260,000	\$612,000	2,400 sf	21,300 sf	1980
4	32	\$455,000 - \$1,225,000	\$640,000	2,600 sf	14,700 sf	1980
5+	4	\$540,000 - \$3,850,000	\$1,030,000	4,200 sf	29,800 sf	1983
<b>Total</b>	<b>68</b>	<b>\$410,000 - \$3,850,000</b>	<b>\$632,000</b>	<b>2,600 sf</b>	<b>18,700 sf</b>	<b>1980</b>
<b>Condominiums</b>						
2	19	\$208,000 - \$402,000	\$240,000	1,200 sf	--	1979
3	54	\$200,000 - \$920,000	\$399,000	1,700 sf	--	1979
4	37	\$405,000 - \$1,000,000	\$739,000	2,800 sf	--	1980
5	11	\$595,000 - \$1,800,000	\$975,000	3,800 sf	--	1986
<b>Total</b>	<b>121</b>	<b>\$200,000 - \$1,800,000</b>	<b>\$467,000</b>	<b>2,200 sf</b>	<b>--</b>	<b>1980</b>

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.



## Home Foreclosures

Nearly 1.5 million of the 8.7 million homes and condominiums in California have been involved in a foreclosure proceeding since 2007. While the number of mortgage default notices in the State has been consistently declining since its peak in 2010, the level of foreclosure activity in California remains among the highest in the country. Approximately 55,000 Notices of Default were recorded in the state during second quarter 2012, a modest 3.6 percent decrease from the prior year.

Within the Agoura Hills city limits, [www.RealtyTrac.com](http://www.RealtyTrac.com) identifies 129 residential properties (September 2012) in various states of foreclosure: 47 units in "pre-foreclosure" having received a notice of mortgage default; 48 units undergoing foreclosure with notice of a trustee sale; and 34 units with ownership taken over by the bank. Within the entire Agoura Hills zip code 91301 (encompassing Agoura Hills and the unincorporated communities of Oak Park, Calabasas Hills, Saratoga Hills and Cornell), RealtyTrac recorded a total of 168 new foreclosure filings in August 2012, representing 1 filing for every 368 residential units. In comparison, the ratio of August foreclosure filings to total housing units in the state and southern Ventura County jurisdictions was higher than in Agoura Hills, whereas the foreclosure ratio in Los Angeles County, Calabasas and Malibu were all below that of Agoura Hills.<sup>3</sup>

Moorpark	1 : 253
Simi Valley	1 : 275
Ventura County	1 : 328
California	1 : 340
Thousand Oaks	1 : 340
Camarillo	1 : 367
<b>Agoura Hills (zip 91301)</b>	<b>1 : 368</b>
Malibu	1 : 411
Los Angeles County	1 : 438
Calabasas (zip 91302)	1 : 462

While foreclosures have been on the decline, "short sales" - where the sales price falls short of what is owed on the property - have been rising. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In second quarter 2012, short sales comprised 18 percent of statewide resale activity.

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<sup>3</sup> The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

## 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-18 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in Agoura Hills as previously documented in Table II-17. As illustrated below, the maximum affordable purchase price ranges from \$320,000 for a three person household, \$357,500 for a four person household, and \$383,500 for a five person household, rendering single-family home prices in Agoura Hills well beyond the reach of moderate income households.

Condominiums, however, do provide an affordable homeownership option for many moderate income households in Agoura Hills. For example, a three person moderate income household can afford a purchase price up to \$320,000, and is thus able to afford the \$240,000 median priced two-bedroom condominium. While the median price of a three bedroom condominium (\$399,000) exceeds the level affordable to a three person moderate income household (\$357,500), eighteen of the 54 three bedroom condominiums sold fell within this affordability threshold. Expanding the supply of condominiums, combined with downpayment assistance programs and inclusionary housing requirements, can be an effective way to extend affordable housing opportunities and ensure households earning moderate incomes remain part of the Agoura Hills community.

**Table II-18: 2012 Los Angeles County Maximum Affordable Housing Cost (Moderate Income)**

Moderate Income Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$70,000	\$77,750	\$83,950
Income Towards Housing @ 35% Income	\$24,500	\$27,213	\$29,383
Maximum Monthly Housing Cost	\$2,041	\$2,267	\$2,448
Less Ongoing Monthly Expenses:			
Utilities	\$91	\$112	\$138
Taxes (1.1% affordable hsg price)	\$290	\$320	\$350
Insurance	\$100	\$115	\$130
HOA Fees & Other	\$180	\$180	\$180
Monthly Income Available for Mortgage	\$1,380	\$1,540	\$1,650
Supportable 30 yr Mortgage @ 4.0% interest	\$289,000	\$322,500	\$345,500
Homebuyer Downpayment (10%)	\$31,000	\$35,000	\$38,000
<b>Maximum Affordable Purchase Price</b>	<b>\$320,000</b>	<b>\$357,500</b>	<b>\$383,500</b>
<b>Agoura Hills Median Single-Family Sales Price</b>	--	<b>\$612,000</b>	<b>\$640,000</b>
<b>Agoura Hills Median Condo Sales Price</b>	<b>\$240,000</b>	<b>\$399,000</b>	<b>\$739,000</b>

Source: Karen Warner Associates.

Utility costs based on LACDC single-family utility allowance schedule for gas appliances.

Table II-19 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-18 indicates, Citywide 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 \$1,165 for very low income households, \$595 for low income households, and \$364 for moderate income households. Some of the least cost rentals advertised, however, (\$1,225 1 bdrm, \$1,600 2 bdrm and \$1,800 3 bdrm) are within a level generally affordable to the top end of the moderate income range.

**Table II-19: 2012 Maximum Affordable Rents\* Los Angeles County**

<b>Income Level**</b>	<b>1 Bedroom (2 person)</b>	<b>2 Bedroom (3 person)</b>	<b>3 Bedroom (4 person)</b>
Very Low Income	\$742	\$835	\$920
Low Income	\$1,248	\$1,405	\$1,553
Moderate Income	\$1,453	\$1,636	\$1,810
<b>Agoura Hills Median Apartment/Condominium Rents</b>	<b>\$1,600</b>	<b>\$2,000</b>	<b>\$2,375</b>

\*Maximum rent reflects deduction of utility allowance per LACDC 2012 utility schedule: \$102 for 1 bdrms, \$114 for 2 bdrms, and \$133 for 3 bdrms.

\*\*Income levels reflect the 2012 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 are now expired.

## 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-20 shows the incidence of overpayment in Agoura Hills.

**Table II-20: Housing Overpayment 2010**

Overpayment	Households	Percent	L.A. Co. %
<b>Owners</b>			
Overpayment (>30% income on housing)	2,269	40%	45%
Severe Overpayment (>50% income on housing)	1,046	18%	22%
Lower Income Households Overpaying	445	90%	
<b>Renters</b>			
Overpayment (>30% income on housing)	870	54%	56%
Severe Overpayment (>50% income on housing)	548	34%	29%
Lower Income Households Overpaying	160	70%	
<b>Total Overpayment</b>			

Source: American Community Survey (ACS) 2005-2009. Percentage overpayment from ACS applied to 2010 Census count of owner/renter households. Lower income overpayment derived from HUD CHAS.

Note: Severe overpayment is a subset of overpayment.

According to the 2005-2009 American Community Survey, 40 percent of owners and 54 percent of renters in Agoura Hills were spending more than 30 percent of their total income on housing. Severe overpayment impacts 34 percent of the City’s renters, a doubling of the level from 2000 and thus representing a significant housing need. In terms of overpayment among lower income households (<80% AMI), 160 lower income renter households and 445 lower income owners were faced with overpayment in Agoura Hills. 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.

## 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-21 shows the incidence of overcrowding in Agoura Hills and Los Angeles County by tenure, as measured by the 2006 -2010 American Community Survey. As indicated, just two percent of all households in Agoura Hills were living in overcrowded conditions, well below the incidence of overcrowding Countywide, where overcrowding impacts 12 percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households, the level of renter overcrowding has declined over the past decade, from seven percent in 2000 to four percent in 2010. Overall, household overcrowding remains a relatively minor issue in Agoura Hills.

**Table II-21: Overcrowded Households 2010**

Overcrowding	Households	Percent	L.A. Co. %
<b>Owners</b>			
Overcrowding	55	1%	6%
Severe Overcrowding	0	--	1%
<b>Renters</b>			
Overcrowding	65	4%	18%
Severe Overcrowding	27	2%	7%
<b>Total Overcrowding</b>	<b>110</b>	<b>2%</b>	<b>12%</b>

Source: American Community Survey (ACS) 2005-2009. % overcrowding from ACS applied to 2010 Census count of owner/renter households.

Note: Severe overcrowding is a subset of overcrowding.

## E. REGIONAL HOUSING NEEDS ASSESSMENT

The Regional Housing Needs Assessment (RHNA) is a state-mandated process that determines the amount of future housing growth that cities and counties must plan for in their housing elements. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all 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 need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to distribute the region’s assigned share of statewide need to cities and counties by income level. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2013-2021 Housing Element cycle, and has allocated Agoura Hills the following share of the region’s housing needs:

**Table II-22 Regional Housing Needs Assessment 2013-2021\***

Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	15	13%
Very Low	31-50%	16	14%
Low	51-80%	19	17%
Moderate	81-120%	20	17%
Above Moderate	120%+	45	39%
<b>Total</b>		<b>115</b>	<b>100%</b>

Source: <http://SCAG.ca.gov.gov/Housing/rhna.htm>

\* AMI – Area Median Income.

\*\* An estimated half of the City’s very low income housing needs (31 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning, and is one of the primary threshold criteria necessary to

achieve state approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target in terms of units built. Agoura Hills will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.



### **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**

###### **General Plan Land Use and Community Form Chapter**

The General Plan Land Use and Community Form Chapter, adopted by the City in March 2010, provides for five residential categories. Densities range from 0.2 – 1.0 unit/acre in Residential Very Low Density areas to 15 - 25 units/acre in Residential High Density areas. Higher densities can be achieved through density bonuses.

###### **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.

The City's parking requirements range from 2 spaces in a garage for single-family units, to 2.5 spaces for condominium units (2 covered spaces, 0.5 uncovered spaces). Parking for apartments varies based on the number of bedrooms as follows: studios - 1 covered, 0.5 uncovered; 1 bedroom - 1.5 covered, 1 uncovered; 2 or more bedrooms - 2 covered, 0.5 uncovered. Covered spaces in apartment units can be provided within carports, eliminating the added cost of providing garage parking. Parking requirements for second units and granny flats have been reduced to one covered space per unit. 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 lower income households.



**Table III-1: Residential Land Use Controls**

<b>Zone District</b>	<b>Purpose</b>	<b>Permitted Uses</b>	<b>Setbacks</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Max. Density/Intensity</b>
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 uses 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.

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

***Inclusionary Housing:*** Section 9133 of the Municipal Code requires all new residential development with greater than 10 units to provide at least 15 percent of the total units for low and moderate income households. Of the 15 percent, a minimum of six percent of the units shall be for very low income households, with the remaining nine percent for low or moderate income households. Units set aside as affordable must remain available for the target income category for a period of not less than 45 years. An in-lieu fee option is available for fulfillment of the inclusionary housing requirement. The in-lieu fee is currently \$15,313 for rental units and \$21,821 per unit for ownership units.

The future application of the Inclusionary Housing Program in Agoura Hills will primarily be focused on large parcels within areas designated for mixed use - Agoura Village, North Agoura Road Planning Area, and the Commercial Shopping Center/Mixed Use zoning district- as few vacant residentially zoned parcels remain that can accommodate 10 or more units. Aside from these mixed use areas, should there be zone changes to residential use, or current buildings are demolished and rebuilt as housing, the City's inclusionary housing program may come into play. As indicated under Housing Element Program #4 (Inclusionary Housing Program and Housing Trust Fund), the City will consider re-evaluating its Inclusionary Housing Ordinance in response to case law and market conditions.

***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.

***Residential Density Bonus:*** Section 9674 of the Municipal Code outlines the provisions for a residential density bonus, consistent with Government Code Sections 65915 and 65915.5, Statewide Density Bonus Law. The purpose of the residential density bonus is to encourage developers of housing projects consisting of five or more units or lots to integrate affordable units by providing incentives to do so, in the form of both: (1) a density bonus of 20 to 35 percent, and (2) one to three exceptions from normally applicable zoning and other development standards. The ranges of density bonus and incentives depend on the percentage of affordable units provided and the income level of these units. To date, no developer in Agoura Hills has requested a density bonus. As described in "*Inclusionary Housing*," limited vacant residentially zones site remain in Agoura Hills that can accommodate a housing project of at least five units. Therefore, the application of the residential density bonus in the City may be limited to properties in the Agoura Village Specific Plan, North Agoura Road Planning Area, and Commercial Shopping Center/Mixed-Use areas.

***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 remain with 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.

### **Agoura Village Specific Plan**

The City's Agoura Village Specific Plan covers a 135-acre area running along both sides of Agoura Road generally between Kanan and Cornell Roads. The Agoura Village area is currently characterized by a mix of vacant parcels and commercial land uses, with the goal of the Specific Plan to transform the Village into a pedestrian oriented center with retail, restaurant, entertainment and residential uses. The Plan provides for greater flexibility than what was previously allowed under City zoning regulations, including the integration of both vertical (housing above commercial) and horizontal (stand-alone residential) mixed use.

The Specific Plan provides for development of townhomes and apartments on three vacant sites and one underutilized commercial site, with capacity for development of 235 multi-family units, with additional units achievable through density bonuses. While the specific unit capacities for each of these sites are evaluated as part of the Residential Sites Inventory, the following development standards apply to all residential and mixed use development within the Specific Plan:

- Maximum building coverage is 60%.
- Residential density limits or minimum unit sizes are not prescribed. As a means of providing flexibility, a maximum number of dwelling units are identified for the 4 specific plan zones (sites) planned for residential and mixed use.
- For mixed use, the commercial component is regulated by FAR and a maximum number of residential units is separately established for the residential component within a given zone.
- Maximum building height is two stories (35 feet), or 3 stories (45 feet) if at least one floor is dedicated to residential over commercial use.
- Building setbacks are minimal to create a vibrant, walkable village environment. For buildings with ground floor commercial and upper story residential, no side or rear setback is required, with front setbacks varying from 5 to 10 feet, depending on the zone. For stand-alone residential, 10 foot side, rear and front setbacks (to the porch) are required.
- Parking requirements for apartments and condominiums are based on the standards established in the City's Zoning Ordinance. Mixed-use projects may be eligible for up to a 25% shared parking reduction on the non-residential portion. Shared parking agreements between two or more land uses on the same site are encouraged.
- As a means of attaining the densities necessary to support an inter-active village environment, single-family development is prohibited in the Specific Plan.

Currently, the City is processing a pre-application for development of the Agoura Town Center. This project was submitted for City review during the last Housing Element cycle, but due to the

economic downturn, was not pursued by the applicant. Within the last year, the developer has expressed renewed interest in undertaking a revised version of the mixed use project, which is located on a 22 acre site at the southwestern corner of Kanan and Agoura Roads. The developer is considering different project alternatives, which would include a combination of retail and restaurant uses, and multi-family housing.

In 2012, the potential developer of the Cornerstone Project (southeast corner of Agoura and Cornell Road) withdrew his application for combining 22 hillside lots into a single 6.8 acre parcel for development of 25,000 square feet of retail, 17,800 square feet of office, and 35 apartment units.

The Agoura Village Specific Plan is located within the former Redevelopment Project Area. As such, any residential development within this area would have been subject to requirements to provide 15 percent of units as affordable to low and moderate income households, with 6 percent of these affordable to very low income households, pursuant to California Redevelopment Law. With the elimination of the City's Redevelopment Agency and removal of the Redevelopment Project Area, the Specific Plan area will now be subject to the City's Inclusionary Housing Ordinance which also requires a minimum of 15 percent affordable units in projects with ten or more units.



**Agoura Village Concept**

## 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, mobile homes, emergency shelters, and transitional housing. Table III-2 summarizes the housing types permitted in each of Agoura Hills' residential zone districts.

**Table III-2: Housing Types by Residential Zone Category**

Housing Types Permitted	Residential/Commercial Zone District								
	RV	RL	RS	RM	RH	CS	CRS	CN	CS-MU
Single-Family	P	P	P	P					
Multiple-Family				C	P				
Manufactured Housing	C	P	P	P	P				
Second Units	P	P	P	P	P				
Two-Family Dwelling				P	P				
Care Facilities (6 or fewer)	P	P	P	P	P				
Care Facilities (7 or more)	C	C	C	C	C				
Transitional Housing (Apt building)				C	P				
Transitional Housing (1 or 2 family dwelling)				P	P				
Emergency Shelters						C	P	P	P
Congregate Housing			D	P	P				
Supportive Housing (Apt bldg)				C	P				
Supportive Housing (1 or 2 family dwelling)				P	P				

**P = Permitted      D = Director's Approval      C = Conditionally Permitted**

## **Second Units**

Second units as an accessory use are allowed in all residential zone districts in the City pursuant to Section 9283 of the Municipal Code. The City requires that all such units be compatible with the neighborhood in which they are located and with the community as a whole. The following summarizes Agoura Hills' second unit development standards:

- ✓ Except for density limitations, all provisions of the underlying zoning district shall be adhered to.
- ✓ One covered parking space shall be provided, which can be either a carport or garage. Parking for the second unit is permitted to be located in any property setback area, provided it does not preclude parking and access for the primary residence.
- ✓ The maximum size of the unit is 640 square feet
- ✓ Second units may be attached or detached from the primary residence
- ✓ Exterior building materials and colors of second units shall be identical to the primary residence
- ✓ Second units shall be connected to either public or private water and sewer facilities

Despite the presence of numerous large parcels that can accommodate a second unit, Agoura Hills has received and approved only one application for a second unit in Old Agoura. The City recognizes the benefit second units can offer in providing modestly priced housing within existing neighborhoods for family members, elderly, in-home health care providers, persons with disabilities and others. In addition, homeowners who create second units benefit from added income and an increased sense of security.

As a means of encouraging the provision of second units in existing and new development, the Housing Element establishes a program for the City to re-evaluate its second unit standards and assess potential refinements. Areas for consideration include: establishment of discretionary review process to accommodate second units larger than 640 square feet; and deviations in setback and lot coverage requirements where privacy and environmental considerations are not compromised; and allowances for deed restricted second units to fulfill inclusionary housing requirements in new residential subdivisions.

## **Manufactured Housing/ Mobile Homes**

Manufactured housing on permanent foundations is a permitted use in all residential zone districts of the City with a Mobile Home Permit. A Conditional Use Permit (CUP) is required 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. Section 9674 of the Municipal Code establishes the Mobile Home Permit application process, and development standards and specifications designed to ensure compatibility of the manufactured home with surrounding uses.

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. More specifically, the Government Code requires the following:

*Except with respect to architectural requirements, jurisdictions can only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. Any architectural requirements imposed on the manufactured home structure itself shall be limited to its roof overhang, roofing material, and siding material. These architectural requirements may be imposed on manufactured homes even if similar requirements are not imposed on conventional single-family residential dwellings, but requirements may not exceed those which would be required of conventional single-family dwellings constructed on the same lot. In no case may a jurisdiction apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences.*

The Agoura Hills 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.

### **Multi-Family Rental Housing**

Multi-family housing makes up almost one-fifth 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.

### **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.

In March 2011, the City Council adopted Ordinance No.11-383, which adopted new standards and definitions for a range of special housing types. The Ordinance more clearly defined "small community care facilities," and "large community care facilities." With the passage of this Ordinance, the Agoura Hills Zoning Code identifies small community care facilities as six or fewer persons and large community care facilities as seven or more persons. 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. 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 thirteen residential care facilities for the elderly in Agoura Hills with six or fewer residents; each of these facilities was treated as a permitted use.

### **Accessibility Accommodations**

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.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Agoura Hills accommodates most accessibility modifications through issuance of a simple remodel permit. Required accessible features (e.g., guardrail, ramp) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. More significant accessibility modifications, such as a ramp with several switchbacks visible from the public sidewalk, may require a general site plan for Planning and Community Development Department staff to review the project's aesthetics, 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. The Ordinance 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 made by the City Director of Planning and Community Development. If the request for an accommodation is related to another discretionary permit, then the request is processed with the project as a whole. However, no special permit is required for the granting of a reasonable accommodation.

The City Building Department 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 off-street parking requirements for handicapped spaces can be summarized as follows:

<u># Total Parking Spaces</u>	<u># Handicapped Spaces</u>
1 to 100	1 for every 25 spaces
101 to 200	1 for every 50 spaces
201 to 500	1 for every 100 spaces
501 to 1,000	2% of total spaces
1,001 and above	20 plus 1 for each 100 over 1,000

The City's Zoning Ordinance specifies that the Planning Commission can reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit, and the proportion of covered spaces by 50 percent to the extent senior housing is provided for lower 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.

**Land Use Controls:** As described under the discussion of Community Care Facilities above, the City allows small community care facilities with six or fewer persons by right, and facilities with more than six persons with a CUP within its residential districts.

**Zoning 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.

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.

**Building Codes:** The City's Building Code is based on the latest, 2010 version of the California Building Code, along with all required updates. The City has not made any amendments to the Code that might diminish the ability to accommodate persons with disabilities.

## **Congregate Housing**

The City's Zoning Code defines congregate housing as "a residential development for the senior citizen where services such as food preparation, dining and housekeeping are provided. A congregate unit shall be equivalent to 0.33 of a dwelling unit for density purposes." The Code currently permits congregate housing within the RM and RH zones, as well as within the RS zone subject to the Planning and Community Development Director's approval. However, 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 Housing Element establishes 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.

## **Transitional Housing and Emergency Shelters**

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. Pursuant to Ordinance No. 11-383, adopted in March 2011, 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.

With the adoption of Ordinance No. 11-383 (March 2011), 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) zone. 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 identifies 16 vacant parcels (8 acres), and 20 parcels considered underutilized (10.8 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 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 sq ft
- Minimum lot width and depth: 100 ft
- Maximum lot coverage: 60%
- Building height: 35 ft
- Front yard setback: 35 ft or up to building height
- Side yard setback: none, or 10 ft if adjacent residential zone or public street
- Rear Yard Setback: 10 ft or up to building height
- Landscaping: 10% of 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.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter II), the Sheriff's Department reports that homeless in Agoura Hills are primarily related to the day laborer population, and consist of about five or six up men who form encampments in the evening hours in the Ladyface Mountain foothills. Beyond this, the Sheriff's Department indicates the presence of a small number of chronic homeless (five or so) in Agoura Hills. The City's policy is generally to leave these individuals alone, unless they are causing a public nuisance.

### **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 Comado Canyon Road is the most conducive to provision of SROs, either through new development or reuse 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.

### **Farm Employee Housing**

According to the 2010 Census, none of the employed population in Agoura Hills works in the industries of farming, fishing or forestry, and there is no agriculturally zoned land in the City. 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.

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. A program has been added to the City’s Housing Element to amend the Zoning Code to provide consistency with the Employee Housing Act.

## **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 varies 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 Village, 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-3 summarizes development fees for residential projects. The City's 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.

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 a 48 unit multi-family residential project currently being proposed in Agoura Village. As indicated in Table III-4, the estimated City fees for this project run approximately \$5,500 per unit. The City may consider providing fee reimbursements for affordable housing developments.

**Table III-3: Development Fees for Residential Projects**

Fee Category	Fee
<b>Environmental Assessment</b>	
Categorical Exemption	\$674
Initial Study	\$2,830
EIR or MND (Deposit)	\$24,724
<b>Plan Check - SFD</b>	\$4,119
<b>Parcel Map</b>	
Tentative Map	\$1,123
Final Map	\$175
<b>Tract Map</b>	
Tentative Map	\$1,324
Final Map	\$312
<b>Zoning/Land Use Entitlement</b>	
<i>Conditional Use Permit</i>	
New SFD	\$5,690
New MF	\$6,251
Zone Change	\$3,904
<i>General Plan Amendment</i>	
Pre-Screen Review	\$1,880
Public Hearing	\$3,042
<i>Zoning Ordinance Amendment</i>	
Pre-Screen Review	\$3,489
Public Hearing	\$4,352
<i>Site Plan/Architectural Review</i>	
Zoning Administrator	\$1,440
Planning Commission	\$6,452
<b>Pre-Application Review</b>	\$3,028 Deposit + \$2,831 (Admin. Cost)
<b>Consultant Review</b>	
Geological Consultant Review	\$535 Deposit + \$199
Geotechnical Consultant Review	\$535 Deposit + \$320
<b>Oak Tree Permit</b>	
Minor Oak Tree Permit	\$112
Administrative Review	\$371 - \$662
Consultant Review for Administrative Approval	\$350 - \$600 Deposit
Consultant Review for Planning Commission	\$1,000 Deposit
<b>Art in Public Places</b> (for 40+ dwelling units only)	In-Lieu Fee: 1.25% building valuation <i>or</i> Art Installation: 1% building valuation \$1.41/\$1,000 construction valuation
<b>General Plan Cost Recovery</b>	\$ .5882/s.f.
<b>Specific Plan Cost Recovery (Agoura Village only)</b>	
<b>Traffic Impact Fee</b>	\$1,516 (MF)-\$3,094(SF)/unit

Source: City of Agoura Hills, Planning Department Fee Schedule, 2012.

**Table III-4: Total Development Fees for 48 Unit Multi-Family Project**

<b>Fee Category</b>	<b>Fee Amount</b>	<b>Deposit Amount</b>
<b><u>PLANNING</u></b>		
AVDP Concept Application		\$4,000
AVDP Formal Application		\$8,000
General Plan Cost Recovery	\$5,298	
AVSP Cost Recovery	\$35,092	
Landscape Plan Check		\$2,500
Plan Check	\$8,713	
<b><u>BUILDING</u></b>		
Plan Check	\$44,961	
Building Permit	\$49,156	
<b><u>ENGINEERING</u></b>		
Traffic Impact Fee	\$72,768	
Grading Permit	\$8,360	
Grading Plan Check	\$2,166	
Grading Deposit		\$24,300
<b>Subtotals</b>	<b>\$226,514</b>	<b>\$38,800</b>
<b>TOTAL</b>	<b>\$265,314</b>	
<b>TOTAL FEES PER UNIT</b>	<b>\$5,527</b>	
<i>Total sq ft (w/o parking structure)</i>	36,160	
<i>Total sq ft (incl. parking structure)</i>	59,660	
<i>Total Valuation</i>	\$3,757,747	

Source: City of Agoura Hills Planning Division, January 2013. Project Assumptions: a) 48 residential units; b) No Tract Map or Parcel Map; c) Single level of underground parking located beneath residential.

## 5. Processing and Permit Procedures

Permit processing in Agoura Hills takes an average of three to six months for single-family development and up to a year 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. Because of geologic and geotechnical conditions in the City, all proposed hillside development must have a geologic and geotechnical report, and all 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 without a public hearing requirement unless deviation from zoning is requested. Hillside developments are required to obtain a Conditional Use Permit, triggering public hearing and noticing requirements.

### Agoura Village Specific Plan

Development within the Agoura Village Specific Plan undergoes a unique review process to enhance development flexibility and innovation, while ensuring conformance with the vision of the Specific Plan. The City Council has declared development within Agoura Village as a priority, with the philosophy behind the established review process for staff to work closely with applicants up front to gain consensus prior to submittal of a formal application. All projects require an Agoura Village Development Permit (AVDP), with the Planning Commission serving as the final approval body. An interdepartmental Staff Review Team (encompassing Planning, Building and Safety, Engineering, County Fire, 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 Planning Commission/City Council Agoura Village Policy subcommittee (AVPC); 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 to help to coordinate any refinements or additional materials requested. Upon submittal of the requested information, the Staff Review Team reviews the submittal for completeness and forwards the project to the AVPC for final review. The applicant maintains the option of returning to the AVPC (or 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 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 AVPC; and 4) review by the Architectural Review Panel. Each of these bodies can meet fairly quickly, with review by the Subcommittee and ARP within two 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 forwarded to the Subcommittee for final review and recommendation to the Planning Commission for decision and issuance of the Development Permit.

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 the vast majority of future residential development would occur within the Agoura Village Specific Plan (AVSP), it is important to recognize that few of these special standards and overlay districts are applicable within the Specific Plan area. None of the overlay districts described below apply within the AVSP. The City's Hillside Management Ordinance, Grading Ordinance and Oak Tree Preservation Ordinance all apply to development within the Plan, with the exception of the density limitations identified in Section 9652.13 of the Hillside Ordinance (see Table III-4), which are superseded by the Specific Plan dwelling unit capacities identified for each zone.

## 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-5: 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) 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

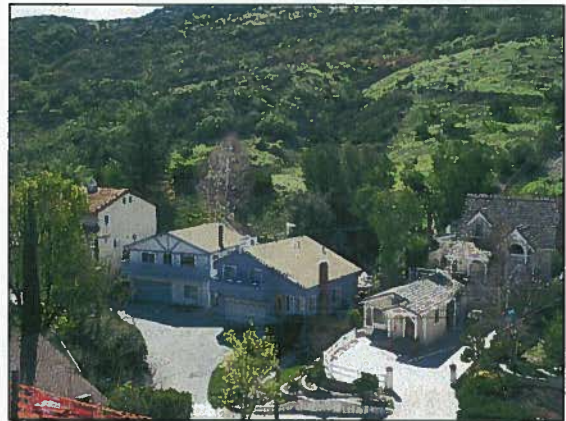
designed such that the visual quality of the hillsides is maintained and alteration of natural topography is minimized. The Grading Ordinance establishes development regulations designed to protect residents from geologic hazards and destruction of property.

### **Drainageway, Floodplain, Watercourse Overlay District**

The D Overlay District is intended to be applied to those areas of the City which, under present conditions, 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 located south of the freeway near Lewis Road, and is characterized by single family homes on the 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. Old Agoura is located north and south of the freeway near Chesebro Road. This area is characterized by low density, single family homes on large lots and small commercial buildings. 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. Rather, it is 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 freeway corridor 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." They are of crucial importance in establishing the City's identity and character in the minds of visitors and residents. 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.

## **Utility Undergrounding**

All electrical distribution lines, telephone, cable television, and similar service wires or cables which provide service to new developments are to be installed underground. No underground utilities, however, are needed in areas where additional housing would be developed.

## **Soils/Geology Report Reviews**

All residential developments in the City require the submittal of soil reports for review by City consultants. Additionally, for hillside development, review of geology reports is necessary. This ensures 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. The State Building Code establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing.

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 are required to have Class B, fire retardant roof materials and non-combustible exterior materials. In addition, new houses 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.
- The City is characterized by expansive soils, and in response, the City requires larger building footings and sinking deeper into the soil.

The City has adopted the most recent International Code of Building Officials (ICBO), as required of all jurisdictions in California. In December 2010, the Agoura Hills City Council adopted Ordinance No. 10-381, which incorporated the 2010 California Energy Code and the State of California's 2010

Green Building Code Standards into the City's Municipal Code. The City anticipates updating the Municipal Code in late 2013 in order to reflect anticipated changes to the State Energy Code and Green Building Code Standards, expected to be mandated by January 2014.

In terms of the local enforcement of the Building Code, while staff monitors housing conditions, code enforcement in Agoura Hills is primarily complaint based. And as indicated under Housing Element Program #2, eligible property owners cited for code violations are encouraged to utilize the City's CDBG housing rehabilitation programs, subject to funding availability, to bring properties into compliance.

## B. MARKET CONSTRAINTS

### 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.

Residential lending activity in Agoura Hills is high, with a total of 2,480 applications for home purchase, refinance and home improvement loans in 2011, and reflecting loan activity on over forty percent of the City's ownership housing stock. Continued favorable interest rates in 2011 resulted in loans for refinancing comprising the majority (76%) of total loan applications in Agoura Hills, followed by home purchase loans (20%), and loans for home improvements (4%).

Table III-6 provides information on the status of residential loan applications in both Agoura Hills and Los Angeles County by type of loan. As illustrated by this table, the approval rate for home purchase loans in Agoura Hills was 72 percent, followed by a 66 approval rate for refinancing applications, and 63 percent approval for home improvement loans. Review of loan approvals by census tract indicates no significant discrepancies by area of the City. In comparison to the loan approval rates County-wide, approval rates in Agoura Hills were comparable for home purchase and refinance loans, yet nine percent higher for home improvement loans. In summary, HMDA data supports good access to residential financing in Agoura Hills.

**Table III-6: Status of Loan Application by Loan Type – 2011**

Loan Type	% Approved		% Denied		% Withdrawn/Incomplete	
	Agoura Hills	LA Co.	Agoura Hills	LA Co.	Agoura Hills	LA Co.
Home Purchase	72%	71%	14%	15%	14%	14%
Home Refinance	66%	65%	19%	20%	15%	15%
Home Improvement	63%	54%	11%	28%	26%	18%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted.

### 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. Review of vacant single-family residential land sales in Agoura Hills in 2011 and 2012 identifies prices ranging from \$232,000 - \$566,000 per acre, with each parcel able to accommodate only a single unit.

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.

**Table III-7: Vacant Residential Land Sales 2011-2012**

Location	Parcel Size	Sale Amount	Price/ Acre
Agoura Road	.32 acres	\$724,000	\$232,000
Balkins Drive	1.12 acres	\$420,000	\$375,000
Colodny Drive	1.03 acres	\$583,000	\$566,000
Colodny Drive	.44 acres	\$135,000	\$306,000

Source: Data Quick Prospect Finder Farm Database.

### 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. In general, multi-family housing units are less expensive to construct than single-family housing. However, construction costs vary significantly, depending on the size of the unit and the number and quality of amenities offered. These include features, such as swimming pools, gyms, and other less obvious decisions based on the type of flooring, types of appliances, light fixtures, and quality of cabinetry and woodwork.

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. For multi-family housing in an area like Agoura Hills with high land costs, multi-family construction costs account for around 70 percent of development costs, with land comprising the remaining 30 percent. The proforma developed by the City's Redevelopment consultant for a 98-unit apartment project on a 3.9 acre vacant residential site within Agoura Village reflects a per unit hard construction cost of approximately \$150,000, including \$10,000/unit for structured parking. Hard construction costs for development of a three-story, 99 unit condominium project over ground floor retail and below grade parking on an eight acre vacant site in Agoura Village are estimated at \$250,000 per unit, including \$45,000 per unit for the parking structure.

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.

### 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 homeowners associations (HOAs).



## **C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS**

Portions of Agoura Hills are exposed to a variety of environmental hazards which may constrain the development of lower priced residential units. In addition, inadequate infrastructure may also act as a constraint to residential development.

### **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 significantly adds to the cost of development.

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**

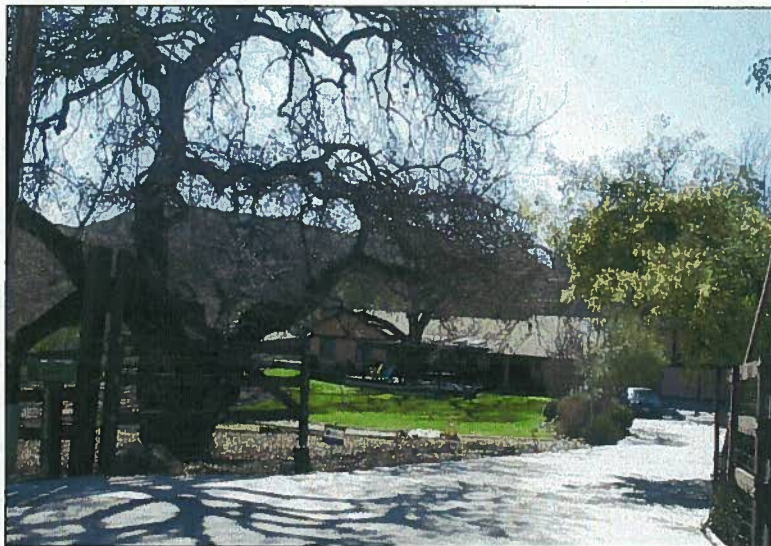
The majority of vacant developable parcels in Agoura Hills are located along the Ventura Freeway corridor. Only a few of these vacant parcels, however, are zoned residential. All freeway parcels are exposed to noise levels of 65 CNEL and above. While the rear portions of these parcels are not exposed to such extreme noise levels, steep slopes generally preclude their development.

Both the Department of Housing and Urban Development (HUD) and State Department of California have established mandatory noise guidelines for residential construction. New residential development cannot be exposed to outdoor ambient noise levels in excess of 65 dBA (CNEL or Ldn), and sufficient insulation must be provided to reduce interior ambient levels to 45 dBA. Freeway parcels in Agoura Hills do 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.

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.



Old Agoura District

## IV. HOUSING RESOURCES

The following section presents the resources available for the development, rehabilitation and preservation of housing in Agoura Hills. The section begins with an overview of the availability of land resources, or residential sites, for future housing development in Agoura Hills and the adequacy of these sites to address the City's identified share of future housing needs. This section also presents the financial resources available to support in the provision of affordable housing in the community, and specifically identifies funding amounts for In-Lieu Housing Fees and CDBG. The final part of the section is an overview of energy conservation and green building resources available to the City and its residents.

### A. AVAILABILITY OF SITES FOR HOUSING

#### 1. Vacant 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.

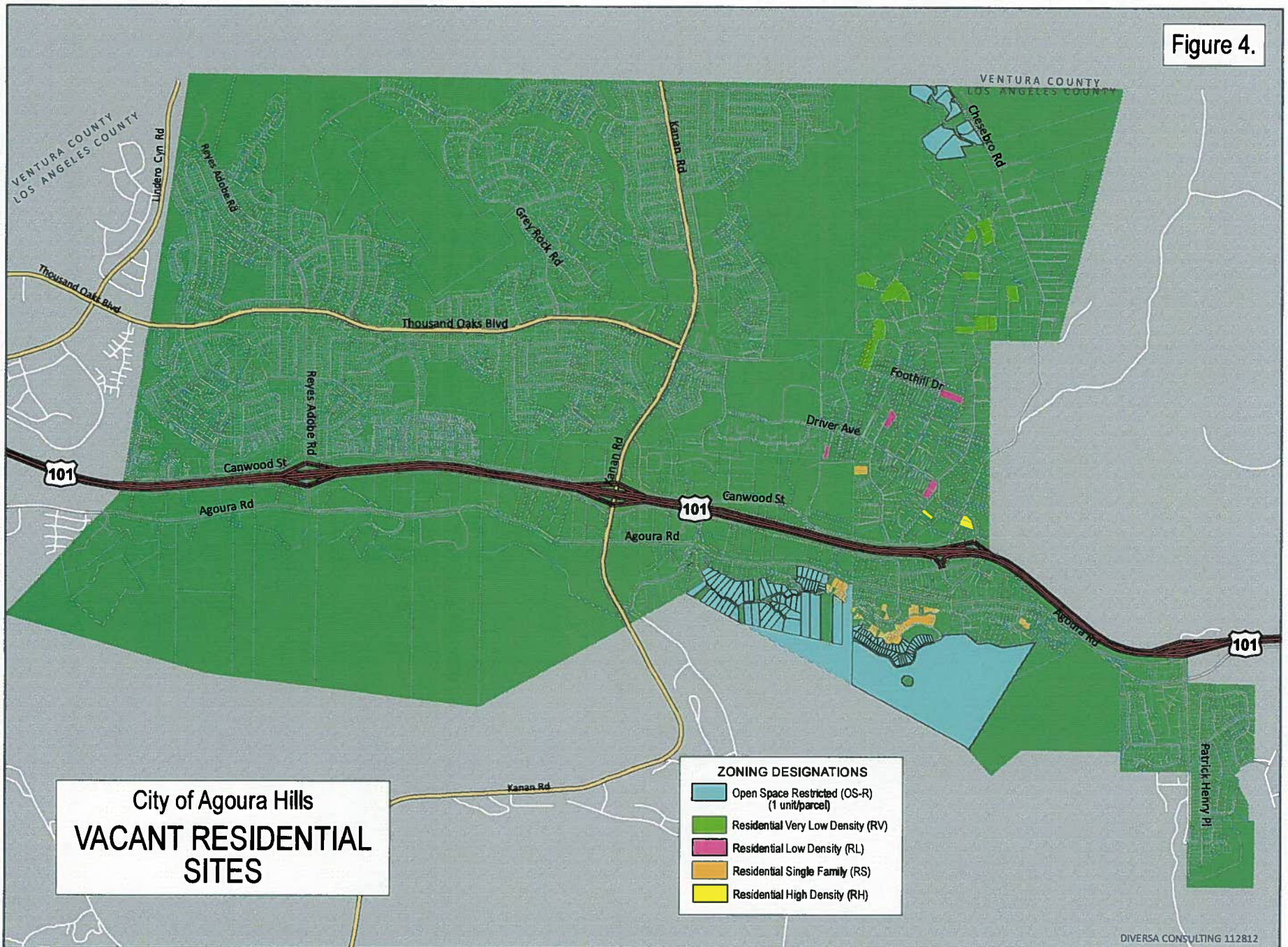
As a maturing community, remaining sites for residential infill in Agoura Hills are limited. A comprehensive review of all vacant sites designated for residential development in Agoura Hills was conducted by the City to assess future residential production potential. Table IV-1 provides a summary of 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. Figure 4 depicts the location of these vacant residential sites by zone district.

**Table IV-1: Summary of Vacant Residential Parcels**

General Plan and Zoning Category	Acreage	Unit Potential
Very Low Density Residential (RV)	17.78	17
Low Density Residential (RL)	6.78	11
Single-Family Residential (RS)	34.86	33
High Density Residential (RH)	1.25	23
Open Space - Restricted (OSR)	185.97	23
<b>Total</b>	<b>255.47</b>	<b>107</b>

Source: City of Agoura Hills, October 2012.

Figure 4.



As indicated by Table IV-1, just 107 additional dwelling units can be built in Agoura Hills (outside the Agoura Village Specific Plan, described below), reflective of the City's built out nature. All 25 remaining vacant acres of Very Low Density and Low Density Residential are located in Old Agoura, a semi-rural area characterized by rolling topography and the keeping of farm animals. The 35 vacant acres of Single-Family Residential (RS) is either within the steeply sloped Indian Hills area or within Old Agoura or Liberty Canyon. Finally, approximately 186 acres of Open Space Restricted (OS-R) has been identified, primarily located west of Indian Hills and east of the Agoura Village Specific Plan. Accounting for the minimum lot size requirements under the City's Hillside Development Ordinance, an estimated 23 additional units can be developed in OS-R areas.

Multi-family housing can be accommodated on vacant sites within the Residential High Density (RH) and Planned Development (PD) zones. The sites inventory identifies two vacant RH sites, both located on Chesebro Road in Old Agoura. The larger of the two sites is just under an acre in size, was recently rezoned from CRS to RH, and has received project approval for development of 18 apartment units. The second vacant RH site is approximately one-third acre, and has also received project approval for the development of five townhome units. Both of these projects are rental.

The City's 2035 General Plan established a new Planned Development district (Subarea 5), informally known as the "North Agoura Road Planning Area," where mixed use development is desired. The General Plan defines this area as a future Mixed Use Center, "providing for a mix of commercial and residential uses and development densities to provide economic value." The General Plan provides for an estimated 72 units<sup>8</sup> within the North Agoura Road Planning Area (Subarea 5), subject to preparation of a specific regulatory planning document to address the feasibility of housing in this location and to establish specific development standards; development in this area is not anticipated to occur during the current Housing Element cycle and thus has not been included in the sites inventory. Residential development in this area would be required to comply with the City's Inclusionary Housing Ordinance.

In addition to the new PD District, the 2035 General Plan also introduced a new Commercial Shopping Center/Mixed Use (CS-MU) district to promote a "village like" environment where residents can live in close proximity to commercial services and offices. Three shopping centers totaling 26 acres have been designated CS-MU, providing for an estimated 44 new multi-family units. However, as these are developed sites and the integration of housing is likely to occur over the long term, they have not been included in the sites inventory for this Housing Element cycle.

## **2. Agoura Village Specific Plan**

In June 2006, after a multi-year public participation and planning process, City Council adopted the Agoura Village Specific Plan, providing significant additional capacity for residential development in an area previously designated for commercial use. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including both a horizontal and vertical mix of residential, commercial, office and entertainment uses. Residential development is limited to different types of attached multi-family development, such as apartment and condominiums. Single-family homes are not permitted as they tend to create a less compact and more suburban

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<sup>8</sup> The EIR for the Agoura Hills General Plan estimates development of 72 units within the west of Kanan/north of Agoura Planned Development District.

atmosphere with the requirement for attached garages and yard areas. The 135 acre planning area runs along both sides of Agoura Road generally between Kanan and Cornell Roads, and is divided into seven zones, each with unique allowable uses and development standards. Three of these zones - A, B and E - incorporate residential uses, as summarized in Table IV-2. Figure 5 provides an aerial view of the Specific Plan, and delineation of the seven zone districts.

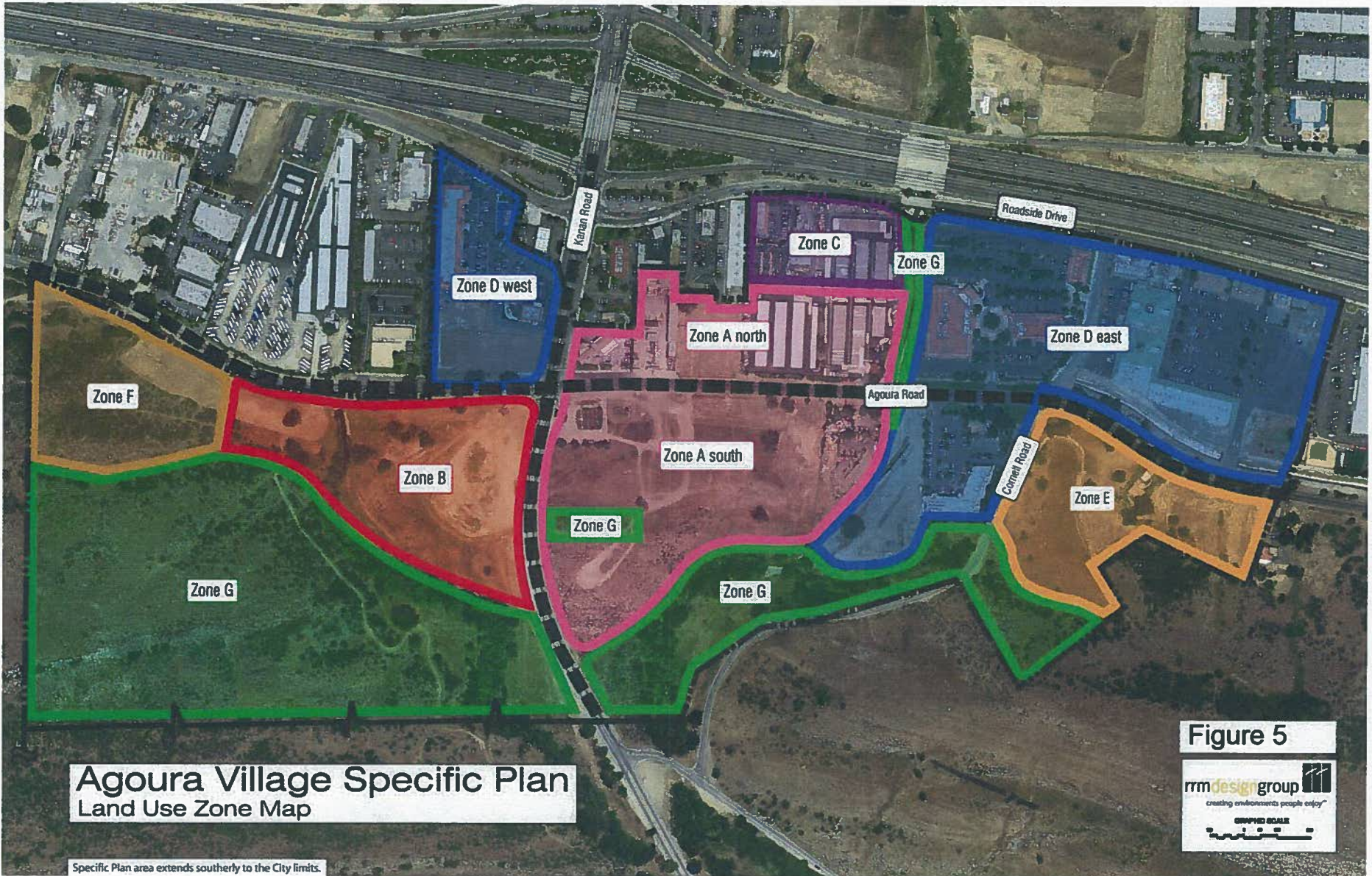
**Table IV-2: Agoura Village Specific Plan - Residential Sites**

<b>Zone</b>	<b>Developable Acreage</b>	<b>Existing Use</b>	<b>Permitted Residential Land Uses</b>	<b>Base Unit Potential</b>	<b>Realistic Unit Potential*</b>
A South	340,000 sq. ft.	Vacant	Residential over Retail Stand Alone Residential	20 75	20 75
A North	250,000 sq. ft.	Gas Station, storage units, outdoor storage, building materials supply, older strip commercial, vacant	Residential over Retail	15	15
B	350,000 sq. ft.	Vacant	Residential over Retail Stand Alone Residential Hotel or Residential	15 25 50	48
E	320,000 sq. ft.	Vacant	Residential over Retail Stand Alone Residential	15 20	35
<b>Total</b>	<b>1,260,000 sq.ft.</b>			<b>235</b>	<b>193</b>

\*Note- Realistic unit potential reflects development applications received for Zone B and E.

Appendix A includes an inventory and description of all the parcels that comprise the four residential sites within the specific plan. Three of the four residential sites are currently vacant, with zones A south and B each consisting of a single, vacant parcel, and zone E comprised of numerous smaller hillside parcels. The fourth site (Zone A north), is comprised of six parcels, two of which are vacant, three of which are partially developed with underutilized uses, and a corner parcel developed with a USA Gas Station which will likely remain in the near term. As depicted in Appendix A, one of the underutilized parcels houses an older, 1,200 square foot strip commercial center and equipment rental; assessor's parcel data identifies the value of this center as less than 10 percent of the land value, indicating market conditions support its redevelopment. The other two underutilized parcels house an older (1970s) self-storage facility. With newer, state-of-the-art self storage facilities recently constructed in nearby Westlake Village, the demand for these older facilities is anticipated to eventually decline, making this a possible parcel for redevelopment.

Rather than regulating density, as a means of providing flexibility, a maximum number of dwelling units is defined by the Specific Plan for each specific plan zone. These dwelling unit caps were developed based on an evaluation of the most likely areas for residential development within each zone. The Specific Plan development standards provide for two stories of residential above



commercial, minimal setback requirements, parking reductions, prohibition of single-family units, and commercial FARs accounted separately from the residential units all as a means of attaining the densities and critical mass necessary to support an interactive village environment. The two preliminary development applications the City has received demonstrate the ability to achieve higher density, compact residential product types under the Plan's development standards, including one proposal for small, third story loft units above two stories of commercial, and another proposal for horizontal mixed use with the residential component designed at densities of approximately 40 units/acre.

In addition to the 235 base units shown in Table IV-2, applicants may receive up to a 25 percent density increase in consideration of an extraordinary contribution of public spaces and/or facilities, or contribution to Transportation Impact Fees beyond the minimum. Alternatively, applicants may use the State Affordable Housing Density Bonus provisions and receive bonuses of up to 35 percent. For purposes of evaluating the potential environmental impacts under Specific Plan buildout, the Plan EIR projects an average 25 percent increase above the base 235 units, or a total of 293 units. In the unlikely event that a majority of development projects seek the full 35 percent affordable housing density increase and this 293 unit total is exceeded, this would be accommodated as part of the project-level CEQA analysis; an amendment to the specific plan would not be required. As a means of promoting the use of density bonus incentives, the City has notified all property owners within the Agoura Village Specific Plan of the new affordable housing density bonus ordinance, and will continue to provide information on density incentives as project proposals are received and through the City's Guide to Housing brochure. The City has developed an application for a Density Bonus Housing Agreement which is processed in conjunction with the application for housing development. The following findings are required, as applicable, for approval of the density bonus:

- ✓ The density bonus will contribute significantly to the economic feasibility of providing the affordable housing units.
- ✓ The incentive or concession is required to make the affordable housing units economically feasible, or to set rents at qualifying levels for senior citizens and for moderate income, lower income or very low income households.
- ✓ That the increased density and incentive(s) or concession(s) will not cause significant adverse effects on the public health and safety or the physical environment.

The City is currently working to process the following projects through Concept Plan Review:

- Zone B (southwest corner of Kanan and Agoura Road) - Agoura Town Center Project. This 22 acre site is proposed to be subdivided into several parcels to create a mixed- use town center. The first phase encompasses approximately 8 acres, and is proposed for about 51,000 square feet of mixed retail, restaurant and office use, as well as 48 stand-alone multi-family residential units located on an approximate one acre portion of the larger site. The residential component is designed as two-story apartment buildings with subterranean parking.

Because the Specific Plan is located within a prior Redevelopment Project Area, property owners and development applicants were informed of the requirements to provide 15 percent of units as affordable to low and moderate income households, with six percent of these affordable to very low income households. With the recent statewide dissolution of Redevelopment Agencies, Agoura



Village will now be subject to the Citywide Inclusionary Housing Ordinance (Zoning Code Section 9133).

### 3. Comparison of Site Inventory with RHNA

SCAG has determined the projected housing need for its region for the 2014-2021 Housing Element cycle, and has allocated this housing need to jurisdictions by income category. This is referred to as the Regional Housing Needs Assessment (“RHNA”) process. The RHNA represents the minimum number of housing units each community is required to plan for by providing “adequate sites” through the general plan and zoning. Agoura Hills’ new construction need for the 2014-2021 period has been defined by the RHNA as 115 units, distributed among the income categories as follows:

**Table IV-3: Comparison of Regional Growth Need and Residential Sites**

Income Level	2014-2021 Regional Housing Needs (RHNA)	Default Density Thresholds	Vacant Residential Parcels	Agoura Village Specific Plan
Extremely Low	15	20 units/acre		193
Very Low	16			
Low	19			
Moderate	20	16 du/acre	23	
Above Moderate	45	<16 du/acre	84	
<b>Total</b>	115		<b>107</b>	<b>193</b>

Table IV-3 compares Agoura Hills’ RHNA of 115 units with the City’s residential sites inventory, which provides a realistic capacity for development of 300 new units, including: 107 units on vacant residentially zoned sites; and 193 multi-family units in the Agoura Village Specific Plan. In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of “default densities” to assess site affordability. Based on its population, Agoura Hills falls within the default density of 20 units/acre, indicating this density standard is appropriate for the provision of sites affordable to very low and low income households. For moderate income households, the City has chosen a threshold of 16 units/acre to reflect a reasonable density with which moderate income development can be achieved.

Allocating Agoura Hills residential sites inventory (as summarized in Tables IV-1 and IV-2) based on these density thresholds results in the potential for development of 265 new units at densities of 20 units/acre and above, well in excess of the City’s RHNA need for 70 extremely low, very low, low and moderate income units. All of these units fall within the Agoura Village Specific Plan and North Agoura Road Planning Area PD District, and as previously mentioned, will be required to comply with the City’s Inclusionary Housing Ordinance. The two rental projects recently approved on the City’s two vacant RH sites can also contribute towards addressing Agoura Hills’ moderate income housing needs. In terms of housing to address the needs of above moderate income households,

the City's capacity for 84 units on vacant single-family residential sites will more than address the RHNA need for 45 above moderate income units. The City will further encourage and facilitate production of affordable units through direct financial assistance through the Affordable Housing Trust Fund.

#### **4. Availability of Infrastructure and Public Services**

The infrastructure system serving Agoura Hills includes major back bone 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.

As indicated by the sites inventory, the remaining vacant sites for residential infill are extremely limited in Agoura Hills, supporting only 84 additional single-family units on scattered sites. The majority of future residential growth in the City will occur within Agoura Village, accommodating an estimated 193 additional units on several large parcels. Within Planned Development Subarea 5 (North Agoura Road Planning Area), the General Plan considered allowing mixed uses, including residential, but subject to a special study to determine the appropriate amount of residential, with a potential for up to 72 units. The Agoura Village Specific Plan (AVSP) includes an analysis of infrastructure and public service availability based on Plan buildout and concludes the following:

- The Las Virgenes Municipal Water District (District) indicates the City's projected water supply is adequate to serve the expected demand from incremental new development. As part of development review, the District determines whether projects are required to submit water pressure and flow demand calculations to provide information to determine if adequate line capacity exists.
- 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 General Plan 2035 Program EIR indicated adequate public services and infrastructure to serve Subarea 5. However, upon preparation of the regulatory document, as called for by the General Plan, and subsequent CEQA analysis for said document, specific infrastructure and public service needs would be addressed.

SB 1087, effective January 2006, 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, Agoura Hills will immediately deliver the Element to the Las Virgenes Municipal Water District, along with a summary of its Regional Housing Needs Allocation.

## **B. FINANCIAL RESOURCES**

The extent to which Agoura Hills can achieve its Housing Element goals and objectives is in large part dependant upon the availability of financial resources for implementation. Table IV-4 summarizes the major sources of funding available to carry out housing activities in Agoura Hills.

**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 2008, the City Council adopted a revised in-lieu fee schedule (Resolution No. 08-1488). The fees are now \$21,821 per market rate unit ownership unit, and \$15,313 per market rate rental unit. The ordinance establishes payment of the in-lieu fee as a 4<sup>th</sup> priority, behind on- or off-site provision of affordable units or land donation. While the City has a balance of approximately \$2.4 million in the Housing Trust Fund (July 2012), given the emphasis on producing affordable units in the ordinance, it is speculative to estimate the amount of additional in-lieu fee revenues to be generated during the planning period.

**Community Development Block Grant (CDBG):** Agoura Hills is a participating City in the CDBG Program administered through Los Angeles County. In past years, the City has received approximately \$90,000 - \$100,000 annually to fund activities benefiting lower income households. More recently, the amount of these funds has been decreasing, and in Fiscal Year 2012-2013, the City received a CDBG allocation of \$63,000. However, Agoura Hills lacks any low income-qualified census tracts and has funded its residential rehabilitation program using redevelopment housing funds until the elimination of the Redevelopment Agency in February 2012. As the effective use of CDBG funds is severely constrained in Agoura Hills, the City has begun trading CDBG funds to other participating cities at a discounted rate in exchange for General Fund money.

**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.

**Table IV-4: Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. The amount <b>Agoura Hills receives has been decreasing from \$90,000 - \$100,000 to most recently \$63,000.</b>	<ul style="list-style-type: none"> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ Homebuyer Assistance</li> <li>▪ Economic Development</li> <li>▪ Homeless Assistance</li> <li>▪ Public Services</li> </ul>
HOME <i>www.lacdc.org</i>	Funding used to support a variety of County housing programs the City has access to. Funds are used to assist low income (80% Area Median Income - AMI) households.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ Homebuyer Assistance</li> <li>▪ Rental Assistance</li> </ul>
Section 8 Rental Assistance <i>www.lacdc.org</i>	Rental assistance payments to owners of private market rate units on behalf of low-income (50% AMI) tenants. Administered by Los Angeles County Housing Authority.	<ul style="list-style-type: none"> <li>▪ Rental Assistance</li> </ul>
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ New Construction</li> </ul>
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities.	<ul style="list-style-type: none"> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ New Construction</li> <li>▪ Rental Assistance</li> </ul>
Mortgage Credit Certificate <i>www.lacdc.org</i>	Federal income tax credits (15% mortgage interest) available to low income first-time homebuyers to purchase housing in Agoura Hills. The County makes certificates available through participating lenders.	<ul style="list-style-type: none"> <li>▪ Home Buyer Assistance</li> </ul>
<b>2. State Programs</b>		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> <li>▪ New Construction</li> </ul>
Multi-Family Housing Program (MHP) <i>www.hcd.ca.gov/fa/mhp/</i>	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Usually coupled with bonds. Includes separate Supportive Housing and Homeless Youth MHP components.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Rehabilitation</li> <li>▪ Preservation</li> <li>▪ Conversion of nonresidential to rental</li> <li>▪ Social services integrated within project</li> </ul>

**Table IV-4: Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
<p>Building Equity and Growth in Neighborhoods (BEGIN)  <a href="http://www.hcd.ca.gov/fa/begin/">www.hcd.ca.gov/fa/begin/</a></p>	<p>Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.</p>	<ul style="list-style-type: none"> <li>▪ Homebuyer Assistance</li> </ul>
<p>CalHome  <a href="http://www.hcd.ca.gov/fa/calhome">www.hcd.ca.gov/fa/calhome</a></p>	<p>Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.</p>	<ul style="list-style-type: none"> <li>▪ Predevelopment, site development, site acquisition for development projects</li> <li>▪ Rehabilitation</li> <li>▪ Acquisitions/rehabilitation</li> <li>▪ Downpayment assistance</li> <li>▪ Mortgage financing</li> <li>▪ Homebuyer counseling</li> </ul>
<p>Affordable Housing Innovation Fund</p>	<p>Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities:</p> <ul style="list-style-type: none"> <li>• Local Housing Trust Fund Grant</li> <li>• Affordable Housing Revolving Development/Acquisition Program</li> <li>• Innovative Homeownership Program</li> </ul>	<p>Varies depending on activity</p>
<p>Infill Infrastructure Grant Program</p>	<p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) to facilitate infill housing development.</p>	<ul style="list-style-type: none"> <li>▪ Development of parks and open space</li> <li>▪ Water, sewer or other utility service improvements</li> <li>▪ Streets, roads, parking structures, transit linkages, transit shelters</li> <li>▪ Traffic mitigation features</li> <li>▪ Sidewalks and streetscape improvements</li> </ul>
<p>Housing Related Parks Program</p>	<p>Financial incentives to jurisdictions who construct new units affordable to very low and low income households.</p>	<ul style="list-style-type: none"> <li>▪ Grants for creation of new parks, or rehabilitation or improvements to existing parks.</li> </ul>

**Table IV-4: Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
CalHFA Residential Development Loan Program <i>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</i>	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.	<ul style="list-style-type: none"> <li>▪ Site acquisition</li> <li>▪ Pre-development costs</li> </ul>
CalHFA Homebuyer's Downpayment Assistance Program <i>www.calhfa.ca.gov/homeowner/ship/programs/chdap.htm</i>	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> <li>▪ Homebuyer Assistance</li> </ul>
<b>3. Local Programs</b>		
Housing Trust Fund	Inclusionary housing in-lieu fees as permitted to fulfill Agoura Hills inclusionary housing requirements. <b>The current (July 2012) Trust Fund balance is \$2.4 million.</b>	<ul style="list-style-type: none"> <li>▪ Development of low and moderate income housing</li> </ul>
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition</li> </ul>
<b>4. Private Resources/Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for homes in underserved areas.	<ul style="list-style-type: none"> <li>▪ Homebuyer Assistance</li> </ul>
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> <li>▪ New Construction</li> </ul>
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> <li>▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes</li> </ul>
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% AMI qualify.	<ul style="list-style-type: none"> <li>▪ Home Buyer Assistance combined with Rehabilitation</li> </ul>

Source: Karen Warner Associates, Inc.

## **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. Green Building Practices**

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the U.S., the building industry accounts for:

- ✓ 65 percent of electricity consumption
- ✓ 30 percent of greenhouse gas emissions
- ✓ 30 percent of raw materials use
- ✓ 30 percent of landfill waste
- ✓ 12 percent of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also required LEED certification for larger commercial and residential developments.

LEED certification building standards are one piece of a coordinated green building program. Why would a city adopt a green building program? Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to energy, recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources, are healthier for people, and reduce harm to the environment.

Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time.

The following presents a variety of ways in which Agoura Hills can promote energy conservation and green building:

- Develop green (energy-efficient and environmentally-sensitive) building standards for public buildings.
- Provide incentives, such as expedited plan check, for private developments that are building green.
- Encourage higher densities and mixed use development within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote financial resources available through the California Energy Commission for use of solar panels.
- Provide resource materials regarding green building and energy conservation.
- Apply green building criteria to rehabilitation of single and multi-family buildings.

In December 2010, the Agoura Hills City Council adopted Ordinance No. 10-381, which incorporated the 2010 California Energy Code and the State of California's 2010 Green Building Code Standards into the City's Municipal Code. Specifically, the entire Energy Code, and Chapters 1-5 of the 2010 State Green Building Code Standards, were adopted. The latter include mandatory residential and non-residential measures related to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. Examples of such measures include plumbing fixtures that reduce the amount of potable water used; recycling of construction debris; water retention methods during construction to prevent erosion; and pollution control from the use of adhesives, paints, etc. The Energy Code changes consisted of new requirements for space conditioning; heating; lighting; the manufacture, construction and installation of systems, equipment and building components; and the compliance approaches for achieving energy efficiency. The City anticipates updating the Municipal Code in late 2013 in order to reflect anticipated changes to the State Energy Code and Green Building Code Standards, expected to be mandated by January 2014.

To encourage the use of alternative energy, the City Council adopted Resolution No. 10-1601 in September 2010, lowering the City's plan check and permitting fees for residential and commercial photovoltaic systems and energy efficient window change outs. The total fee for a residential photovoltaic system up to 3 kilowatts is \$320, while the total fee for commercial photovoltaic systems up to 131 kilowatts is \$540. The fee for a window change out is \$20.



## 2. 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 finishings to reduce energy and water consumption, toxic and chemical pollution, and waste.

- 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
- ✓ Preservation of open spaces and natural communities

These items are discussed in more detail above.

### **3. Energy Conservation Programs Offered through Local Utilities**

In addition to green building, Agoura Hills can promote energy conservation by advertising utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for state sponsored energy and weatherization programs.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

#### **Energy Upgrade California (EUC)**

This new statewide program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are

required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.



## 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 2008 Housing Element and then presents Agoura Hills five-year Housing Plan for the 2013-2021 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 five-year update of the Housing Element. The 2008 Agoura Hills Housing Element contains a set of goals, policies and programs for the time frame of the Housing Element (2008-2014). The following section reviews the programs of the 2008 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.

#### Goal: Conservation and Improvement of the Housing Stock

##### 1. Housing Rehabilitation Program

**2008-2014 Program Objective:** *Provide an average of six loans annually, for a total of 36 loans over the planning period. Provide program brochures at City Hall, the public library, the Community Recreation Center, and on the City's website, and disseminate in conjunction with code enforcement efforts. Advertise the program in the City's quarterly newsletter, and place periodic advertisements in the Acorn newspaper.*

**Program Accomplishments:** The City established its Single-Family Housing Rehabilitation Program in fiscal year 1999/2000, and through fiscal year 2011/2012, had expended nearly \$937,000 in assisting 55 households to improve their properties. The program was marketed through advertisements in the weekly Acorn newspaper, the City's "Leaflet" newsletter, and on the City's website, and the City code enforcement officer routinely provided residential property owners with information on the Rehabilitation Program.

During the current planning cycle (2008-2012), the City has made just five Single-Family Housing Rehabilitation loans. Since 2007, the City has funded the Program solely through redevelopment housing set-aside funds, allowing participation by households earning up to 120% AMI. However, during the last two fiscal years, most applicants did not qualify for a Rehabilitation Loan and owed more on their homes than the homes were worth, thereby limiting the number of loans made. With the dissolution of redevelopment agencies by the state in February 2012, no program monies have been allocated towards the Rehabilitation Program since that time. Given Agoura Hills' aging housing stock, combined with its growing senior citizen population, the provision of housing rehabilitation assistance to lower income households remains an important need in the Housing

Element, and thus the City plans to further consider the program in light of market conditions and available funding.

## **2. Section 8 Rental Assistance**

**2008-2014 Program Objective:** *Continue participation in Section 8 program, and list Section 8 contact information in the City's Affordable Housing brochure. Provide a separate handout for rental property owners regarding registering properties with the County Housing Authority for distribution at the Business Licensing Division.*

**Program Accomplishments:** Due to the disparity in fair market rents under the Section 8 program and market rents in Agoura Hills, combined with a sustained low rental vacancy rate, there is little incentive for Agoura Hills landlords to participate in the Section 8 program. As of July 2012, only two households in Agoura Hills received Section 8 assistance. A total of 35 Agoura Hills households were on the waiting list for assistance, with a 5+ year waiting period not uncommon. This program remains appropriate to the Housing Element Update, since it provides affordable housing units in the City. Nonetheless, while the City will continue to refer residents in need to the LA County Housing Authority for the Section 8 Program and include contact information in the City's "Guide to Housing" Brochure, due to the mismatch in program rents and City rents, the Section 8 program will not play a significant role in addressing the City's housing needs.

## **3. Code Compliance Inspection**

**2008-2014 Program Objective:** *Monitor the housing conditions in the City and respond to complaints. Enforce the provisions of the UBC, California Building Code, and Housing Code. Provide housing rehabilitation brochures to property owners in violation of housing codes.*

**Program Accomplishments:** 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 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. The City's Single-Family Housing Rehabilitation Program was developed to assist low and moderate income households to correct code deficiencies; the City's building official and code enforcement officer have been coordinating with the City's rehabilitation consultant on an ongoing basis to bring housing into compliance with City codes. During this housing cycle, housing rehabilitation brochures continued to be distributed to those owners in violation of housing codes. Ensuring that housing meets regulatory code requirements is a priority for the City, and one that is appropriate to continue as part of the Housing Element Update.

## **4. Condominium Conversion Ordinance**

**2008-2014 Program Objective:** *Continue to assure that the requirements of the Condominium Conversion Ordinance are met. Evaluate strengthening the current Ordinance to extend the City's inclusionary housing requirements to encompass condominium conversions.*

**Program Accomplishments:** As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing rental units to condominium ownership. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. Although the City has

had no requests for conversion of rental properties to condominium ownership, on March 9, 2011, the City Council adopted Ordinance No. 11-383, which made condominium conversion projects subject to the inclusionary housing requirements of the Municipal Code. Preserving the City's rental housing by maintaining a condominium conversion ordinance remains appropriate for the Housing Element update.

## **GOAL: DEVELOPMENT OF AFFORDABLE HOUSING**

### **5. Affordable Housing Development Assistance**

**2008-2014 Program Objective:** *Provide financial and regulatory assistance for the development of affordable and mixed-income housing, with the goal of producing at least one ownership and one rental project. Provide information on incentives during individual dealings with property owners, and through dissemination of an Affordable Housing Brochure (refer to Program #7)*

**Program Accomplishments:** During the 2008-2014 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 and/or California Redevelopment Law in the City's Redevelopment Project Area. In some cases, the City discussed possible financial incentives or subsidies to assist in the creation of a portion of these affordable units, particularly those for lower-income households.

During this time period, the City also created and disseminated a "Guide to Housing" brochure. This brochure summarized both market rate and affordable housing opportunities in Agoura Hills. It provided information on the First Time Homebuyers Program, the Single Family Housing Rehabilitation Program, the Inclusionary Housing and Density Bonus provisions of the Municipal Code, Redevelopment Agency requirements and opportunities, Section 8 housing information, and fair housing information. The Guide to Housing brochure was distributed to potential housing developers in the City, was included on the City's website, and copies were placed at key public locations in the City (City Hall, Agoura Hills Library, Community Recreation Center).

Also during this period, the City planned for and designed three City-sponsored affordable housing projects (rental and for-sale projects), on land owned by the Las Virgenes Unified School District (District) and on a privately owned parcel, both of which were located outside the Agoura Village Specific Plan area. The project on District land adjacent to Agoura High School included 16 for-sale townhome units. The City was seeking a long-term lease on the property from the District. Preliminary design and environmental review pursuant to the California Environmental Quality Act (CEQA) was completed for the project, but the project had not yet received City entitlements. Two other projects, 39 apartment units and 10 townhome units, were proposed on land owned by a private church, which was to be acquired in fee title by the City. For the 39-unit project, design was nearing the preliminary stage, and for the other 10-unit project, design was at a concept level. For all three projects, there were site and environmental constraints that necessitated a lengthy design process. Issues included steep slopes, soils, sensitive riparian habitat, oak tree preservation, and archaeological resources. In each case, approval of the project would have required a zone change and General Plan Amendment, as well as parcel maps. The design of the projects was funded by Redevelopment Housing Set-Aside Funds and City Redevelopment Agency bonds. With the state dissolution of redevelopment agencies in February 2012, however, City Redevelopment Agency funding for these projects is no longer available. Given the lack of funding, these affordable housing

projects are not being pursued at this time. The City has not been contacted by any other individual or entity wishing to develop these sites.

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.

## **6. Inclusionary Housing Ordinance**

**2008-2014 Program Objective:** *Continue to implement the City's inclusionary housing ordinance, and adopt an updated in-lieu schedule in 2008. Utilize the Housing Trust Fund revenues to assist in production of housing affordable to the community's residents and low and moderate income workforce.*

**Program Accomplishments:** In July 2008, the City Council adopted the Inclusionary Housing Ordinance (Ord. No. 08-353) and the in-lieu fee schedule (Resolution No. 08-1488). Since that time, there has been one project in the City to which the inclusionary housing ordinance applied, a 24-unit single family housing project currently under construction. For this project, the total amount of in-lieu fees was \$523,700. The City collected half of this amount in 2010, with the other half to be collected prior to occupancy. The City continues to meet with potential residential developers and explain the Inclusionary Housing Program. The program is also described in the Agoura Hills Guide to Housing brochure.

In 2009, a California appellate court ruled in *Palmer/Sixth Street Properties v. City of Los Angeles* that an affordable housing program that restricted the rental rates an apartment owner could charge at the beginning of a tenancy was in violation of the state's rent control laws (Costa-Hawkins Act). This court decision may be interpreted to limit the application of inclusionary requirements to: 1) for-sale housing projects, and 2) rental projects receiving financial or regulatory assistance from the city subject to a written development agreement. The Inclusionary Housing Ordinance remains an important program in the Housing Element for providing affordable housing units in Agoura Hills; the City is currently evaluating potential refinements to its Inclusionary Housing Ordinance to ensure consistency with current case law, and in consideration of market conditions.

## **7. Affordable Housing Density Bonus**

**2008-2014 Program Objective:** *Adopt an updated density bonus ordinance in 2008 and coordinate with the City's inclusionary housing requirements. Beginning in 2009, disseminate the Affordable Housing brochure at the public counter and on the City's website.*

**Program Accomplishments:** The City Council adopted an updated Density Bonus Ordinance in July 2008 consistent with current state requirements, summarized in the City's Guide to Housing brochure. Although the City has discussed the density bonus provision with potential developers, this provision has not yet been utilized. Particularly in light of the elimination of Redevelopment Housing Funds, density bonuses remain an important regulatory incentive to facilitate affordable housing and will thus continue to be included in the updated Housing Element.

## **8. City First-Time Homebuyer Program**

**2008-2014 Program Objective:** *Assist a minimum of ten moderate income households to purchase homes through the First Time Homebuyer Program. Focus assistance on the purchase of new construction condominiums within the Redevelopment Project Area to help address Agoura Hills' affordable workforce housing needs.*

**Program Accomplishments:** While the City continued to offer the First-Time Homebuyer (FTHB) Program during this last housing cycle, no homes were funded as part of the program. Carrying out the FTHB Program has been challenged by the relatively higher housing costs in Agoura Hills compared to the rest of Los Angeles County, and relatively low monthly incomes required to qualify for the program. As such, for applicants able to income qualify for the program, the available housing type is certain lower-end condominiums which do not meet the desires of the applicants. The Homebuyer Program was funded with housing set-aside funds from the Redevelopment Agency. Since the Agency has been dissolved, there currently are no allocated funds for this program. No residential projects have been developed in the Agoura Village Specific Plan area during this last housing cycle, and so FTHB program funds have not been used toward affordable workforce housing needs in this area of the City.

Given the lack of available funding for the FTHB program, combined with the program's limited success, the FTHB program will not be included in the updated Housing Element.

## **9. Mortgage Credit Certificate (MCC)**

**2008-2014 Program Objective:** *Contact the Community Development Commission to begin participation in the MCC program. Advertise the availability of the MCC program in conjunction with the City's First-Time Homebuyer (FTHB) Program as part of the new Affordable Housing brochure.*

**Program Accomplishments:** The City's participation in the MCC program through Los Angeles County was established during this housing cycle. Similar to the lack of participation in the FTHB program, no residents participated in the MCC program. The combination of sales price maximums and household income limits under the MCC program make it difficult for most households in Agoura Hills to qualify. Given its limited applicability, MCCs will be included as a financial resource, but no longer included as a separate program in the updated Housing Element.

## **10. Purchase of Affordability Covenants on Existing Rental Units**

**2008-2014 Program Objective:** *Conduct outreach to owners of existing rental units within the Redevelopment Project Area to negotiate the acquisition of long-term income restrictions. Seek to acquire covenants for approximately 20 very low income units.*

**Program Accomplishments:** During this housing cycle, the Redevelopment Agency contracted with an economic/housing development consultant to contact rental apartment owners in the City's Redevelopment Project Area to discuss the potential for acquiring long-term (55-year) affordability restriction covenants. The consultant identified two large apartment complexes and a few smaller apartment buildings as potential sites. However, given the significant disparity in market and restricted rents, none of the apartment owners were interested in Redevelopment Agency incentives to provide affordability covenants on some or all of their units. Given the elimination of Redevelopment Housing Funds to support this program, combined with the lack of interest among



apartment owners, purchase of affordability covenants will not be included in the updated Housing Element.

### **11. Sustainability and Green Building**

**2008-2014 Program Objective:** *Update the General Plan based upon principles of sustainability, with adoption in 2009. Adopt a local green building program, and develop educational materials on green building and provide to homeowners and builders in Agoura Hills by 2010.*

**Program Accomplishments:** The Agoura Hills General Plan Update was adopted in March 2010. It incorporates principles of sustainability and green building, including alternative transportation, minimization of the heat island effect, conservation of resources, new building and existing structure adaptive re-use in accordance with green building standards, as well as promoting land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste. Also in 2010, the state Green Building Code was adopted as part of the City Municipal Code, with some minor changes, as allowed by the state regulations. Continuing with ongoing education of the public on green building and sustainability practices remain appropriate for the Housing Element Update.

## **GOAL: PROVISION OF ADEQUATE HOUSING SITES**

### **12. Residential and Mixed-Use Sites Inventory**

**2008-2014 Program Objective:** *Maintain a current inventory of vacant residential sites, and mixed-use sites within the Agoura Village Specific Plan. Provide the sites inventory to interested developers in conjunction with information on available development incentives through the Affordable Housing brochure.*

**Program Accomplishments:** 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. Each inventory provides the following information by parcel: assessor's parcel number, general location in the City, approximately acreage, zoning district, and status (vacant, entitled, under construction, approval pending). Also, each parcel is coded to a related City map that shows the specific location of each vacant parcel. Within the Agoura Village Specific Plan, the City maintains an inventory of all vacant and underutilized mixed use development opportunity sites. Given the limited land remaining for development in the community, maintaining a sites inventory remains relevant for the updated Housing Element.

### **13. Agoura Village Specific Plan**

**2008-2014 Program Objective:** *Facilitate residential mixed-use development within Agoura Village, including on-site provision of a minimum of 15 percent low and moderate income units.*

**Program Accomplishments:** During the last housing cycle, the City continued to review concept applications for three 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. However, two project proponents are no longer pursuing a project, a reflection of the challenging real estate market in recent years. The remaining applicant is pursuing concept review of their project.

City staff is continuing to actively coordinate with the applicant on Agoura Town Center, a mixed-use center of 51,000 square feet of retail, restaurant and office use, along with 48 multi-family units. The applicant is proposing rental apartments.

As Agoura Village remains the City's primary area for future multi-family development and associated affordable inclusionary units, facilitating residential mixed-use development in this area remains a high priority in the 2013-2021 Housing Element.

#### **14. Second Units**

**2008-2014 Program Objective:** *Through implementation of the City's second unit ordinance, provide sites for the provision of rental housing. Educate residents on the availability of second units through development of an Affordable Housing brochure for distribution at the Planning Department counter, and through advertisement on the City's website.*

**Program Accomplishments:** During the last housing cycle, no applications for second units were received by the City, despite a ministerial approval process, reduction in parking requirements, and removal of sewer connection requirements. The City conducted education on the ability to construct second units through preparation and dissemination of the "Guide to Housing" Brochure. Particularly as the Agoura Hills community continues to age, second units can provide an option to allow seniors to remain in their homes, and thus the continuation of a second unit program remains appropriate to the Housing Element.

### **GOAL: REMOVAL OF GOVERNMENTAL CONSTRAINTS**

#### **15. Expedite Project Review**

**2008-2014 Program Objective:** *Continue to implement procedures for concurrent processing of residential projects, and offer pre-application review. Eliminate the CUP requirement for affordable housing density bonuses.*

**Program Accomplishments:** With the preliminary applications for mixed-use projects received in Agoura Village, the City continued its program of expediting project review and providing for a concept review phase to give applicants early input on potential site concerns and any necessary studies. With adoption of the updated Density Bonus Ordinance in 2008, the requirement for a Conditional Use Permit (CUP) to obtain a density bonus in exchange for affordable housing units was eliminated. Providing expedited project processing remains appropriate to the Housing Element update.

#### **16. City Fee Reduction**

**2008-2014 Program Objective:** *Work with qualified developers of affordable housing projects to provide development fee reimbursement in exchange for provision of affordable units.*

**Program Accomplishments:** None of the preliminary applications received for mixed-use projects that have an affordable housing component have been finalized by the applicants. However, fee reductions, along with other incentives, were discussed with these applicants. Given the City's constrained fiscal situation, fee reductions are not a preferred approach for the future, and so the program will not be continued. However, the City will continue to promote other incentives to encourage the development of affordable units.

## **17. Zoning Ordinance Revisions**

**2008-2014 Program Objective:** *Amend the zoning ordinance by 2009 to make explicit provisions for manufactured housing, community care facilities, SROs, supportive and transitional housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.*

**Program Accomplishments:** The City adopted the Housing Element Implementation Measures Ordinance in 2011. The Ordinance included the adoption of new standards and definitions for mobile homes/manufactured homes, community care facilities, single-room occupancy hotels, transitional housing, supportive housing, and emergency shelters, consistent with the latest state requirements. As the City completed the revisions to the Zoning Ordinance to address special needs housing, this program is no longer necessary.

## **GOAL: PROMOTION OF EQUAL HOUSING OPPORTUNITIES**

### **18. Fair Housing Program**

**2008-2014 Program Objective:** *Continue to contract with the San Fernando Fair Housing Council to provide fair housing services and educational programs concerning fair housing issues. Assist in program outreach by providing Fair Housing brochures at City Hall, the Library and Recreation Center, and incorporating fair housing information in the City's Housing Brochure.*

**Program Accomplishments:** The City provides fair housing brochures at City Hall, the Library and Recreation Center, and has been referring tenant/landlord issues to the San Fernando Fair Housing Council (FHC). Recently, The Housing Rights Center has become the City's new fair housing provider. Information about fair housing is provided in the City's Guide to Housing Brochure, available online and at City Hall. The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.

### **19. Accessible Housing**

**2008-2014 Program Objective:** *As a means of facilitating requests for accessibility modifications, the City will develop procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws.*

**Program Accomplishments:** The City adopted the Reasonable Accommodations Ordinance in 2012. The Ordinance created a procedure for an individual with a disability to request a reasonable accommodation from land use and zoning regulations, policies and practices, as needed to provide that individual with an equal opportunity to use and enjoy a dwelling, consistent with federal and state fair housing law. Providing housing which is accessible remains appropriate to the updated Housing Element.

## Summary of Housing Element Accomplishments

Since adoption of the Housing Element in 2008, the City of Agoura Hills has made progress in achieving several of its housing goals. Accomplishments include the following:

- Adoption of a comprehensive update to the City’s General Plan which establishes sustainability as one of Agoura Hills’ core values
- Collection of inclusionary housing in-lieu fees in support of affordable housing
- Extension of inclusionary housing requirements to condominium conversions
- Adoption of an updated density bonus ordinance
- Preparation and dissemination of a “Guide to Housing” brochure
- Provision of housing rehabilitation assistance to 5 low and moderate income homeowners
- Adoption of a series of Zoning Code amendments to facilitate the provision of housing for special needs populations
- Adoption of reasonable accommodation procedures to improve housing accessibility for persons with disabilities

Table V-1 summarizes the quantified objectives contained in the City’s 2008 Housing Element, and compares the City’s progress in fulfilling these objectives.

**Table V-1: Summary of 2008-2014 Quantified Objectives**

Income Level	New Construction*		Rehabilitation**		Conservation***	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	29	0	12	0	20	0
Low	18	0	12	2	-	0
Moderate	19	0	12	3	10	0
Above Moderate	43	21	-	0	-	0
<b>Totals</b>	<b>109</b>	<b>21</b>	<b>36</b>	<b>5</b>	<b>30</b>	<b>0</b>

\* Reflects RHNA

\*\* Reflects single-family rehabilitation projects

\*\*\* Reflects purchase of affordability covenants (20 units) and homebuyer assistance (10 units)

**New Construction:** As illustrated in Table V-1, twenty-one new residential units have been developed since the start of the RHNA planning period (January 2006 – July 2012), fulfilling just nineteen percent of the City’s total regional housing need for 109 units. All units constructed during this period have consisted of single family homes on individual infill lots, located primarily in the semi-rural area of Agoura Hills and in hillside communities. No units affordable to lower or moderate income households were developed. Like much of California, the collapse of the residential real estate market, combined with severe constraints on the availability of financing for development, significantly dampened the level of residential development activity in Agoura Hills.

Early in the prior planning cycle and prior to the full effects of the housing crisis permeating the economy, the City had been working on developing three affordable housing projects (rental and for-sale units), one on property owned by the Las Virgenes Unified School District (16 units), and the other two (39 units and 10 units) on privately held land owned by a church. The design of these projects was funded through the City’s Redevelopment Agency and an Agency bond. Agency funds

were intended to be used for full design and construction of the three projects. With the dissolution of all Redevelopment Agencies by the State of California in February 2012, funding for these projects was eliminated, and the projects are no longer being pursued.

While the City had not been approached by multi-family developers for several years, beginning in early 2012, there has been a renewed interest in constructing market-rate high density residential apartments. The City has met with several potential developers to discuss the availability of land within the Agoura Village Specific Plan (AVSP) for such a use. The AVSP allows for higher density multi-family residential use, provided it is developed as part of a mixed-use project with commercial uses, such as retail, restaurant, and/or office. The goal of the AVSP is to achieve a variety of uses, with a preference for vertical mixed-use buildings, in order to create a pedestrian-oriented Town Center, in contrast to the current automobile dominated district. Due to the lack of services and supporting retail for housing in this area of the City south of U.S. Highway 101, a mixed-use development that incorporates residential and commercial uses is most appropriate from a land planning standpoint. However, there does not appear to be as much interest in developing the accompanying commercial uses, particularly due to the market conditions and financial lending environment that has made real estate development in general more challenging.

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 and retention of affordable housing in the City. Key housing opportunities remain in Agoura Village for multi-family residential use, including affordable housing.

**Rehabilitation:** The City's Housing Element goal was to provide rehabilitation assistance to 36 lower and moderate income households, whereas just five loans were completed during the time period. As a result of the economic downturn, the majority of applicants to the Single Family Housing Rehabilitation Program did not have sufficient incomes to qualify for financing, with many applicants owing more on their homes than the home's current value. In addition, lower and moderate income homeowners have in general been unwilling to take on additional debt due to the uncertain economic outlook. With the economy and home values now improving, property owners may again be interested in improving their homes. The City will re-evaluate Rehabilitation program guidelines in consideration of funding constraints to ensure an effective program.

**Conservation:** Finally, the City fell short of its goal to conserve 20 units through the purchase of affordability covenants on market rate rental projects, and to conserve 10 units through first-time homebuyer assistance. With the assistance of a redevelopment and housing consultant, the City discussed the potential to purchase long-term income restrictions for existing rental apartments with rental property owners in Agoura Hills. Given the healthy demand for rental apartments during the past several years, and the existing relatively high rental rates in Agoura Hills, however, the property owners were not interested in selling affordable covenants to restrict rental rates. The First-Time Homebuyer Program was challenged by relatively higher housing costs in Agoura Hills compared to the rest of Los Angeles County, and low monthly incomes of qualifying applicants. For the applicants able to income qualify for the program, the available housing type was certain lower-end condominiums that did not meet the desires of the applicants.

## **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 code enforcement and housing rehabilitation programs.
- 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 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-2.3 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-2.4 Public/Private Partnerships.** Explore collaborative partnerships with nonprofit organizations, developers, the business community and governmental agencies in the provision of affordable housing.
- H-2.5 Rental Assistance.** Support and publicize available rental assistance programs for lower income and special needs households.
- H-2.6 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 vacant 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 North Agoura Road Planning Area, and in the Commercial Shopping Center/Mixed Use (CS-MU) district.
- H-3.4 Second Units.** Encourage the provision of second units in all residential districts as a means of dispersing small, affordable units throughout the community.

### **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 Flexible Development Standards.** Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as mixed use and live/work housing.
- H-4.3 Congregate Housing.** Provide expanded locations for congregate housing for seniors.



## **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.

## 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 2013-2021 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-2 located at the end of this section specifies the following for each program: 2013-2021 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, over half 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, property maintenance and housing rehabilitation programs 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.

**1. Housing Maintenance.** The Housing Code is established to maintain the quality of housing in the City and to prevent deterioration of housing units. The Building and Safety Department conducts inspections to determine units in need of repair. Units found out of compliance with the Housing Code will be referred to the City's Rehabilitation Program, pending program re-initiation.

*2013-2021 Program Objective: Monitor the housing conditions in the City and respond to complaints. Enforce the provisions of the UBC and Housing Code.*

**2. Housing Rehabilitation Program.** The City's Housing Rehabilitation Program provides loans to owner occupants of single-family homes, condominiums and townhomes, and allows for a wide variety of repairs and improvements ranging from new paint to new roofing. Funds must be used to correct hazardous structural conditions, to make improvements considered necessary to eliminate blight, to improve handicapped access, and to correct building and health code violations. The City has also added the installation of photo-voltaic solar panels as an eligible repair activity. The Housing Rehabilitation Program is currently on hold due to elimination of Redevelopment funding, though the City's aging housing stock, combined with its growing senior citizen population, suggest that the Program remains an important need. Thus, the City's goal is to re-establish a Housing Rehabilitation Program using alternative sources of funding, such as CDBG, and potentially structure it as a grant program.

*2013-2021 Program Objective: Pursue outside funding to support re-initiation of the Housing Rehabilitation program, and re-evaluate program guidelines in light of funding*

*constraints to ensure an effective program. Seek to assist a minimum of 30 lower income households.*

**3. 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 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.

*2013-2021 Program Objective: Continue to assure that the requirements of the Condominium Conversion Ordinance are met.*

### **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; and financial assistance. 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.** Section 9133 of the Municipal Code sets forth Agoura Hills' inclusionary housing requirements for providing affordable units within market rate developments. 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; a minimum of six percent of project units must be provided to households earning very low incomes, with the remaining nine percent provided to low or moderate income households. Where development of the required inclusionary units on-site is deemed economically infeasible, at the discretion of the Planning Commission, inclusionary requirements may be fulfilled through the following alternatives:

*2<sup>nd</sup> Priority:* Constructing or substantially rehabilitating inclusionary units off-site

*3<sup>rd</sup> Priority:* Donation of land to the City for construction of inclusionary units

*4<sup>th</sup> Priority:* Payment of an in-lieu housing fee to be deposited in the Inclusionary Housing Trust Fund for use exclusively for the development of housing affordable to very low, low and moderate income households. Current in-lieu fees are \$15,313 per apartment unit, and \$21,821 per ownership unit.

The City has accumulated approximately \$2.4 million in its Inclusionary Housing Trust Fund, and with the elimination of Redevelopment housing funds, these monies represent Agoura Hills' only dedicated funding source to support affordable housing. In order to ensure the strategic expenditure of limited Trust Fund resources, the City will establish implementing regulations that establish parameters for allocation of funds towards projects. The City will also consider re-evaluating the Inclusionary Housing Ordinance in response to case law and market conditions.

**2013-2021 Program Objective:** *Continue to implement the City's Inclusionary Housing Ordinance and prioritization of on-site provision of affordable units. Establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure. Consider re-evaluating the Ordinance consistent with case law and to reflect market conditions.*

**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 in development fees;
- Flexible development standards;
- Density bonuses as described in Program 7;
- City support in affordable housing funding applications; and
- Financial assistance through Affordable Housing Fund resources, as described in Program 5.

The City can also provide technical assistance to developers in support of affordable housing, including: evaluation of projects for appropriate use of funding sources and moving projects forward through the City review process. During Concept Plan Review, staff informs residential developers of the City's affordable housing requirements and the availability of various incentives. The City's 2010 Affordable Housing Brochure describes the various resources and incentives available to support affordable housing, and will be updated to reflect post-Redevelopment funding and program changes.

**2013-2021 Program Objective:** *Provide financial and regulatory assistance for the development of affordable and mixed-income housing. Provide information on incentives during individual dealings with property owners, and through dissemination of the City's Affordable Housing brochure.*

**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:

- 10 percent of the total units for lower income households; or
- 5 percent of the total units for very low income households; or
- A senior citizen housing development or mobile home park that limits residency based on age requirements; or
- 10 percent of the total dwelling units in a condominium 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. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.

- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

**2013-2021 Objective:** *Maintain a local density bonus ordinance consistent with state requirements, and advertise through dissemination of the Guide to Housing brochure at the public counter and on the City's website.*

**7. Section 8 Rental Assistance.** The Section 8 Program offers tenant-based assistance in which participants locate their own housing to rent and pay a portion of their income on rent, with the other portion being funded via a Section 8 subsidy or “voucher.” Eligibility is limited to extremely low and very low-income households who spend more than 30 percent of their gross income on rental housing costs. Availability of assistance depends on efforts and priorities of the Housing Authority of Los Angeles County (HACoLA), which coordinates Section 8 rental housing assistance throughout the County for jurisdictions that do not have their own Housing Authority. Based on current HUD regulations, of those households admitted to the Section 8 program, 75 percent must have incomes less than 30 percent of the area median, making Section 8 one of the key ways in which the City can address the needs of extremely low income households.

**2013-2021 Program Objective:** *Continue participation in Section 8 program, and list Section 8 contact information in the City's Guide to Housing brochure.*

**8. Sustainability and Green Building.** A key goal of the Agoura Hills 2035 General Plan is to establish the foundation for creating a more sustainable community for existing and future residents. The General Plan's goal for maintaining a sustainable community includes economic sustainability and sustaining a good quality of life, including excellent parks, well-maintained circulation networks, public safety, and a solid housing stock. General Plan land use policies promote a community with a mix of interdependent land uses to reduce automobile dependence and preserve open space resources. Strategies for sustainable site design and development, resource conservation, and sustainable circulation and streetscape are also integrated within the Plan. One of the Plan's primary tools to achieve sustainable development is through implementation of standards for “green” building.

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impacts. In December 2010, the Agoura Hills City Council adopted Ordinance No. 10-381, which incorporated the 2010 California Energy Code and the State of California's 2010 Green Building Code Standards into the City's Municipal Code. The Green Building Code establishes mandatory residential and non-residential measures related to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

**2013-2021 Objective:** *Implement sustainability policies and actions identified in the Agoura Hills 2035 General Plan. Provide outreach and education to developers, architects and residents on the Green Building code, and ways to incorporate sustainability in project design and existing structures.*

## **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. Future housing growth in Agoura Hills will be accommodated through development on vacant residential sites; development of residential mixed-use within the Agoura Village Specific Plan; and development of second units on single-family parcels.

**9. Residential and Mixed-Use Sites Inventory.** The City maintains a parcel-specific inventory of all vacant sites available for development for the public to view, including information on site acreage, zoning and development status (vacant, entitled, under construction, approval pending). While only limited vacant residential sites remain in Agoura Hills, far more significant development opportunities exist for mixed-use within the Agoura Village Specific Plan. In addition to Agoura Village, the 2035 General Plan provides expanded areas for mixed use in the North Agoura Road Planning Area (PD Subarea 5) subject to a special planning study, and within the new Commercial Shopping Center/Mixed Use (CS-MU) district.

**2013-2021 Program Objective:** *Maintain a current inventory of vacant residential sites, and mixed-use sites within the Agoura Village Specific Plan, North Agoura Road Planning Area (Subarea 5 of the General Plan) and CS-MU zone district. Provide the sites inventory to interested developers in conjunction with information on available development incentives through the Guide to Housing brochure.*

**10. Agoura Village Specific Plan.** The Agoura Village Specific Plan provides significant additional capacity for higher density residential development. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including both a horizontal and vertical mix of residential, commercial, office and entertainment uses. Four of the planning area's seven subareas include residential uses, providing sites for 235 apartment and condominium units, with additional units achievable through density bonuses. With the improving real estate market, the City is experiencing renewed interest in development within Agoura Village.

**2013-2021 Program Objective:** *Facilitate residential mixed-use development within Agoura Village, including on-site provision of a minimum of 15 percent low and moderate income units.*

**11. Second Units.** A second dwelling unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second dwelling units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors and single persons. Second, the primary homeowners can receive supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in their homes.

Pursuant to current state law, Agoura Hills permits second units through a ministerial, non-discretionary process in all residential zones, and has reduced the parking requirement to one covered space per unit and eliminated the requirement for connection to a public sewer system. The City contains many large lots that can accommodate a second unit, and despite these changes to the ordinance, the City has seen few applications for second units.

The City will re-evaluate its second unit standards and assess potential refinements to better facilitate the provision of second units in existing and new development. Areas for consideration include: establishment of discretionary review process to accommodate second units larger than 640 square feet, and deviations in setback and lot coverage requirements where privacy and environmental considerations are not compromised; and allowances for second units to fulfill inclusionary housing requirements in new development.

***2013-2021 Program Objective:** Review and refine the City's second unit ordinance to facilitate housing options for seniors, caregivers, and other lower and extremely low income households. Continue to educate residents on the availability of second units through the City's Guide to Housing brochure.*

## **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, and conditional use permits or 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.

**12. Efficient Project Review.** A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. Agoura Hills has fully implemented the provisions of the Permit Streamlining Act (AB 884), and provides concurrent processing through one-stop permit coordination and use of a master application form. Pre-application conferences are conducted on larger projects, and Concept Plan Review is conducted on projects within the Agoura Village Specific Plan, providing applicants with early input on potential site concerns and any necessary studies.

In order to process projects more expeditiously, the City has eliminated the CUP requirement for single- and multi-family residential development in non-hillside areas. Consistent with State requirements, any modified development standards provided as part of a density bonus incentives package are exempt from the variance process.

Agoura Hills utilizes allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

**2013-2021 Program Objective:** Continue to implement procedures for concurrent processing of residential projects, and offer pre-application review. Utilize categorical exemptions under CEQA on a case by case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.

**13. Expanded Zoning Provisions for Congregate Housing for Seniors.** Congregate housing, also referred to as assisted living facilities, are designed for elderly individuals requiring assistance with certain activities of daily living – such as eating, bathing and transportation – but desiring to live as independently as possible. Such facilities bridge the gap between independent living and nursing homes. Given Agoura Hills’ growing senior citizen population, the City desires to provide a range of housing options to allow seniors to remain in the community. While the City’s Zoning Ordinance currently provides for congregate housing within the residential zoning districts, site availability is extremely limited. The City shall prepare a land use study to explore expanding the allowance of congregate housing within additional zone districts, such as the Commercial Retail Service (CRS) zone.

**2013-2021 Program Objective:** Conduct a land use study to explore the suitability of expanding congregate housing for seniors into additional zoning districts. Add land use definitions for “congregate housing” and “residential care facility” within the Zoning Ordinance.

**13b. Zoning for Small Employee Housing (6 or fewer).** California Health and Safety Code Section 17021.5 (Employee Housing Act) requires any employee housing providing accommodations for six or fewer employees to be deemed a single-family structure with a residential land use designation. For the purpose of all local ordinances, employee housing shall not be included within the 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. No conditional use permit, zoning variance, or other zoning clearance shall be required 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.

**2013-2021 Program Objective:** Within two years of adoption of the Housing Element, amend the Zoning Ordinance consistent with the Employee Housing Act (H&S 17021.5) to permit employee housing for six or fewer employees as a single-family structure.

## **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.

**14. Fair Housing Program.** Fair Housing provides assistance to Agoura Hills residents to settle disputes related to violation of local, state, and federal housing laws. Also, Fair Housing provides an educational program concerning housing issues for tenants and landlords. Agoura Hills is provided fair housing outreach, educational information, and landlord/tenant dispute resolution services via



Los Angeles County's contract with The Housing Rights Center. City staff directs any inquiries regarding fair housing issues or tenant/landlord disputes to the Center.

**2013-2021 Program Objective:** *Continue to utilize the services of The Housing Rights Center to provide fair housing services and educational programs concerning fair housing issues. Assist in program outreach by providing Fair Housing brochures at City Hall, the Library and Recreation Center, and providing fair housing information in the City's Guide to Housing brochure.*

**15. Universal Design/Visitability.** As Agoura Hills' population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority of the community's housing stock was built prior to 1991, when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The goal of universal design is to accommodate a wide range of abilities, including children, aging populations, and persons with disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons to enter the home;
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs;
- Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit.

**2013-2021 Program Objectives:** *Develop guidelines encouraging principles of universal design and visitability, and provide to residential development applicants.*

**16. Housing Opportunities for Persons Living with Disabilities.** The City of Agoura Hills recognizes the significant and wide ranging housing needs faced by persons with disabilities and their families. The State Department of Developmental Resources' Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become frail, their adult disabled children will 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. For persons with physical disabilities, housing accessibility is essential, ideally located in close proximity to services and transit.

Agoura Hills supports the provision of housing for its disabled population through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in residential zones subject to a conditional use permit.
- Adoption of zoning ordinance provisions to specifically define supportive and transitional housing as a residential use of property, and to permit in all residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Adoption of 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, Density Bonuses, and Affordable Housing Development Assistance

**2013-2021 Program Objectives:** *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities. Evaluate the use of funds available for supportive housing and services in future affordable housing projects. Discuss with affordable housing providers their ability to provide for persons living with disabilities in housing projects.*

**Table V-2: Housing Program Summary 2013-2021**

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
<b>CONSERVE AND IMPROVE EXISTING HOUSING</b>					
<b>1. Housing Maintenance</b>	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	City Planning and Community Development Department; City Building and Safety Department	2013 - 2021
<b>2. Housing Rehabilitation Program</b>	Provide financial assistance for home repairs for low and moderate income households.	Pursue outside funding to support re-initiation of program and re-evaluate program guidelines.	CDBG or other sources	City Planning and Community Development Department	Seek to re-evaluate program guidelines and reinitiate program by 2015.
<b>3. Condominium Conversion Ordinance</b>	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	City Planning and Community Development Department	2013 - 2021
<b>DEVELOPMENT OF AFFORDABLE HOUSING</b>					
<b>4. Inclusionary Housing Program and Housing Trust Fund</b>	Integrate affordable units within market rate developments, and generate in-lieu fees in support of affordable housing.	Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish implementing regulations for Housing Trust Fund.	Developer Fees	City Planning and Community Development Department	Develop Trust Fund regulations by 2015 and re-evaluate Ordinance by 2017.
<b>5. Affordable Housing Development Assistance</b>	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 through Guide to Housing brochure.	Inclusionary Housing Trust Fund and other State and Federal resources	City Planning and Community Development Department	Update Guide to Housing brochure in 2014.

**Table V-2: Housing Program Summary (cont'd)**

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
<b>6. Affordable Housing Density Bonus</b>	Provide density and other incentives to facilitate affordable housing development.	Maintain density bonus program consistent with state law, and advertise through City's Guide to Housing brochure and on City website.	General Fund	City Planning and Community Development Department	2013 - 2021
<b>7. Section 8 Rental Assistance</b>	Extend rental subsidies to extremely low and very low income families and seniors.	Continue participation in program and advertise through City's Guide to Housing brochure.	HUD Section 8 Vouchers	City Planning and Community Development; Los Angeles County Housing Authority	2013 - 2021
<b>8. Sustainability and Green Building</b>	Promote energy conservation and sustainable design in new and existing development.	Implement General Plan sustainability policies/actions. Provide education/ outreach to residents and development community on Green Building Program.	General Fund	City Planning and Community Development Department; City Building and Safety Department	2013 - 2021
<b>ADEQUATE HOUSING SITES</b>					
<b>9. Residential and Mixed-Use Sites Inventory</b>	Provide a range of residential development opportunities through appropriate land use designations.	Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.	General Fund	City Planning and Community Development Department	2013 - 2021
<b>10. Agoura Village Specific Plan (AVSP)</b>	Provide expanded sites for multi-family and mixed-use housing development.	Facilitate residential mixed-use development in AVSP, including on-site provision of affordable units.	General Fund	City Planning and Community Development Department	2013 - 2021
<b>11. Second Units</b>	Provide additional sites for rental housing within existing residential neighborhoods.	Review and refine ordinance as appropriate to better facilitate provision of second units.	General Fund	City Planning and Community Development Department	Review/revise ordinance in 2014.

**Table V-2: Housing Program Summary (cont'd)**

<b>Housing Program</b>	<b>Program Goal</b>	<b>2013-2021 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>REMOVE GOVERNMENTAL CONSTRAINTS</b>					
<b>12. Efficient Project Review</b>	Minimize the time required for project approvals, thereby reducing the cost of development.	Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects as appropriate.	General Fund	City Planning and Community Development Department	2013-2021
<b>13a. Expanded Zoning for Congregate Housing</b>	Provide expanded housing options to allow seniors to remain in the community.	Conduct land use study to evaluate expanding congregate housing into additional zone districts.	General Fund	City Planning and Community Development Department	Conduct land use study in 2014.
<b>13b. Zoning for Small Employee Housing (6 or fewer)</b>	Provide expanded housing options for employee housing.	Amend Zoning Ordinance consistent with Employee Housing Acts (H&S 17021.5).	General Fund	City Planning and Community Development Department	Within two years of Housing Element adoption.
<b>PROMOTE EQUAL HOUSING OPPORTUNITY</b>					
<b>14. Fair Housing Program</b>	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; City Planning and Community Development Department	2013-2021
<b>15. Universal Design/Visitability</b>	Accommodate a wide range of abilities in residential development by providing features that enhance accessibility.	Develop Universal Design and Visitability Principles brochure, and provide to development applicants.	General Fund	City Planning and Community Development Department; City Building and Safety Department	Develop brochure in 2014.
<b>16. Housing Opportunities for Persons Living with Disabilities</b>	Support a range of housing options for persons with disabilities.	Evaluate funds for supportive housing/services in new affordable projects. Discuss with housing providers ability to provide for the disabled in projects.	Inclusionary Housing Trust Fund and other state and federal resources	City Planning and Community Development Department	Evaluate funds in 2014, and discuss options with housing providers to integrate units for persons with disabilities.

## Summary of Quantified Objectives

The following table summarizes the City of Agoura Hills' quantified objectives for the 2013-2021 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs (RHNA); rehabilitation objectives which reflect the City's goal to pursue establishing a CDBG-funded Housing Rehabilitation Grant Program; and conservation objectives which reflect preservation of Agoura Hills' two primary apartment complexes as rental housing and conservation of existing Section 8 vouchers.

**Table V-3: 2013-2021 Quantified Objectives**

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
<b>Extremely Low (0% - 30% AMI)</b>	15	10	2 (Sec 8)
<b>Very Low (31% - 50% AMI)</b>	16		
<b>Low (51% - 80% AMI)</b>	19	20	
<b>Moderate (81% - 120% AMI)</b>	20		511 (Archstone Agoura Hills and Oak Creek)
<b>Above Moderate (&gt;120% AMI)</b>	45		
<b>Totals</b>	<b>115</b>	<b>30</b>	<b>513</b>



## **APPENDIX A**

# **RESIDENTIAL SITES INVENTORY**

**Agoura Village Specific Plan Residential Sites  
Vacant Residential Sites**

## Agoura Village Specific Plan - Residential Sites by Zone Area and Parcel

APN	ACRES	GENERAL PLAN	ZONING	OWNER	EXISTING USE
<b>Zone A South</b>					
2061-031-020	18.56	PD	PD	Shuman Assocs.	Vacant
<i>Subtotal</i>		<i>18.56</i>			
<b>Zone A North</b>					
2061-006-046	0.68	PD	PD	USA Gas	Gas station (1996) - use likely to remain in near future
2061-006-008	1.17	PD	PD	Adams	Equipment rental; 1,200 sq. ft. building (1970)
2061-006-047	0.27	PD	PD	Moyse	Vacant
2061-006-038	1.1	PD	PD	Artinian	Vacant
2068-006-035	1.78	PD	PD	Conejo Valley U Store	Two adjacent parcels developed with late 1970s self storage facility. Non-conforming use, not permitted to make improvements or expand.
2061-006-036	1.58	PD	PD	Conejo Valley U Store	
<i>Subtotal</i>		<i>6.58</i>			
<b>Zone B</b>					
2061-033-016	21.5	PD	PD	Whizen/Symphony	Vacant. Application to build Agoura Town Center, including 43,000-50,000 square feet of retail, restaurant and office use, along with 24 multi-family units.
<i>Subtotal</i>		<i>21.5</i>			
<b>Zone E</b>					
2061-029-003	0.6	PD	PD	Pick	Vacant
2061-029-004	0.53	PD	PD	Pick	Vacant
2061-029-005	0.56	PD	PD	Oghigian	Vacant
2061-029-006	0.3	PD	PD	Oghigian	Vacant
2061-029-007	0.17	PD	PD	Coast 2 Coast	Vacant. Application to combine 22 lots into single parcel for development of Cornerstone, including 25 apartments, retail and office use.
2061-029-008	0.22	PD	PD	Coast 2 Coast	
2061-029-009	0.24	PD	PD	Coast 2 Coast	
2061-029-010	0.1	PD	PD	Coast 2 Coast	



## Agoura Village Specific Plan - Residential Sites by Zone Area and Parcel

2061-029-011	0.13	PD	PD	Coast 2 Coast
2061-029-012	0.03	PD	PD	Coast 2 Coast
2061-029-013	0.03	PD	PD	Coast 2 Coast
2061-029-014	0.23	PD	PD	Coast 2 Coast
2061-029-015	0.31	PD	PD	Coast 2 Coast
2061-029-016	0.37	PD	PD	Coast 2 Coast
2061-030-001	0.66	PD	PD	Coast 2 Coast
2061-030-002	0.21	PD	PD	Coast 2 Coast
2061-030-003	0.18	PD	PD	Coast 2 Coast
2061-030-004	0.2	PD	PD	Coast 2 Coast
2061-030-005	0.17	PD	PD	Coast 2 Coast
2061-030-006	0.17	PD	PD	Coast 2 Coast
2061-030-007	0.19	PD	PD	Coast 2 Coast
2061-030-008	0.18	PD	PD	Coast 2 Coast
2061-030-009	0.18	PD	PD	Coast 2 Coast
2061-030-010	0.26	PD	PD	Coast 2 Coast
2061-030-011	0.5	PD	PD	Coast 2 Coast
2061-030-012	0.74	PD	PD	Coast 2 Coast

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*Subtotal* 7.46

*TOTAL* 54.1

## City of Agoura Hills - List of Vacant Residential Properties

Prepared: 7-20-12, rev. 4-17-13		Planning and Community Development Department					
AVSP parcels are identified in a separate table. Parcels under construction are not considered vacant, and so not included herein.							
Zone	APN	Street	Status	Appx. Acres	# Resid. Units		
					Allowed	Special Area	
<b>Residential Very Low Density Zone (0.2-1.0 DU/AC)</b>							
RV	2055-019-036	Foothill Drive	Vacant	1	1	Old Agoura	
RV	2055-019-037	Foothill Drive	Vacant	1	1	Old Agoura	
RV	2055-019-027	Foothill Drive	Vacant	1	1	Old Agoura	
RV	2055-021-039	Lapworth Drive	Vacant	1.82	1	Old Agoura	
RV	2055-022-072	Lapworth Drive	Vacant	1.54	1	Old Agoura	
RV	2055-022-080	Lapworth Drive	Vacant	1.12	1	Old Agoura	
RV	2055-022-073	Lapworth Drive	Vacant	0.08	1	Old Agoura	
RV	2055-021-044	Balkins Drive	Vacant	0.93	1	Old Agoura	
RV	2055-021-018	Balkins Drive	Vacant	0.96	1	Old Agoura	
RV	2055-023-109	Fairview Place	Vacant	0.99	1	Old Agoura	
RV	2055-023-072	Fairview Place	Vacant	0.82	1	Old Agoura	
RV	2055-023-073	Palo Comado	Entitled - Resid	0.92	1	Old Agoura	
RV	2055-028-036	Colodny Drive	In Review	0.96	1	Old Agoura	
RV	2055-023-065	Balkins Drive	Vacant	1.5	1	Old Agoura	
RV	2055-023-097	Balkins Drive	Vacant	1.38	1	Old Agoura	
RV	2055-023-098	Balkins Drive	In Review	1	1	Old Agoura	
RV	2055-027-070	Colodny Drive	Vacant	0.76	1	Old Agoura	
			<b>Total in RV</b>	<b>17.78</b>	<b>17</b>		
<b>Residential Low Density Zone (1-2 DU/AC)</b>							
RL	2055-012-040	Fairview Place	Vacant	1.53	2	Old Agoura	
RL	2055-015-062	Lewis Lane	Vacant	0.96	2	Old Agoura	
RL	2055-004-009	Driver Avenue	Vacant	0.51	1	Old Agoura	
RL	2055-005-047	Colodny Drive	Vacant	0.64	1	Old Agoura	
RL	2055-005-048	Colodny Drive	Vacant	0.62	1	Old Agoura	
RL	2052-008-024	Palo Comado Canyon	Vacant	2.52	4	Old Agoura	
			<b>Total in RL</b>	<b>6.78</b>	<b>11</b>		

## City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units		Special Area
					Allowed		
<b>Residential Single Family Zone (2-6 DU/AC)</b>							
RS	2055-004-019	Lewis Lane	Vacant	0.35	1		Old Agoura
RS	2055-004-020	Lewis Lane	Vacant	0.35	1		Old Agoura
RS	2061-025-010	Agoura Road	Vacant	0.25	1		Indian Hills
RS	2061-025-007	Waring Place	Vacant		1		Between AVSP and Indian Hills
RS	2061-025-006	Waring Place	Vacant	0.12	see above		Contiguous lots = 1 du
RS	2061-025-010	Agoura Road	Vacant	0.35	see above		
RS	2061-025-005	Waring Place	Vacant	0.11	see above		
RS	2061-025-004	Waring Place	Vacant	0.12	see above		
RS	2061-025-003	Waring Place	Vacant	0.09	see above		
RS	2061-025-053	Waring Place	Vacant	0.16	see above		
RS	2061-025-052	Waring Place	Vacant	0.15	see above		
RS	2061-025-008	Agoura Road	Vacant	0.5	1		Between AVSP and Indian Hills
RS	2061-025-009	Agoura Road	Vacant	0.4	see above		Contiguous lots = 1 du
RS	2061-023-002	Agoura Road	Vacant	23	2		Between AVSP and Indian Hills
RS	2061-022-051	Laura La Plante Drive	In Review	0.53	1		Between AVSP and Indian Hills
RS	2061-021-002	Renee Drive	Vacant	0.2	1		Indian Hills
RS	2061-021-035	Renee Drive	Entitled - Resid	0.16	1		Indian Hills
RS	2061-021-036	Renee Drive	Entitled - Resid	0.17	see above		Contiguous lots = 1 du
RS	2061-018-073	Renee Drive - vacate	Vacant	0.16	1		Indian Hills
RS	2061-018-072	Renee Drive - vacate	Vacant	0.16	see above		Contiguous lots = 1 du
RS	2061-018-071	Renee Drive - vacate	Vacant	0.17	1		Indian Hills
RS	2061-018-070	Renee Drive - vacate	Vacant	0.16	1		Indian Hills
RS	2061-021-069	Renee Drive - vacate	Vacant	0.19	1		Indian Hills
RS	2061-018-068	Renee Drive - vacate	Vacant	0.16	see above		Contiguous lots = 1 du
RS	2061-018-063	Renee Drive - vacate	Vacant	0.19	1		Indian Hills
RS	2061-018-078	Renee Drive - vacate	Vacant	0.18	1		Indian Hills
RS	2061-018-065	Renee Drive - vacate	Vacant	0.19	1		Indian Hills
RS	2061-018-066	Renee Drive - vacate	Vacant	0.16	1		Indian Hills
RS	2061-018-067	Renee Drive - vacate	Vacant	0.26	1		Indian Hills

### City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units		Special Area
					Allowed		
RS	2061-017-042	Canyon Way/Renee Dr. - vacate	Vacant	0.33	1		Indian Hills
RS	2061-017-905	Canyon Way	Vacant	0.23	1		Indian Hills
RS	2061-017-904	Canyon Way	Vacant	0.15	see above		Indian Hills
RS	2061-017-007	Laura La Plante Drive	Vacant	0.15	1		Indian Hills
RS	2061-017-008	Renee Drive - vacate	Vacant	0.18	1		Indian Hills
RS	2061-017-046	Laura La Plante Drive	Vacant	0.17	1		Indian Hills
RS	2061-017-043	Laura La Plante Drive	Vacant	0.17	see above		Indian Hills
RS	2061-017-044	Laura La Plante Drive	Vacant	0.17	see above		Indian Hills
RS	2061-017-047	Laura La Plante Drive	Vacant	2.04	1		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	see above	Laura La Plante Drive	Vacant	see above	see above		Indian Hills
RS	2061-017-027	Laura La Plante Drive	Vacant	0.197	1		Indian Hills
RS	2061-017-024	Laura La Plante Drive	Vacant	0.162	see above		Indian Hills
RS	2061-016-052	Laura La Plante Drive	Vacant	0.13	1		Indian Hills
RS	2061-016-053	Laura La Plante Drive	Vacant	0.16	1		Indian Hills
RS	2061-016-054	Laura La Plante Drive	Vacant	0.27	1		Indian Hills
RS	2061-016-021	Laura La Plante Drive	Vacant	0.18	1		Indian Hills
RS	2061-016-058	Laura La Plante Drive	Vacant	0.19	see above		Indian Hills
RS	2061-016-072	Laura La Plante Drive	Vacant	0.19	1		Indian Hills
RS	2061-016-063	Laura La Plante Drive	Vacant	0.17	see above		Indian Hills

### City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units		Special Area
					Allowed		
RS	2061-035-027	Calle Montecillo	Vacant	0.28	1		Liberty Cyn
RS	2061-035-025	Via Amistosa	Vacant	0.35	1		Liberty Cyn
			<b>Total in RS</b>	<b>34.859</b>	<b>33</b>		
<b>Residential High Density (15-25 DU/AC)</b>							
RH	2052-008-043	Chesebro Road	Approved	0.94	18		Old Agoura
RH	2055-007-053	Chesebro Canyon	Approved	0.31	5		Old Agoura
			<b>Total in RH</b>	<b>1.25</b>	<b>23</b>		
<b>Open Space - Restricted</b>							
OS-R	2048-003-002	Thousand Oaks Blvd.	Entitled - Resid.	9.6	1		High School
OS-R	2061-030-020	Paper Road	Vacant	1.15	2		Between AVSP and Indian Hills
OS-R	2061-030-015	Paper Road	Vacant	1	see above		Contiguous lots = 2 du
OS-R	2061-030-016	Paper Road	Vacant	0.72	see above		
OS-R	2061-027-001	Paper Road	Vacant	0.65	see above		
OS-R	2061-027-002	Paper Road	Vacant	0.68	see above		
OS-R	2061-027-003	Paper Road	Vacant	0.6	see above		
OS-R	2061-027-004	Paper Road	Vacant	0.62	see above		
OS-R	2061-027-005	Paper Road	Vacant	0.58	see above		
OS-R	2061-027-006	Paper Road	Vacant	0.82	see above		
OS-R	2061-027-007	Paper Road	Vacant	0.85	see above		
OS-R	2061-027-008	Paper Road	Vacant	1.3	see above		
OS-R	2061-027-009	Paper Road	Vacant	1.56	see above		
OS-R	2061-027-010	Paper Road	Vacant	0.34	see above		
OS-R	2061-027-011	Paper Road	Vacant	0.78	see above		
OS-R	2061-027-012	Paper Road	Vacant	0.95	see above		
OS-R	2061-026-001	Paper Road	Vacant	1.16	see above		
OS-R	2061-026-002	Paper Road	Vacant	0.78	see above		
OS-R	2061-026-003	Paper Road	Vacant	2.5	see above		
OS-R	2061-026-004	Paper Road	Vacant	1.03	see above		
OS-R	2061-026-005	Paper Road	Vacant	0.33	see above		

## City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units	
					Allowed	Special Area
OS-R	2061-026-006	Paper Road	Vacant	0.26	see above	
OS-R	2061-026-007	Paper Road	Vacant	0.24	see above	
OS-R	2061-026-008	Paper Road	Vacant	0.22	see above	
OS-R	2061-026-009	Paper Road	Vacant	0.24	see above	
OS-R	2061-026-010	Paper Road	Vacant	0.25	see above	
OS-R	2061-026-011	Paper Road	Vacant	0.27	see above	
OS-R	2061-026-012	Paper Road	Vacant	0.39	see above	
OS-R	2061-026-013	Paper Road	Vacant	0.4	see above	
OS-R	2061-026-014	Paper Road	Vacant	0.65	see above	
OS-R	2061-026-015	Paper Road	Vacant	0.76	see above	
OS-R	2061-024-001	Paper Road	Vacant	3.6	see above	
OS-R	2061-024-002	Paper Road	Vacant	4.14	see above	
OS-R	2061-024-003	Paper Road	Vacant	4.94	see above	
OS-R	2061-024-004	Paper Road	Vacant	4	see above	
OS-R	2061-025-040	Vejar Drive	Vacant	0.17	1	Between AVSP and Indian Hills
OS-R	2061-025-039	Vejar Drive	Vacant	0.19	see above	Contiguous lots = 1 du
OS-R	2061-025-038	Vejar Drive	Vacant	0.29	see above	
OS-R	2061-025-058	Cleveland-vacate	Vacant	0.29	see above	
OS-R	2061-025-057	Cleveland-vacate	Vacant	0.26	1	Between AVSP and Indian Hills
OS-R	2061-025-023	Cleveland-vacate	Vacant	0.23	1	Between AVSP and Indian Hills
OS-R	2061-025-022	Cleveland-vacate	Vacant	0.27	see above	Contiguous lots = 1 du
OS-R	2061-025-021	Cleveland-vacate	Vacant	0.16	see above	
OS-R	2061-025-055	Cleveland-vacate	Vacant	0.19	see above	
OS-R	2061-025-056	Cleveland-vacate	Vacant	0.18	1	Between AVSP and Indian Hills
OS-R	2061-025-054	Cleveland-vacate	Vacant	0.45	1	Between AVSP and Indian Hills
OS-R	2061-025-013	Cleveland-vacate	Vacant	0.45	1	Between AVSP and Indian Hills
OS-R	2061-025-014	Cleveland-vacate	Vacant	0.46	see above	Contiguous lots = 1 du
OS-R	2061-025-015	Cleveland-vacate	Vacant	0.48	see above	
OS-R	2061-025-016	Cleveland-vacate	Vacant	0.48	see above	
OS-R	2061-025-017	Cleveland-vacate	Vacant	0.49	1	Between AVSP and Indian Hills
OS-R	2061-028-905	Vejar Drive	City owned	0.29	NA	Between AVSP and Indian Hills
OS-R	2061-028-904	Cleveland-vacate	City owned	0.3	NA	Between AVSP and Indian Hills

## City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units		Special Area
					Allowed		
OS-R	2061-028-017	Cleveland-vacate	Vacant	0.34	1		Between AVSP and Indian Hills
OS-R	2061-028-016	Cleveland-vacate	Vacant	0.77	see above		Contiguous lots = 1 du
OS-R	2061-028-015	Cleveland-vacate	Vacant	0.51	see above		
OS-R	2061-028-014	Cleveland-vacate	Vacant	0.85	see above		
OS-R	2061-028-013	Cleveland-vacate	Vacant	0.85	see above		
OS-R	2061-028-012	Cleveland-vacate	Vacant	0.96	see above		
OS-R	2061-028-011	Cleveland-vacate	Vacant	0.94	see above		
OS-R	2061-028-010	Cleveland-vacate	Vacant	0.93	see above		
OS-R	2061-028-009	Cleveland-vacate	Vacant	0.5	see above		
OS-R	2061-028-008	Cleveland-vacate	Vacant	0.93	see above		
OS-R	2061-028-007	Cleveland-vacate	Vacant	1.3	see above		
OS-R	2061-029-033	Cleveland-vacate	Vacant	1	see above		
OS-R	2061-029-032	Cleveland-vacate	Vacant	0.855	see above		
OS-R	2061-029-900	Cleveland-vacate	City owned	0.78	NA		Between AVSP and Indian Hills
OS-R	2061-029-031	Cleveland-vacate	Vacant	0.63	1		Between AVSP and Indian Hills
OS-R	2061-029-029	Cleveland-vacate	Vacant	0.61	1		Between AVSP and Indian Hills
OS-R	2061-029-017	Cleveland-vacate	Vacant	1	see above		Contiguous lots =1 du
OS-R	2061-015-005		Vacant	98.74	1		South of Indian Hills
OS-R	2061-019-028	Renee-vacate	Vacant	3.27	1		South of Indian Hills
OS-R	2061-019-902		City owned		NA		South of Indian Hills
OS-R	2061-019-903		City owned		NA		South of Indian Hills
OS-R	2061-019-904		City owned		NA		South of Indian Hills
OS-R	2061-019-905		City owned		NA		South of Indian Hills
OS-R	2061-019-906		City owned		NA		South of Indian Hills
OS-R	2061-019-907		City owned		NA		South of Indian Hills
OS-R	2061-019-908		City owned		NA		South of Indian Hills
OS-R	2061-019-909		City owned		NA		South of Indian Hills
OS-R	2061-019-901	Renee-vacate	LVMWD	0.25	NA		South of Indian Hills
OS-R	2061-020-010	Renee-vacate	Vacant	0.31	1		South of Indian Hills
OS-R	2061-020-009	Renee-vacate	Vacant	0.31	see above		South of Indian Hills
OS-R	2061-020-008	Renee-vacate	Vacant	0.21	see above		South of Indian Hills
OS-R	2061-020-007	Renee-vacate	Vacant	0.21	see above		South of Indian Hills

### City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units	
					Allowed	Special Area
OS-R	2061-020-006	Renee-vacate	Vacant	0.2	see above	South of Indian Hills
OS-R	2061-020-005	Renee-vacate	Vacant	0.11	see above	South of Indian Hills
OS-R	2061-020-004	Renee-vacate	Vacant	0.15	see above	South of Indian Hills
OS-R	2061-020-003	Renee-vacate	Vacant	0.15	see above	South of Indian Hills
OS-R	2061-020-002	Renee-vacate	Vacant	0.22	see above	South of Indian Hills
OS-R	2061-020-001	Renee-vacate	Vacant	0.21	see above	South of Indian Hills
OS-R	2061-021-014		Vacant	0.19	see above	South of Indian Hills
OS-R	2061-021-013		Vacant	0.16	see above	South of Indian Hills
OS-R	2061-021-012		Vacant	0.18	see above	South of Indian Hills
OS-R	2061-021-011		Vacant	0.15	see above	South of Indian Hills
OS-R	2061-021-010		Vacant	0.15	see above	South of Indian Hills
OS-R	2061-021-009		Vacant	0.14	see above	South of Indian Hills
OS-R	2061-021-039		Vacant	0.27	see above	South of Indian Hills
OS-R	2061-021-022		Vacant	0.2	see above	South of Indian Hills
OS-R	2061-021-021		Vacant	0.17	see above	South of Indian Hills
OS-R	2061-021-020		Vacant	0.14	see above	South of Indian Hills
OS-R	2061-021-019		Vacant	0.14	see above	South of Indian Hills
OS-R	2061-021-018		Vacant	0.14	see above	South of Indian Hills
OS-R	2061-021-017		Vacant	0.13	see above	South of Indian Hills
OS-R	2061-021-016		Vacant	0.13	see above	South of Indian Hills
OS-R	2061-021-015		Vacant	0.12	see above	South of Indian Hills
OS-R	2061-020-030		Vacant	0.12	see above	South of Indian Hills
OS-R	2061-020-029		Vacant	0.13	see above	South of Indian Hills
OS-R	2061-020-028		Vacant	0.12	see above	South of Indian Hills
OS-R	2061-020-027		Vacant	0.12	see above	South of Indian Hills
OS-R	2061-020-026		Vacant	0.13	see above	South of Indian Hills
OS-R	2061-020-025		Vacant	0.13	see above	South of Indian Hills
OS-R	2061-020-024		Vacant	0.19	see above	South of Indian Hills
OS-R	2061-020-023		Vacant	0.19	see above	South of Indian Hills
OS-R	2061-020-022		Vacant	0.19	see above	South of Indian Hills
OS-R	2061-020-021		Vacant	0.25	see above	South of Indian Hills
OS-R	2061-020-909		City owned		NA	South of Indian Hills



## City of Agoura Hills - List of Vacant Residential Properties

Zone	APN	Street	Status	Appx. Acres	# Resid. Units		Special Area
					Allowed		
OS-R	2061-020-908		City owned			NA	South of Indian Hills
OS-R	2061-020-907		City owned			NA	South of Indian Hills
OS-R	2061-020-906		City owned			NA	South of Indian Hills
OS-R	2061-020-905		City owned			NA	South of Indian Hills
OS-R	2061-020-904		City owned			NA	South of Indian Hills
OS-R	2061-020-903		City owned			NA	South of Indian Hills
OS-R	2061-020-902		City owned			NA	South of Indian Hills
OS-R	2061-020-901		City owned			NA	South of Indian Hills
OS-R	2061-020-900		City owned			NA	South of Indian Hills
OS-R	2055-029-001	Chesebro Road	Vacant	1.45		1	Old Agoura
OS-R	2055-029-002	Chesebro Road	Vacant	1.21		1	Old Agoura
OS-R	2055-029-004	Chesebro Road	Vacant	1.33		1	Old Agoura
OS-R	2055-029-005	Chesebro Road	Vacant	1.72		1	Old Agoura
OS-R	2055-029-006	Chesebro Road	Vacant	1.21		1	Old Agoura
OS-R	2055-029-007	Chesebro Road	Vacant	2.93		1	Old Agoura
OS-R	2055-029-008	Chesebro Road	Vacant	1.67		1	Old Agoura
			<b>Total in OS-R</b>	<b>187.595</b>		<b>23</b>	
<b>Notes:</b>							
1. Residential sites in Agoura Village are not included, but are identified in a separate table in the Appendix.			<b>Total SF units on vacant lots</b>			<b>84</b>	
			<b>Total MF units on vacant lots</b>			<b>23</b>	
			<b>Total units</b>			<b>107</b>	
2. Vacant parcels under construction are not included.							



## **APPENDIX B**

### **PUBLIC PARTICIPATION**

**Public Notices**

**Housing Element Workshop Mailing List**

**Housing Element Needs Survey**



**NOTICE OF PUBLIC HEARING  
HOUSING ELEMENT STUDY SESSION**

**APPLICANT:** City of Agoura Hills: 30001 Ladyface Court, Agoura Hills, CA 91301

**LOCATION:** Citywide

**PROJECT DESCRIPTION:** The City of Agoura Hills is in the process of updating its Housing Element of the General Plan, referred to as the City of Agoura Hills 2013-2021 Housing Element (Housing Element). The Housing Element is one of the seven state-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588. The Housing Element identifies and assesses projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"), and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element will include: a housing needs assessment with population and household characteristics; identification of constraints to provide housing; an inventory of available sites for the provision of a variety of housing types; and a statement of goals, policies and programs for meeting the City's housing needs.

**REQUEST:** Conduct a study session to receive public input on the preparation of the Housing Element

**REVIEWING BODY:** Planning Commission

**DATE AND TIME OF HEARING:** October 18, 2012, 6:30 PM

**LOCATION OF HEARING:** City Council Chambers, 30001 Ladyface Court, Agoura Hills, CA 91301

Please note that the Planning Commission will not be deliberating or taking any action on the Housing Element at this meeting. Separate Planning Commission and City Council hearings to consider the Housing Element 2013-2021 will occur at a later date. A separate notice of public hearing will be issued prior to each meeting.

FOR FURTHER INFORMATION CONCERNING THIS ITEM, CONTACT ALLISON COOK, PRINCIPAL PLANNER, AT (818) 597-7310, OR AT [ACOOK@CI.AGOURA-HILLS.CA.US](mailto:ACOOK@CI.AGOURA-HILLS.CA.US).

MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT  
DATE POSTED BY: OCTOBER 4, 2012

# Residents weigh in on Agoura housing needs

By Stephanie Bartholdo  
bartholdo@theacorn.com

Residents of Agoura Hills have the opportunity to help city officials deal with the community's future housing needs by participating in a short survey and offering their opinions at an upcoming planning commission meeting.

According to Allison Cook, Agoura Hills' principal planner, the commission is seeking input from residents to help update the city's General Plan.

The survey asks three questions:

- What do you see as the greatest strengths of Agoura Hills' housing and neighborhoods?

- What are the community's most important housing needs?

- What options would you like the city to pursue to address its housing needs within the housing element?

Space has been provided in the survey for additional comments.

The Agoura Hills Planning Commission and City Council use the General Plan as a framework to evaluate every development project that is considered within the city. Officials are required by state law to update the housing element of the plan every five years.

Cook said the city is preparing to update the housing element section of the General Plan, which will be a guide for officials from 2013 to 2021.

"The state Housing and Community Development Department

requires that each city (and) county in the state prepare a housing element per the housing cycle established by the state," Cook said. After this year's update, the state will require housing element revisions every eight years instead of five, she said.

As for the survey, Cook said it's just the first step in a comprehensive plan to encourage residents to speak up about housing in their city.

## The city is preparing to update the housing portion of its General Plan

A planning commission workshop is set for 6:30 p.m. Thurs., Oct. 18 in the City Council chambers.

Cook said commissioners will not discuss the housing element of the plan but will take comments from the community.

"People can attend the meeting and fill out the questionnaire or do either one of those things," Cook said.

The city must consider a range of issues when developing the housing element. Cook said the state requires the city to look at how it can preserve and improve housing and neighborhoods, provide adequate housing and offer a range of housing options, including single-family homes, condominiums and apartments.

The city must promote fair and equal housing opportunities while finding ways to remove restraints from housing investments.

Cook said the housing element must also identify potential sites for various types of housing within city boundaries.

"However, the housing element does not require that these housing units actually be constructed," Cook said. "In other words, the city must plan for these units in terms of having available sites that could feasibly be used for housing."

According to Cook, the state requires the city to provide an analysis of Agoura Hills' demographics, household and housing characteristics, and other possible housing needs.

The city must also review potential market, governmental and infrastructure issues that might limit its ability to meet housing needs.

Housing goals also will be determined by an evaluation of residential sites in the city's boundaries as well as the city's financial ability to meet the goals.

Residents can view the current Housing Element, 2008-14, on the city's website: <http://ci.agoura-hills.ca.us>, click on "Government," "Departments," then "Planning and Community Development." The "Housing" element is found on the left side of the page. The survey is also available in that menu bar.

This year, Cook said the city will address much the same issues as they did in 2008.

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## HOUSING ELEMENT PUBLIC WORKSHOP – MAILING LIST

### HOUSING/SERVICE AGENCIES AND STAKEHOLDER GROUPS

Conejo Valley Assoc. of Realtors 463 Pennsfield Place, #100 Thousand Oaks, CA 91360	Las Virgenes Unified School District Attn: Karen Kimmel 4111 N. Las Virgenes Road Calabasas, CA 91302	Conejo/Las Virgenes Futures Foundation Attn: Fran Brough P.O. Box 3814 Thousand Oaks, CA 91359
Fair Housing Council of the San Fernando Valley 8134 Van Nuys Blvd., #206 Panorama City, CA 91402	Area Housing Authority County of Ventura 1400 W. Hillcrest Drive Newbury Park, CA 91320	Agoura/Oak Park/Conejo Chamber of Commerce 30101 Agoura Road, #207 Agoura Hills, CA 91301
HomeAid Los Angeles/Ventura Attn: Jennie Cowart 30851 Agoura Road, #110 Agoura Hills, CA 91301	Senior Concerns Attn: Maureen Symonds 401 Hodencamp Road Thousand Oaks, CA 91360	Many Mansions 1459 E. Thousand Oaks Blvd., Bldg. D Thousand Oaks, CA 91362
Habitat for Humanity of Ventura Co. 157 Lambert Street Oxnard, CA 93030	Thomas Safran & Associates 11812 San Vicente Blvd., #600 Los Angeles, CA 90049	L.A. Community Design Center 701 E. Third Street, Ste. 400 Los Angeles, CA 90015
Mercy Housing 1500 S. Grand Avenue, #100 Los Angeles, CA 90015	L.A. Community Develop. Commission CDBG Division 2 Coral Circle Monterey Park, CA 91755	Los Angeles Family Housing 7843 Lankershim Blvd. North Hollywood, CA 91605
L.A. Neighborhood Housing Services 3926 Wilshire Blvd., #200 Los Angeles, CA 90010	National CORE 9065 Haven Avenue, #100 Rancho Cucamonga, CA 91730	So. Cal Presbyterian Homes 516 Burchett Street Glendale, CA 91203
Chateau Creek HOA Rich Berman – President 5615 Silver Valley Ave. Agoura Hills, CA 91301	Fountainwood HOA Ross Hashemi – President 5699 Kanan Road, #382 Agoura Hills, CA 91301	Hillrise Open Space HOA Joice Corridori – President 29307 Tree Hollow Agoura Hills, CA 91301
Lake Lindero Country Club HOA Terry Miller - President 30715 Passageway Place Agoura Hills, CA 91301	Liberty Canyon HOA Rudy C'Dealva - President 4062 Jim Bowie Road Agoura Hills, CA 91301	Meadowridge HOA Pam Ball 29105-K Thousand Oaks Blvd. Agoura Hills, CA 91301
Morrison Ranch Estates HOA Bruce Stein – Vice President 6229 Rustling Oaks Drive Agoura Hills, CA 91301	Oak Hills Estates HOA Brian Hunt - President 30452 Caspian Court Agoura Hills, CA 91301	Oakview Gardens HOA Lindy Ross - President 5404 Mark Court Agoura Hills, CA 91301
Oak View Ranch HOA Bob Charnaw – President 5506 Alfredo Agoura Hills, CA 91301	Old Agoura HOA Jess Thomas – President 6064 Chesebro Road Agoura Hills, CA 91301	Peacock Ridge HOA Craig T. Matthew – President 5947 Saint Laurent Drive Agoura Hills, CA 91301
Annandale I HOA Joe Longo – President 28849 Oakpath Drive Agoura Hills, CA 91301	Morrison Ranch HOA Jan Gerstel – President 29920 Eastvale Ct. Agoura Hills, CA 91301	<a href="mailto:Tommy10101@aol.com">Tommy10101@aol.com</a> Town & Country HOA Tommy Romiski

### INTERESTED INDIVIDUALS REQUESTING NOTIFICATION

Gary Roller 28830 Calabria Drive Agoura Hills, CA 91301	Ed Corridori 29307 Tree Hollow Agoura Hills, CA 91301
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**City of Agoura Hills  
2013-2021 Housing Element Update**



The City is in the process of updating its Housing Element of the General Plan. The Housing Element establishes policies and programs to address Agoura Hills' existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"). If you are an Agoura Hills resident, please complete the following survey to provide us with your input for the Housing Element. The Planning Commission will be conducting a Housing Element study session at its regularly scheduled meeting on Thursday, October 18, 2012 starting at 6:30 PM in the City Council Chambers at 30001 Ladyface Court, Agoura Hills.

**1. WHAT DO YOU SEE AS THE GREATEST STRENGTHS OF AGOURA HILLS' HOUSING AND NEIGHBORHOODS?**

**2. WHAT ARE THE COMMUNITY'S MOST IMPORTANT HOUSING NEEDS?**

**3. WHAT OPTIONS WOULD YOU LIKE THE CITY TO PURSUE TO ADDRESS ITS HOUSING NEEDS WITHIN THE HOUSING ELEMENT?**

**ADDITIONAL COMMENTS FOR THE HOUSING ELEMENT:**

**Please identify the Agoura Hills neighborhood you live in: \_\_\_\_\_**

**Questions? Contact Allison Cook, Principal Planner, at (818) 597-7310, or at [acook@ci.agoura-hills.ca.us](mailto:acook@ci.agoura-hills.ca.us). Please return completed surveys to the City no later than October 29<sup>th</sup> addressed to Allison Cook, City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, 93101, or FAX to (818) 597-7352. Thank you!**