

REPORT TO CITY COUNCIL

DATE: MARCH 22, 2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR
JESSICA CLEAVENGER, PRINCIPAL PLANNER

SUBJECT: 2022 GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT

The purpose of this item is to provide the City Council with the General Plan Housing Element Annual Progress Report (APR) for 2022, and direct staff to forward the attached report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). The APR is attached to this report.

Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of the Housing Element, and progress in its implementation, to HCD and OPR by April 1 of each year. State law also requires that the APR be reviewed by the legislative body (City Council) at a public meeting. The City Council adopted the City's General Plan 2035 in March 2010, and the 2013-2021 Housing Element (5th Cycle) in August 2013. The City Council further adopted a General Plan Update and Housing Element (6th Cycle) in August 2022. HCD certified the 6th Cycle Housing Element in October 2022.

The APR identifies new housing unit applications, approvals, and completions in 2022, progress toward meeting the Regional Housing Needs Assessment (RHNA), and progress toward completing the required programs in the Housing Element. The APR consists of many tables that reflect housing development in the City.

Table A shows the number of new housing units for which applications were determined to be complete by the City in 2022. In 2022, 15 applications for new housing units were deemed complete by the City. Nine of these applications were submitted to the City in 2022 and six were submitted in a previous year. One of the applications deemed complete is for a 78-unit, mixed-use development within the Agoura Village Specific Plan. This application, though deemed complete, is currently being reviewed under the California Environmental Quality Act (CEQA). Two applications (both submitted prior to 2022) are for single-family residential development. The remaining 12 applications are for Accessory Dwelling Units (ADUs).

The APR's Table A2 shows the affordability level of the housing units approved in 2022. It also indicates a count of the units that have been approved, issued building permits, or issued certificates of occupancy, the latter of which is an indicator of construction completion. The Southern California Association of Governments (SCAG) provides a methodology, "SCAG Regional Accessory Dwelling Unit Affordability Analysis," to estimate the affordability range of ADUs, which was used to prepare the APR.

In 2022, two single-family residences and 14 ADUs received building permits. Two of these ADUs have been fully constructed and received final approval from the City. Of the 14 ADUs approved, three are estimated to be for very-low income, eight for low-income, three for moderate income, and two for above moderate income household categories. The two single-family homes were approved and are estimated to be above moderate household income level.

The following table is a summary of Table A and Table A2:

Type of Unit	# Applications Submitted or Deemed Complete (Table A)	# Applications Received Building Permits (Table A2)	# Certificates of Occupancy Issued (Table A2)
Multi-family	1 (78 Units)	0	0
Single-family	2	2	0
ADU	12	14	2
Total	15	16	2

Table B (shown below) summarizes housing permits issued in 2022 by affordability category to determine progress toward meeting the RHNA goal. This table only summarizes applications for which a building permit and/or certificate of occupancy have been issued.

Affordability	Very-Low	Low	Moderate	Above Moderate
Multi-family	0	0	0	0
Single-family	0	0	0	2
ADU	3	8	3	2
Total	3	8	3	2

Table B also includes a summary of the outstanding 6th Cycle Housing Element RHNA requirement.

Affordability	RHNA Required # of Units	# of Units Still Needed per RHNA
Very-Low	127	120
Low	72	64
Moderate	55	52
Above Moderate	64	60
Total	318	296

Table C includes the list of Housing Opportunity Sites rezoned during the 6th Cycle Housing Element in accordance with the adoption of the Affordable Housing (AH) Overlay District. These 20 sites are identified by their associated Site ID, Assessor Parcel Number and address or intersection. Since the adoption of the 6th Cycle Housing Element and AH Overlay District, nine property owners within the AH Overlay District have contacted the City to inquire about developing affordable housing projects within the City and three have submitted preliminary applications.

Table D of the APR lists the various programs to implement the 6th Cycle Housing Element, and the status of their implementation. Many of the Housing Element programs are ongoing through the term of the Housing Element, and do not have a completion date. Over the 5th and 6th Cycle Housing Element terms, the City has carried out most of the various programs. Please note that the 6th Cycle Housing Element includes carrying forward some of these programs and augmenting them, particularly related to updating the Zoning Code to address changes in the state density bonus provisions and recent changes to the state ADU provisions.

The APR summary table reflects information contained in the various individual tables regarding income level of the units, types of units, units approved and applications received for units. Lastly, the Local Early Action Planning (LEAP) reporting table outlines the 6th Cycle Housing Element preparation tasks for which the City has received LEAP grant funding.

Tables E, F, F2, G, H, I, and J are empty, as no units are reported pertaining to these items.

Upon authorization of the City Council, staff will forward the Annual Progress Report 2022 to HCD and OPR.

RECOMMENDATION

Staff recommends the City Council authorize staff to forward the Annual Progress Report 2022 to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

Attachment: Annual Progress Report 2022

Table A2

Jurisdiction	Agoura Hills	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																								
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits										
1					2	3	4							5	6	7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	4	0	8	0	3	2		17	0	3	0	8	0	3	2		16
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gell"	SPR-2022-0015	SFD	O						1	4/7/2022	1										0
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O						1	4/7/2022	1										0
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R						1	9/29/2022	1								1	9/29/2022	1
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R					1		6/9/2022	1								1	6/9/2022	1
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R					1		2/1/2022	1								1	2/1/2022	1
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R					1		11/21/2022	1								1	11/21/2022	1
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R					1		10/14/2022	1								1	10/14/2022	1
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R		2					12/19/2022	2		2						2	12/19/2022	2
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R						1	11/15/2022	1								1	11/15/2022	1
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R					1		9/20/2022	1								1	9/20/2022	1
2053-002-018	2053-002-018	29170 Hillrise Dr	ADU - "Goldman"	ADU-2022-0019	ADU	R					1		9/20/2022	1								1	9/20/2022	1
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R					1		9/12/2022	1								1	9/12/2022	1
2055-004-040	2055-004-040	28500 Driver Ave	ADU - "Drona"	ADU-2022-0021	ADU	R						1	6/1/2022	1								1	6/1/2022	1
2050-008-035	2050-008-035	6263 Fountainwood	ADU - "Mann"	ADU-2022-0022	ADU	R		1					9/9/2022	1										0
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01774-2020	SFD	O						1	12/16/2021	1								1	7/12/2022	1
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Benezra"	SPR-01769-2020	SFD	O						1	10/7/2021	1								1	8/31/2022	1
2055-020-064	2055-020-064	5709 Fairview Place	ADU - "Fairview"	RES-2021-0152	ADU	R		1					4/21/2022	1		1						1	4/21/2022	1
2050-008-035	2050-008-035	6263 Pisces St	ADU - "Pisces"	RES-2022-0280	ADU	R					1		9/9/2022	1								1	9/9/2022	1

Table A2 Cont'd

Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes			
10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locally determined units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
0	1	0	1	0	0	0		2	0	0					0	0	0		0.0%	0		No	
								0	0	N	N				0	0	0		0.0%	0		No	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0		0.0%	0		Yes	
								0	0	N	Y		Comparable Unit Rental Prices		0	0	0						

Jurisdiction	Agoura Hills	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2									3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	127	-	-	-	-	-	-	-	-	-	-	7	120
	Non-Deed Restricted		4	3	-	-	-	-	-	-	-	-		
Low	Deed Restricted	72	-	-	-	-	-	-	-	-	-	-	8	64
	Non-Deed Restricted		-	8	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	55	-	-	-	-	-	-	-	-	-	-	3	52
	Non-Deed Restricted		-	3	-	-	-	-	-	-	-	-		
Above Moderate		64	-	2	2	-	-	-	-	-	-	-	4	60
Total RHNA		318												
Total Units			6	16	-	-	-	-	-	-	-	-	22	296

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5 Extremely low-Income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*	64	-	-	-	-	-	-	-	-	-	-	64

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Agoura Hills	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table C

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					137	138	56	1039							1283		
2061-031-020	SE Corner of Agoura/Kanan Rd	6th Cycle Housing Element Update	Site A	8/22/2022	20	20	8	159	Unaccommodated Need	8.29	PD	PD	165	207	179	Vacant	Vacant Mixed-Use
2061-032-021, -022, -028	SW Corner of Agoura/Kanan Rd	6th Cycle Housing Element Update	Site B	8/22/2022	12	12	5	94	Unaccommodated Need	4.94	PD	PD	98	123	120	Vacant	Vacant Mixed-Use
2061-029-005, -006	28902 Agoura Rd	6th Cycle Housing Element Update	Site C	8/22/2022	2	1	1	10	Unaccommodated Need	0.58	PD	PD	11	14	12	Vacant	Vacant Mixed-Use
2053-001-004	Canwood St West of Kanan	6th Cycle Housing Element Update	Site D	8/22/2022	14	14	6	105	Unaccommodated Need	5.58	RM	RM	111	139	130	Vacant	Vacant Commercial
2061-006-038	N Agoura Rd near Kanan Rd	6th Cycle Housing Element Update	Site E	8/22/2022	2	1	1	11	Unaccommodated Need	0.6	PD	PD	12	15	14	Vacant	Vacant Mixed-Use
2055-005-904, -903, -902	SW Corner of Colodny and Driver Ave	6th Cycle Housing Element Update	Site F	8/22/2022	3	4	1	25	Unaccommodated Need	1.32	RM	RM	26	33	30	Vacant	Vacant Residential
2061-006-044	29045 Agoura Rd	6th Cycle Housing Element Update	Site G	8/22/2022	10	11	4	78	Unaccommodated Need	4.15	PD	PD	83	103	98	Non-Vacant	Movie Theater, FedEx, Misc Commercial
2061-013-024, -025, -005, -004, -003...	Agoura Rd and Chesebro Rd	6th Cycle Housing Element Update	Site H	8/22/2022	10	10	4	75	Unaccommodated Need	3.96	RM	RM	79	99	95	Vacant	Vacant Residential
2061-029-003, -004	S Agoura Rd and Cornell Rd	6th Cycle Housing Element Update	Site I	8/22/2022	3	2	1	19	Unaccommodated Need	1	PD	PD	20	25	23	Vacant	Vacant Mixed-Use
2061-006-042, -048	29112 & 29130 Roadside Dr	6th Cycle Housing Element Update	Site J	8/22/2022	3	3	1	22	Unaccommodated Need	1.17	PD	PD	23	29	27	Non-Vacant	Lumber Yard
2061-007-041, -052, -054, -051, -055...	28912 Agoura Rd	6th Cycle Housing Element Update	Site K	8/22/2022	16	17	7	126	Unaccommodated Need	6.67	PD	PD	133	166	160	Non-Vacant	Restaurants, Small Retail

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Agoura Hills	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Maintenance	Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.	2021-2029	<p>Progress: Program implementation is ongoing through code enforcement, building inspections and the building permit plan review process. Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas. Few structural issues are present. The Building Department implements the latest version of the California Building Code and will continue to adopt all of the required building codes as required and adopted by the California Building Standard Commission.</p> <p>Effectiveness: The Code Enforcement program has been effective in addressing housing and property maintenance issues in the City.</p>
Housing Rehabilitation Program	Pursue outside funding to support re-initiation of program and re-evaluate program guidelines.	Seek to re-evaluate program guidelines and reinitiate program by 2025.	<p>Progress: The City's Housing Rehabilitation Program was put on hold due to the elimination of Redevelopment funding. The City reinitiated the program using CDBG funds, but due to the more stringent income qualifications of this funding source, the City did not have enough qualifying applicants to maintain the program.</p> <p>Effectiveness: The program was not implemented so it was not effective.</p> <p>The City's housing stock is well maintained, and demand for rehabilitation assistance among lower income homeowners is insufficient to support a rehabilitation program.</p>
Condominium Conversion Ordinance	Implement City Ordinance, and require conversions to comply with City inclusionary requirements.	2021-2029	<p>Progress: The City's Zoning Ordinance continues to provide tenant protections in apartments proposed for conversion to condominium ownership. There were no requests for condominium conversions during the planning period.</p> <p>Effectiveness: Agoura Hills' condominium conversion regulations are effective in facilitating the creation of quality entry-level ownership housing. Existing regulations help to mitigate impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.</p>
Inclusionary Housing Program and Housing Trust Fund	Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish implementing regulations for Housing Trust Fund.	The City is in the process of amending the Inclusionary Housing Program and anticipates completing the amendment by 2024	<p>Progress: The City's inclusionary housing program had been suspended for rental housing since 2009 due to the Palmer decision, but with the passage of AB 1505 (the "Palmer Fix"), was updated in 2018 to again apply to rental housing and to reflect current market conditions.</p> <p>Effectiveness: The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects.</p> <p>The City is in the process of updating the Inclusionary Housing Program to better facilitate affordable housing units within the City.</p>
Affordable Housing Density Bonus	Maintain density bonus program consistent with state law, and advertise through the City's Guide to Housing brochure and on City website.	2021-2029	<p>Progress: The City website contains information on Agoura Hills' density bonus program and provides applicants information regarding the state's density bonus. The City is currently reviewing 6 applications for housing using the state density bonus program.</p> <p>Effectiveness: The density bonus program is among several tools the City can utilize to facilitate affordable housing.</p>
Section 8 Rental Assistance	Continue participation in program and advertise through City's Guide to Housing brochure.	2021-2029	<p>Progress: The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website.</p> <p>Effectiveness: The program is an effective means of allowing extremely low and very low income renters to remain in the community.</p>
Sustainability and Green Building	Implement General Plan sustainability policies/actions. Provide education/outreach to residents and development community on Green Building Program.	2021-2029	<p>Progress: Program implementation is ongoing through the development application review process and updates to, and compliance with, the Green Building Code. The Building and Safety Division conducts education on the program by "visiting booths" and local home supply retail centers and local street fairs. The City, additionally, recently adopted a Climate Action Adaptation Program (CAAP) which requires design and development using sustainable and green practices.</p> <p>Effectiveness: The City remains committed and effective in promoting and incorporating sustainable practices and programs.</p>
Residential and Mixed-Use Sites Inventory	Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.	2021-2029	<p>Progress: The City maintains a current inventory of all vacant sites available for development, as well as a specific inventory of residential and mixed-use sites, for the public to view. Within the Agoura Village Specific Plan, the City maintains an inventory of all vacant and underutilized mixed-use development opportunity sites.</p> <p>Effectiveness: The City has been effective in implementing this program through the development plan review process and continual interactions with the development community.</p>
Agoura Village Specific Plan (AVSP)	Facilitate residential mixed-use development in AVSP, including on-site provision of affordable units.	2021-2029	<p>The City is currently reviewing 3 mixed-use projects within the AVSP (with a total of 243 potential units). All 3 projects propose affordable housing units and will, likely be utilizing the state's density bonus. The City is also in discussions with 3 other property owners within the AVSP who are interested in submitting affordable housing projects. These property owners have indicated they are likely to submit applications within the year.</p> <p>Effectiveness: While the City discussed options with developers, no affordable housing was produced during the period.</p> <p>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 and Affordable Housing Overlay District for market-rate housing projects, and exploring incentives to creating affordable housing with potential developers.</p>

Summary

Jurisdiction	Agoura Hills	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		2
Total Units		16

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	2	2	0
2 to 4	0	0	0
5+	0	0	0
ADU	15	14	2
MH	0	0	0
Total	17	16	2

Housing Applications Summary	
Total Housing Applications Submitted:	9
Number of Proposed Units in All Applications Received:	10
Total Housing Units Approved:	10
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Agoura Hills	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
<i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
Total Award Amount	\$ 150,000.00 <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Kick-off	\$1,150.00	\$0.00	Completed	Local General Fund	Contractor Selected
Administrative Draft Elements Updates	\$50,350.00	\$0.00	Completed	Local General Fund	Early Nov 2021- Jan 2022
Public Review of Draft Elements Updates	\$2,500.00	\$0.00	Completed	Local General Fund	Early Nov 2021-Feb 2022
Public Participation/Community Forums	\$5,000.00	\$0.00	Completed	Local General Fund	5/20/2021, 8/4/2021, 5/19/2022
Final Draft Elements Updates	\$10,000.00	\$0.00	Completed	Local General Fund	3/1/2022
CEQA Initial Study	\$8,750.00	\$0.00	Completed	Local General Fund	3/4/2022
CEQA EIR NOP	\$750.00	\$0.00	Completed	Local General Fund	11/1/2021
EIR Scoping Meeting	\$1,500.00	\$0.00	Completed	Local General Fund	10/21/2021
EIR Administrative Draft	\$56,000.00	\$0.00	Completed	Local General Fund	1/7/2022
EIR Public Draft	\$2,500.00	\$0.00	Completed	Local General Fund	4/28/2022
Final Draft EIR	\$7,500.00	\$0.00	Completed	Local General Fund	6/20/2022
Public Hearing - Planning Commission	\$2,000.00	\$0.00	Completed	Local General Fund	7/21/2022
Public Hearing - City Council Adoption	\$2,000.00	\$0.00	Completed	Local General Fund	8/10/2022

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		2
Total Units		17

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		2
Total Units		16

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		2