#### REPORT TO CITY COUNCIL

DATE: MAR

**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 (5<sup>th</sup> Cycle) in August 2013. The City Council further adopted a General Plan Update and Housing Element (6<sup>th</sup> Cycle) in August 2022. HCD certified the 6<sup>th</sup> 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	Single-family 0		0	2			
ADU	3	8	3	2			
Total	3	8	3	2			

Table B also includes a summary of the outstanding 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 5<sup>th</sup> and 6<sup>th</sup> Cycle Housing Element terms, the City has carried out most of the various programs. Please note that the 6<sup>th</sup> 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 6<sup>th</sup> 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

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 A

## Table A Housing Development Applications Submitted

2055-019-037   2055-019-037   28425 Foothill Dr   NSFR - "Foothill"   SPR-2021-0008   SFD   O   7/6/2021	application seek incentives or concessions pursuant to Government Code section 65915?  No
Prior APN'   Current APN   Street Address   Project Name'   Local Jurisdiction   Tracking ID'   Tracking ID'   Tracking ID'   Application   Tracking ID'   Application   Tracking ID'   Application   Tracking ID'   Application   Submitted   Application   Submitted   Application   Submitted   Restricted	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?  No
Prior APN*   Current APN   Street Address   Project Name*   Local Jurisdiction   Tracking ID*   Very Low (SFA,SFD,2 to 4,5+ ADU.MH)   Tracking ID*   Very Low (see instructions)   Very Low (see instructions)   Very Low (see instructions)   Very Low (locome Non Deed Restricted)   Restricted	N development application seek incentives or concessions pursuant to Government Code section 65915?  No N
2055-029-001   2055-029-001   6461 Chesebro Rd   NSFR - "Gelt"   SPR-2022-0015   SFD   O   1/11/2019	0 No
Company   Comp	0 No
2055-017-027 2055-017-027 5507 Lewis Lane ADU - "Batt" ADU-2021-0008 ADU R 9/15/2021 1 1 0 0 2061-025-035 2061-025-035 4944 Vejar ADU - "Hilliger" ADU-2021-0012 ADU R 11/23/2021 1 1 0 0 2065-056-024 2065-056-048-022 2065-0648-022 2065-048-020 2065-048-020 2065-048-020 2065-048-020 2065-048-020 2065-048-020 2065-048-020 2065-048-020 2065-048-020 2065-048-020 2065-048-	0 No 0 No 0 No 0 No 0 No
2061-025-035   2061-025-035   4944 Vejar   ADU - "Hilliger"   ADU-2021-0012   ADU   R   11/23/2021   1   1   0   0   0   0   0   0   0	0 No 0 No 0 No 0 No
2065-056-024 2065-024 2065-0	No No No No
2050-019-014 2050-019-014 5915 Misty Ct ADU - "Menyuk" ADU-2022-0014 ADU R 2/17/2022 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	o No
2056-048-002 2056-048-002 29330 Cambridge ADU - "Ng" ADU-2022-0015 ADU R 3/17/2022 1	o No
1 2505 010 052 2505 010 052 01	
2048-011-048	
	o No
	o No
	o No
2053-002-018 2053-002-018 29170 Hillrise Dr ADU - "Goldiman" ADU-2022-0019 ADU R 5/4/2022	o No
6/20/2022	o No
2055-004-040 2055-004-040 28500 Driver ADU - "Drona" ADU-2022-0021 ADU R 3/23/2022	o No
7/14/2022	o No
2061-032-021, - 022, -028	o Yes
	+
	+
	+
	+

Table A2

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

 Jurisdiction
 Agoura Hills

 Reporting Year
 2022
 (Jan, 1 - Dec, 31)

 Planning Period
 6th Cycle
 10/15/2021 - 10/15/2029

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Planning Period	6th Cycle	10/15/2021 - 10/15/2029																						
									Table A2															
					А	nnual Buildi	ng Activity Rep	ort Summary -	New Construc	tion, Entitled,	Permits and (	Completed Unit	s											
		Project Identifi	er		Unit T	/pes		A	Affordability by	Household In	comes - Comp	oleted Entitleme	ent				Afford	lability by Hou	usehold Incor	nes - Building	Permits			
		1			2	3				4				5	6				7				8	9
Prior APN⁺	Current APN	Street Address	Project Name⁵	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 <u>Date Approved</u>	# 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 <u>Date Issued</u>	# of Units Issued Building Permits
Summary Row: Sta	rt Data Entry Belov	v Maria de la Caracteria			RESIDENCE ATMINISTRATION		0	A	0	8	0	3	2		17	7 (	D 3	0	) 8	3 0	3	2		1/
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	SPR-2022-0015	SFD	0							1	4/7/2022		1					3365	4723		(
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	0							1	4/7/2022		1			S. S. L. A.					(
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R						1		9/29/2022	1	1					1		9/29/2022	
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R				1				6/9/2022		1			1				6/9/2022	
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R				1				2/1/2022	1	1			1				2/1/2022	
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R				1				11/21/2022	1	1			1				11/21/2022	
2056-048-002	2056-048-002	29330 Cambridge	ADU - "Ng"	ADU-2022-0015	ADU	R				1				10/14/2022		1			1				10/14/2022	
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R		2						12/19/2022		2	2						12/19/2022	
2053-021-010		29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R						1		11/15/2022		1					1		11/15/2022	
2053-017-026	2053-017-026		ADU - "Yardeny"	ADU-2022-0018	ADU	R				1				9/20/2022		1			1				9/20/2022	
2053-002-018	2053-002-018	29170 Hillrise Dr	ADU - "Goldiman"	ADU-2022-0019	ADU	R				1				9/20/2022		1			1				9/20/2022	
2050-019-007	2050 010 007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R				1				9/12/2022		1			1				9/12/2022	
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	
2050-008-035	2050-008-035	6263 Fountainwood	ADU - "Mann"	ADU-2022-0022	ADU	R		1						9/9/2022		1								
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01774-2020	SFD	0							1	12/16/2021		1						1	7/12/2022	
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Benezra"	SPR-01769-2020	SFD	0							1	10/7/2021		1						1	8/31/2022	
2055-020-064	2055-020-064	Place	ADU - "Fairview"	RES-2021-0152	ADU	R		1						4/21/2022		1	1						4/21/2022	
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	

### Table A2 Cont'd

		Afford	ability by Ho	usehold Inco	mes - Certifica	ates of Occup	ancy			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					
			10				11	12	13	14	15	16	17	18	19		20		21	22	23	24	25
Very Low- ncome Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Non Deed	Income Deed	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date</u> Issued	# 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 locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*		Demolished or Destroyed Units	Demolished/Des troyed 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, walvers, and modifications (Excluding Parking Walvers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
0	1	0	1	0				2	0	0						0		0	STREET, LEWIS CO.				
						N. S.		(	0	N	N					0	0	0	0.0%	C	)	No	
								(	0	N	N					0	0	0	0.0%			No	
								(	0	N	Υ			Comparable Unit Rental Prices		0	0	0	0.0%			Yes Yes	
	DESTRUCTION							(	0	N	Y			Comparable Unit Rental Prices		0	0	0			<u>'</u>	V	
	725							(	0	N	Υ			Comparable Unit Rental Prices	3	0	0	0	0.0%		)	Yes	
						The state of		(	0	N	Y			Comparable Unit Rental Prices		0	0	0	0,0%	(	0	Yes	
S. CAR		TO VALUE	TO STATE OF	N SERVE				(	0	N	Y			Comparable Unit Rental Prices		0	0	0	0.0%	(		Yes	
								(	0	N	Y			Comparable Unit Rental Prices		0	0	0	0.0%	(	)	Yes	
£3/47/		P. Balanci	1000	2 7-6 4	K-985	LA ASTER			0	N	Y			Comparable Unit Rental Prices		0	0	0	0.0%	,		Yes	
									-	- :-		+		Comparable Unit Rental Prices		0	0	0	0.0%	,		Yes	
									0	N				Comparable Unit Rental Prices		0	0	0	0.0%			Yes	
75 (4.5)		E DESIGNATION OF THE PERSON NAMED IN						(	0	N	Y				-	+ -	0	0	0.0%			Yes	
								(	0	N	Y			Comparable Unit Rental Prices			0	0	0.0%			Yes	
1000									0	N	Y			Comparable Unit Rental Prices		0	0	0			1	V	
					The second			(	0	N	Υ			Comparable Unit Rental Prices		0	0	0	0.0%			162	
1000						LONG MA		(	0	N	Υ			Comparable Unit Rental Prices		0	0	0	0,0%			No	
					State Sale		9	(	0	N	Υ			Comparable Unit Rental Prices		0	0	0	0.0%	,		No	
	1						12/2/2022		0	N	Y			Comparable Unit Rental Prices		0	0	0	0.0%	5		Yes	
	<u> </u>	-					12/1/2022			N.				Comparable Unit Rental Prices		0	0	0	0.0%			Yes	

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

staff at apr@hcd.ca.gov.

## 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

						Tabl	e B							
,					Regional I	Housing Need	ds Allocation	Progress						
						ted Units Issu								
		1						2					3	4
1	ncome Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	127		-	-	-			-		-		7	12
/ery Low	Non-Deed Restricted		-	4	3	-	-	-	-	-	-	-		
	Deed Restricted	72	-	-	-	-	-	_	-	_	-	-	8	6
Low	Non-Deed Restricted	BATTER STATE OF THE STATE OF TH	-	-	8	-	-	-	-	-	-	-	· ·	
	Deed Restricted	55	-	-	-	-	-	-	-	-	-	-	q	
Moderate	Non-Deed Restricted	33	-	-	3	-	-	-	-	-	-	-	3	
Above Moderate		64	-	2	2	-	-	_	-	-	-	-	4	6
Total RHNA		318				-								
Total Units				6	16								22	296
			F	Progress toward ext	tremely low-incom	e housing need, as	determined purs	uant to Governmer	nt Code 65583(a)(1).					
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
extremely Low-In-	come Units*	64		-	-	-	-	-	-	-	-			6

\*Extremely low-income houising 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

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	e C								
						Sites Identifie	ed or Rezoned to	Accommodate S	hortfall Housin	g Need and No	Net-Loss Law						
	Project Identi	fier		Date of Rezone	RHN	IA Shortfall by Hou	ısehold Income Cate	egory	Rezone Type				Sit	tes Description			
	1			2			3		4	5	6	7	8	В	9	10	11
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>†</sup>	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 Da	ata 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	Unaccomodated Need	8.29	PD	PD	165	207	179	Vacant	t Vacant Mixed-Us
2061-032-021, -022, -	SW Corner of Agoura/Kanan Rd	6th Cycle Housing Element Update	Site B	8/22/2022	12	12	5	5 94	Unaccomodated Need	4.94	PD	PD	98	123	120	Vacant	t Vacant Mixed-Us
2061-029-005, -006	28902 Agoura Rd	6th Cycle Housing Element Update	Site C	8/22/2022	2	1		10	Unaccomodated Need	0.58	PD	PD	11	14	12	Vacant	t Vacant Mixed-Us
2053-001-004	Canwood St West of Kanan	6th Cycle Housing Element Update	Site D	8/22/2022	14	14	6	105	Unaccomodated Need	5.58	RM	RM	111	139	130	Vacant	
2061-006-038	N Agoura Rd near Kanan	6th Cycle Housing Element Update	Site E	8/22/2022	2	1		11	Unaccomodated Need	0.6	PD	PD	12	15	14	Vacant	
2055-005-904, -903, -	SW Corner of Colodny and Driver Ave	6th Cycle Housing Element Update	Site F	8/22/2022	3	4		25	Unaccomodated Need	1.32	RM	RM	26	33	30	Vacant	
2061-006-044	29045 Agoura Rd	6th Cycle Housing Element Update	Site G	8/22/2022	10	11		1 78	Unaccomodated Need	4.15	PD	PD	83	103	98	Non-Vacant	t Movie Theater, FedEx Misc Commercia
2061-013-024, -025, -	Agoura Rd and Chesebro Rd	6th Cycle Housing Element Update	Site H	8/22/2022	10	10		1 75	Unaccomodated Need	3,96	RM	RM	79	99	95	Vacant	
2061-029-003, -004	S Agoura Rd and Cornell Rd	6th Cycle Housing Element Update	Site I	8/22/2022	3	2	,	19	Unaccomodated	1	PD	PC	20	25	23	Vacant	t Vacant Mixed-Us
2061-006-042, -048	29112 & 29130 Roadside Dr	6th Cycle Housing Element Update	Site J	8/22/2022	3	2		1 22	Unaccomodated Need	1.17	PD	PD	23	29	27	Non-Vacant	t Lumber Yar
2061-007-041, -052, - 054, -051, -055	28912 Agoura Rd	6th Cycle Housing Element Update	Site K	8/22/2022	10	17		126	Unaccomodated Need	6.67	PD	PC	133	166	160	Non-Vacant	t Restaurants, Small Reta

### ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation**

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

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing

1	2	3	4					
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation					
	Monitor housing conditions throughout		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, outdo storage, overcrowding and development within setback areas. Few structural issues are present. The Building Department implements the latest version of t California Building Code and will continue to adopt all of the required building codes as required and adopted by the California Building Standard Commission					
Housing Maintenance	the City; respond to complaints. Enforce UBC and Housing Code.	2021-2029	Effectiveness: The Code Enforcement program has been effective in addressing housing and property maintenance issues in the City.					
			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.					
	Pursue outside funding to support re-	Seek to re-evaluate	Effectiveness: The program was not implemented so it was not effective.  The City's housing stock is well maintained, and demand for rehabilitation					
Housing Rehabilitation Program	initiation of program and re-evaluate program guidelines.	program guidelines and reinitiate program by 2025.	assistance among lower income homeowners is insufficient to support a rehabilitation program.					
			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.					
Condominium Conversion Ordinance	Implement City Ordinance, and require conversions to comply with City inclusionary requirements.	2021-2029	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.					
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	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.  Effectiveness: The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects.  The City is in the process of updating the Inclusionary Housing Program to better facility affordable housing units within the City.  Progress: The City website contains information on Agoura Hills' density bonus program and provides applicants information regarding the state's density bonus.					
Affordable Housing	Maintain density bonus program consistent with state law, and advertise through the City's Guide to Housing		The City is currently reviewing 6 applications for housing using the state density bonus program.  Effectiveness: The density bonus program is among several tools the City can					
Density Bonus	brochure and on City website.	2021-2029	utilize to facilitate affordable housing.  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.					
Section 8 Rental Assistance	Continue participation in program and advertise through City's Guide to	2024 2020	Effectiveness: The program is an effective means of allowing extremely low and					
	Implement General Plan sustainability policies/actions. Provide education/ outreach to residents and development	2021-2029	very low income renters to remain in the community.  Progress: Program implementation is origoning unduring 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.  Effectiveness: The City remains committed and effective in promoting and					
Building	The second secon	2021-2029	incorporating sustainable practices and programs. Progress: The City maintains a current inventory or an vacant sites available for					
	Maintain current inventory of sites;		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.					
Residential and Mixed-Use Sites Inventory	provide to developers along with information on affordable housing incentives.	2021-2029	Effectiveness: The City has been effective in implementing this program through the development plan review process and continual interactions with the development community.					
Agoura Village Specific Plan (AVSP)	Facilitate residential mixed-use development in AVSP, including on-site provision of affordable units.	2021-2029	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. Effectiveness: While the City discussed options with developers, no affordable housing was produced during the period. 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.					

Second Units	Review and refine ordinance as appropriate to better facilitate provision of second units.	Ongoing	Progress: The second unit ordinance (now the "ADU Ordinance") was revised in 2021 and a copy of the ordinance was submitted to HCD for review. The intent of the ordinance is to provide expanded capacity and streamline the approval of ADUs. Since the adoption of the ordinance, the City has seen a dramatic increase in applications and interest from property owners in constructing an ADU. In February of 2022, the City received comments from HCD regarding the ordinance's compliance with state law. Revisions are underway to address the comments from HCD. The City is also utilizing SB 2 grant funds to develop ADU prototypes to help facility the development of ADU's.  Effectiveness: A total of sixteen ADUs were issued building permits between 2014-2020. By comparison, a total of 13 ADUs received building permits in 2022 alone.  With several new state ADU laws that have been passed in the last few years to further facilitate ADUs and Junior ADUs, applications for ADUs are anticipated to increase.  Progress: The City continues its program of providing for a concept review phase to give applicants early input on potential site concerns and any necessary
Efficient Project Review	Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects as appropriate.	2021-2029	studies. The City has developed a Preliminary Application for projects seeking vested rights pursuant to SB 330, the Housing Crisis Act of 2019. Furthermore, the City is utilizing SB 2 funds to develop objective development and design standards, and to produce an SB 35 checklist, forms and submittal requirements to ease the application process.  Effectiveness: The modifications and changes of the Agoura Hills Municipal Code will help refine design guidelines, revise subjective standards, and clarify the SB 35 application process for applicants and contribute to housing production.
Expanded Zoning for	Conduct land use study to evaluate expanding congregate housing into		care housing in the Commercial Retail Service (CRS) zoning district.  Effectiveness: Oakmont Senior Living (Residential Care Facility for the Elderly - Assisted Living and Memory Care) was approved in 2018 and has been constructed. Another application was submitted in 2021 for a second similar facility and is currently being processed. Both facilities are in the Business Park - Office Retail Zone.
Congregate Housing	additional zone districts.	2021-2029	This program has been implemented. Progress: The Zoning Ordinance amendment was completed in 2014 to allow for small employee housing to be considered as single-family structures, and allow for small employee housing to be located in zoning districts that allow for single-family structures.
Zoning for Small Employee Housing (6 or fewer)	Amend Zoning Ordinance consistent with Employee Housing Act (H&S 17021.5)	2015	Effectiveness: The City was effective in complying with the Employee Housing Act.  This program was implemented.
rewer)	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	2019	Progress: The City provides information about fair housing on the City website, and refers tenant/landlord issues to the Housing Rights Center.  Effectiveness: This program has been effective in educating residents on their rights under Fair Housing Laws, and in providing referrals for services.  The Fair Housing Program provides an important service to residents and
Fair Housing Program	informational materials.	2021-2029	landlords in the community.  Progress: While the City has not yet completed its online brochure, staff ensures features that enhance accessibility are accommodated through the project plan review process. The City has adopted reasonable accommodation procedures as part of the Municipal Code.  Effectiveness: Program effectiveness could be enhanced through preparation of online materials about universal design features and visitability for development applicants.
Universal	Develop Universal Design and Visitability Principles brochure, and	2014	Universal Design remains appropriate, particularly as the City's population
Design/Visitability  Housing Opportunities for Persons Living with Disabilities	provide to development applicants.  Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities.  Evaluate funds for supportive housing/ services in new affordable projects.  Discuss with housing providers ability to provide for the disabled in projects.		continues to age and the numbers of residents with disabilities increases.  Progress: The City supports the provision of housing for disabled populations through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing.  Effectiveness: The City has been effective in providing information on services available through the Regional Center for persons with developmental disabilities.
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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
Variable	Deed Restricted	
Very Low	Non-Deed Restricted	3
Law	Deed Restricted	0
Low	Non-Deed Restricted	8
Madaut	Deed Restricted	0
Moderate	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	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	

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)

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.

Total Award Amount 150,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

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		FI-N2024 I
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	3/1/202
CEQA Initial Study	\$8,750.00	\$0.00	Completed	Local General Fund	3/4/202
CEQA EIR NOP	\$750.00	\$0.00	Completed	Local General Fund	11/1/202
EIR Scoping Meeting	\$1,500.00	\$0.00	Completed	Local General Fund	10/21/202
EIR Administrative Draft	\$56,000.00	\$0.00	Completed	Local General Fund	1/7/202
EIR Public Draft	\$2,500.00	\$0.00	Completed	Local General Fund	4/28/202
Final Draft EIR	\$7,500.00	\$0.00	Completed	Local General Fund	6/20/202
Public Hearing - Planning Commission	\$2,000.00	\$0.00	Completed	Local General Fund	7/21/202
Public Hearing - City Council Adoption	\$2,000.00	\$0.00	Completed	Local General Fund	8/10/202

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

Completed Entitlemen	nt Issued by Affordability Summary	
Income L	evel	Current Year
Manufacture (1997)	Deed Restricted	0
Very Low	Non-Deed Restricted	4
1	Deed Restricted	0
Low	Non-Deed Restricted	8
Madagata	Deed Restricted	0
Moderate	Non-Deed Restricted	3
Above Moderate		2
Total Units		17

Income L	evel	Current Year
Deed Restricted		0
Very Low	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
Moderate	Non-Deed Restricted	3
Above Moderate		2
otal Units		16

Income L	evel	Current Year
Very Low	Deed Restricted	0
very Low	Non-Deed Restricted	1
Low	Deed Restricted	0
Low	Non-Deed Restricted	1
Madasata	Deed Restricted	0
Moderate	Non-Deed Restricted	0
Above Moderate		0
otal Units		2