

REPORT TO CITY COUNCIL

DATE: MARCH 27, 2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR
ROBBY NESOVIC, PRINCIPAL PLANNER

SUBJECT: 2023 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 2023, and to request that the City Council 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 2023, 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. The summary tab is populated from data entered into Tables A, A2, C, and D, and is the best place to look to get an understanding of the City's progress during the 2023 calendar year.

Table A shows the number of new housing units for which applications were determined to be complete by the City during the reporting period. In 2023, 18 applications for new housing units were deemed complete by the City. Of the 18 applications deemed complete, 17 were Accessory Dwelling Units (ADUs), and one was a single-family detached home.

The APR's Table A2 shows the affordability level of the housing units approved in 2023. 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 2023, one single-family residence and 18 ADUs received building permits. Of the 18 ADUs which received building permits, two are estimated to be for very-low income, eight for low-income, and eight for above moderate-income household categories. Nine ADUs were fully constructed and received final building permits from the City. The single-family home approved is assumed to be above moderate household income level.

The following tables provide an overview of the City’s progress during the 2023 calendar year and total progress during the 6th Cycle. Table 1 shows the number of applications which have been deemed complete, issued a building permit, or have received a final building permit in 2023. Table 2 shows the estimated affordability categories for the units that have received a building permit and/or final building permits in 2023. Table 3 shows the City’s current RHNA progress for Cycle 6.

Table 1 - 2023 Entitlements and Building Permits Issued

Type of Unit	# Applications Submitted or Deemed Complete (Table A)	# Applications Received Building Permits (Table A2)	# Final Building Permit Issued (Table A2)
Single-family	1	1	0
ADU	17	18	9
Total	18	19	9

Table 2 - 2023 Affordable Units¹

Affordability	Very-Low	Low	Moderate	Above Moderate
Single-family	0	0	0	1
ADU	2	8	0	8
Total	2	8	0	9

Table 3 – Cycle 6 RHNA Progress

Affordability	RHNA Required # of Units	# of Units Still Needed per RHNA
Very-Low	127	122
Low	72	56
Moderate	55	52
Above Moderate	64	53
Total	318	283

¹ Only issued building permits count toward the City’s RHNA progress.

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 separate property owners within the AH Overlay District have contacted the City to inquire about developing affordable housing projects within the City and five have submitted preliminary applications. Two have submitted formal development applications, however, we may only include data for project applications that have been “deemed complete” during the 2023 calendar year, which is why these projects are not included in this annual report.

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 law and recent changes to the state ADU provisions.

Tables E, F, F2, G, H, J, and K are empty, as no units are reported pertaining to these items. These tables will be included in the annual progress report sent to HCD and OPR, however, they have been intentionally omitted from the attached progress report for brevity. Lastly, the Local Early Action Planning (LEAP) reporting table outlines the 6th Cycle Housing Element preparation tasks for which the City received LEAP grant funding. The City’s LEAP grant was closed out in 2023.

Upon authorization of the City Council, staff will forward the 2023 Annual Progress Report to HCD and OPR.

FISCAL IMPACT

This item will not impact the City’s budget for Fiscal Year 2023-24.

RECOMMENDATION

Staff recommends the City Council authorize staff to forward the 2023 Annual Progress Report to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research.

Attachment: 2023 Annual Progress Report

Attachment

2023 Annual Progress Report

Summary Table

Jurisdiction	Agoura Hills	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element 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	2
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		9
Total Units		19

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	1	1	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	17	18	9
Mobile/Manufactured Home	0	0	0
Total	18	19	9

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	17	18
Not Indicated as Infill	1	1

Housing Applications Summary	
Total Housing Applications Submitted:	18
Number of Proposed Units in All Applications Received:	18
Total Housing Units Approved:	13
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	17	17
Discretionary	1	1

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	16
Sites Rezoned to Accommodate the RHNA	0

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4.5+, ADU, MH)	Tenure Re/Enter Or/Owner	Date Application Submitted (see instructions)	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	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row. Start Data Entry Below							0	2	0	6	0	0	10	18	13	0							
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	SPR-2022-0015	SFD	O	1/11/2019							1	1	1		NONE	No	N/A	Approved	Discretionary	
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O	7/6/2021							1	1	1		NONE	No	N/A	Approved	Discretionary	
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Balt"	ADU-2021-0008	ADU	R	9/15/2021					1			1	1		NONE	No	N/A	Approved	Ministerial	
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R	11/23/2021			1					1	1		NONE	No	N/A	Approved	Ministerial	
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R	11/24/2021			1					1	1		NONE	No	N/A	Approved	Ministerial	
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R	2/17/2022			1					1	1		NONE	No	N/A	Approved	Ministerial	
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R	3/17/2022			1					1	1		NONE	No	N/A	Approved	Ministerial	
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R	3/24/2022		2						2	2		NONE	No	N/A	Approved	Ministerial	
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Klin"	ADU-2022-0017	ADU	R	7/7/2022					1			1	1		NONE	No	N/A	Approved	Ministerial	
2053-017-026	2053-017-026	5483 Softwind Wav	ADU - "Yardeny"	ADU-2022-0018	ADU	R	5/4/2022			1					1	1		NONE	No	N/A	Approved	Ministerial	
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldman"	ADU-2022-0019	ADU	R	5/4/2022			1					1	1		NONE	No	N/A	Approved	Ministerial	
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R	6/20/2022			1					1	1		NONE	No	N/A	Approved	Ministerial	
2055-004-040	2055-004-040	28500 Driver	ADU - "Drona"	ADU-2022-0021	ADU	R	3/23/2022						1			1		NONE	No	N/A	Approved	Ministerial	
2050-008-035	2050-008-035	6263 Fountainwood	ADU - "Mann"	ADU-2022-0022	ADU	R	7/14/2022		1						1	1		NONE	No	N/A	Approved	Ministerial	
2061-032-021, -022, -028	2061-032-021, -022, -028	SE Corner of Kanan and Agoura Rd	"West Village"	AVDP-01793-2020	5+	O	8/17/2020	5		3		3		67	78	0		NONE	Yes	N/A	Pending	Discretionary	Applicant is resubmitting under City affordable housing overlay in 2024
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R	4/21/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2056-016-018	2056-016-018	5827 Dovelall Drive	ADU - "Hamed Kayvan"	ADU-2022-0025	ADU	R	1/26/2023							1	1	1		NONE	No	N/A	Pending	Ministerial	
2055-013-034	2055-013-034	5559 Colodny Drive	ADU - "Roger Ewing"	ADU-2022-0027	ADU	R	1/12/2023							1	1	1		NONE	No	N/A	Pending	Ministerial	
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Slepan Sibirskiy"	ADU-2023-0033	ADU	R	3/2/2023			1					1	1		NONE	No	N/A	Approved	Ministerial	
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R	3/16/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
2052-007-010	2052-007-010	5324 Chesebro	ADU - "Tracy Silver"	ADU-2023-0035	ADU	R	6/23/2023			1					1	1		NONE	No	N/A	Approved	Ministerial	
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parsa Shahrokh"	ADU-2023-0036	ADU	R	6/8/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadas Mahan & Nasar Sara"	ADU-2023-0037	ADU	R	6/26/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2056-018-017	2056-018-017	5892 Wheelhouse Lane	ADU - "Ofir Segal"	ADU-2023-0038	ADU	R	6/12/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2050-010-028	2050-010-028	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R	5/30/2023		1						1	1		NONE	No	N/A	Approved	Ministerial	
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehmman"	ADU-2023-0040	ADU	R	6/21/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
2050-008-002	2050-008-002	6314 Capricorn Avenue	ADU - "Zur Meirav"	ADU-2023-0041	ADU	R	8/7/2023								1	1		NONE	No	N/A	Pending	Ministerial	
2050-018-020	2050-018-020	28933 Bardell Drive	ADU - "Steven and Randi Walsbren"	ADU-2023-0042	ADU	R	8/9/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Halfner"	ADU-2023-0043	ADU	R	8/14/2023			1					1	1		NONE	No	N/A	Pending	Ministerial	
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R	9/22/2023							1	1	1		NONE	No	N/A	Pending	Ministerial	
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R	9/9/2023			1					1	1		NONE	No	N/A	Approved	Ministerial	
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chymoweth"	ADU-2023-0046	ADU	R	9/22/2023		1						1	1		NONE	No	N/A	Pending	Ministerial	
2055-029-007	2055-029-007	6467 Chesebro Road	"Halfner"	SPR-2022-0025	SFD	O	7/20/2023							1	1	1		NONE	No	N/A	Approved	Discretionary	

Table A2 - Entitlements, Building Permits, and Certificates of Occupancy/Final Permit

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4						5	6	
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
Summary Row: Start Data Entry Below							0	2	0	6	0	0	10		18
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	SPR-2022-0015	SFD	O							1	4/7/2022	1
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O							1	4/7/2022	1
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Balt"	ADU-2021-0008	ADU	R						1	9/29/2022	1	
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R							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	
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R			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	
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R		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	
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R			1				9/20/2022	1	
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldiman"	ADU-2022-0019	ADU	R			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	
2055-004-040	2055-004-040	28500 Driver Ave	ADU - "Drona"	ADU-2022-0021	ADU	R						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	
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01774-2020	SFD	O						1	12/16/2021	1	
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Benezra"	SPR-01769-2020	SFD	O						1	10/7/2021	1	
2055-020-064	2055-020-064	5709 Fairview Place	ADU - "Fairview"	RES-2021-0152	ADU	R		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	
2055-013-037	2055-013-037	5617 Colodny Drive	ADU - "Gauthier"	ADU-01886-2021	ADU	R						1	2/22/2021	1	
2051-017-009	2051-017-009	28466 Foothill Drive	ADU - "Orly Bar-Greenburg"	ADU-2021-0004	ADU	R		1					5/25/2021	1	
2055-019-048	2055-019-048	28445 Foothill Drive	ADU - "James Peaco and Laura Striklin"	ADU-2023-0009	ADU	R						1	10/29/2021	1	
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R						1	4/21/2023	1	
2055-006-015	2055-006-015	5323 Colodny Drive (A and B)	ADU - "Colodny Holdings"	ADU-2022-0013	ADU	R			2				8/11/2022	2	
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R						1	1/26/2023	1	
2056-022-031	2056-022-031	5897 Wheelhouse Lane	ADU - "Meena Said"	ADU-2022-0024	ADU	R						1	8/16/2022	1	
2054-006-044	2054-006-044	30690 Lakefront Drive	ADU - "Fawzia Firoz"	ADU-2022-0026	ADU	R		1					10/12/2022	1	
2055-013-034	2055-013-034	5559 Colodny Drive	ADU - "Roger Ewing"	ADU-2022-0027	ADU	R						1	1/12/2023	1	
2055-017-047	2055-017-047	28338 Foothill Drive	ADU - "Greg Starobin"	ADU-2022-0028	ADU	R			1				12/28/2022	1	
2055-005-030	2055-005-030	28336 Driver Avenue	ADU - "28336 Driver Avenue LLC"	ADU-2023-0031	ADU	R						1	11/16/2022	1	
2056-012-017	2056-012-017	30601 Janlor Drive	ADU - "Moshe Golan"	ADU-2022-0029	ADU	R			1				12/20/2022	1	
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibirakov"	ADU-2023-0033	ADU	R			1				3/2/2023	1	
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R						1	3/16/2023	1	
2052-007-010	2052-007-010	5324 Chesebro	ADU - "Tracy Silver"	ADU-2023-0035	ADU	R			1				6/23/2023	1	
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parsa Shahrokh"	ADU-2023-0036	ADU	R						1	6/8/2023	1	
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadasi Mahan & Nasar Sara"	ADU-2023-0037	ADU	R						1	6/26/2023	1	
2056-018-017	2056-018-017	5892 Wheelhouse Lane	ADU - "Ofar Segal"	ADU-2023-0038	ADU	R						1	6/12/2023	1	

2050-010-028	2050-010-028	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R		1						5/30/2023	1
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehrmann"	ADU-2023-0040	ADU	R			1					6/21/2023	1
2050-008-002	2050-008-002	6314 Capricorn Avenue	ADU - "Zur Meirav"	ADU-2023-0041	ADU	R			1					8/7/2023	1
2050-018-020	2050-018-020	28933 Bardell Drive	ADU - "Steven and Randi Walsbren"	ADU-2023-0042	ADU	R						1		8/8/2023	1
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Haffner"	ADU-2023-0043	ADU	R			1					8/14/2023	1
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R						1		9/22/2023	1
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R			1					9/8/2023	1
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chynoweth"	ADU-2023-0046	ADU	R		1						9/22/2023	1
2055-029-007	2055-029-007	6467 Chesebro Road	NSFR - "Haffner"	SPR-2022-0025	SFD	O						1		7/20/2023	1

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								
1					2	3	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	Building Permits Date Issued	# of Units Issued Building Permits
2055-023-001	2055-023-001	6461 Chesebro Rd	NSFR - "Gelt"	SPR-2022-0015	SFD	O									0
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O									1
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R						1	1	3/15/2023	1
2061-025-035	2061-025-035	4344 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R				1				3/23/2022	1
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R				1				6/9/2022	1
2050-019-014	2050-019-014	5315 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R				1				2/1/2022	1
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R				1				11/21/2022	1
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R		2						10/14/2022	1
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R						1		12/19/2022	2
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R				1				11/15/2022	1
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldman"	ADU-2022-0019	ADU	R				1				3/20/2022	1
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R				1				3/12/2022	1
2055-004-040	2055-004-040	28500 Driver Ave	ADU - "Drons"	ADU-2022-0021	ADU	R						1		6/1/2022	1
2050-008-035	2050-008-035	6263 Fountainwood	ADU - "Mann"	ADU-2022-0022	ADU	R									0
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01774-2020	SFD	O							1	7/12/2022	1
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Bencara"	SPR-01763-2020	SFD	O							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
2050-008-035	2050-008-035	6263 Pisces St	ADU - "Pisces"	RES-2022-0280	ADU	R				1				3/9/2022	1
2055-013-037	2055-013-037	5617 Colodny Drive	ADU - "Gauthier"	ADU-01886-2021	ADU	R							1	5/25/2021	1
2051-017-009	2051-017-009	28466 Foothill Drive	ADU - "Orly Bar-Greenburg"	ADU-2021-0004	ADU	R			1					10/20/2021	1
2055-019-048	2055-019-048	28445 Foothill Drive	ADU - "James Peaco and Laura Striklin"	ADU-2023-0009	ADU	R							1	1/12/2023	1
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R									0
2055-006-015	2055-006-015	5323 Colodny Drive (A and B)	ADU - "Colodny Holdings"	ADU-2022-0013	ADU	R				2				1/30/2023	2
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R									0
2056-022-031	2056-022-031	5837 Wheelhouse Lane	ADU - "Meena Said"	ADU-2022-0024	ADU	R							1	1/18/2023	1
2054-006-044	2054-006-044	30630 Lakefront Drive	ADU - "Fawzia Firoz"	ADU-2022-0026	ADU	R			1					4/19/2023	1
2055-013-034	2055-013-034	5559 Colodny Drive	ADU - "Roger Ewing"	ADU-2022-0027	ADU	R							1	8/31/2023	1
2055-017-047	2055-017-047	28338 Foothill Drive	ADU - "Greg Starobin"	ADU-2022-0028	ADU	R				1				12/20/2023	1
2055-005-030	2055-005-030	28336 Driver Avenue	ADU - "28336 Driver Avenue LLC"	ADU-2023-0031	ADU	R							1	4/20/2023	1
2056-012-017	2056-012-017	30601 Janlor Drive	ADU - "Moshe Golan"	ADU-2022-0029	ADU	R				1				6/28/2023	1
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibirskov"	ADU-2023-0033	ADU	R				1				6/13/2023	1
2055-024-041	2055-024-041	21824 Blythesdale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R							1	10/24/2023	1

Project Identifier					Unit Types			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1					2	3	13	14	15	16	17	18
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	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	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)
Summary Row: Start Data Entry Below							0					
2055-029-001	2055-029-001	6461 Chesebro	NSFR - "Gelt"	SPR-2022-0015	SFD	O	0	NONE	N			
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O	0	NONE	N			
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2061-025-035	2061-025-035	4344 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2050-019-014	2050-019-014	5315 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldiman"	ADU-2022-0019	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2050-019-007	2050-019-007	5324 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2055-004-040	2055-004-040	28500 Driver Ave	ADU - "Drons"	ADU-2022-0021	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2050-008-035	2050-008-035	6263 Fountainwood	ADU - "Mann"	ADU-2022-0022	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01174-2020	SFD	O	0	NONE	Y			Comparable Unit Rental Prices
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Bencera"	SPR-01763-2020	SFD	O	0	NONE	Y			Comparable Unit Rental Prices
2055-020-064	2055-020-064	5709 Fairview Place	ADU - "Fairview"	RES-2021-0152	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2050-008-035	2050-008-035	6263 Pisces St	ADU - "Pisces"	RES-2022-0280	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2055-013-037	2055-013-037	5617 Colodny Drive	ADU - "Gauthier"	ADU-01886-2021	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2051-017-003	2051-017-003	28466 Foothill Drive	ADU - "Orly Bar-Greenburg"	ADU-2021-0004	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2055-019-048	2055-019-048	28445 Foothill Drive	ADU - "James Peaco and Laura Striklin"	ADU-2023-0003	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2055-006-015	2055-006-015	5323 Colodny Drive (A and B)	ADU - "Colodny Holdings"	ADU-2022-0013	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2056-022-031	2056-022-031	5837 Wheelhouse Lane	ADU - "Meena Said"	ADU-2022-0024	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2054-006-044	2054-006-044	30630 Lakefront Drive	ADU - "Fawzia Firoz"	ADU-2022-0026	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2055-013-034	2055-013-034	5553 Colodny Drive	ADU - "Roger Ewing"	ADU-2022-0027	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2055-017-047	2055-017-047	28338 Foothill Drive	ADU - "Greg Starobin"	ADU-2022-0028	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2055-005-030	2055-005-030	28336 Driver Avenue	ADU - "28336 Driver Avenue LLC"	ADU-2023-0031	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2056-012-017	2056-012-017	30601 Janlor Drive	ADU - "Moshe Golan"	ADU-2022-0029	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibiryakov"	ADU-2023-0033	ADU	R	0	NONE	Y			Comparable Unit Rental Prices

Project Identifier					Unit Types			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1					2	3	13	14	15	16	17	18
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	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	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)
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R		NONE	Y			Comparable Unit Rental Prices
2052-007-010	2052-007-010	5324 Chesebro	ADU - "Trey Sullivan"	ADU-2023-0035	ADU	R		NONE	Y			Comparable Unit Rental Prices
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parva Shahrokh"	ADU-2023-0036	ADU	R		NONE	Y			Comparable Unit Rental Prices
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadas Mahan & Nazar Sara"	ADU-2023-0037	ADU	R		NONE	Y			Comparable Unit Rental Prices
2056-018-017	2056-018-017	5832 Wheelhouse Lane	ADU - "Ofar Segal"	ADU-2023-0038	ADU	R		NONE	Y			Comparable Unit Rental Prices
2050-010-028	2050-010-028	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R	0	NONE	Y			Comparable Unit Rental Prices
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehrmann"	ADU-2023-0040	ADU	R		NONE	Y			Comparable Unit Rental Prices
2050-008-002	2050-008-002	6314 Capricorn Avenue	ADU - "Zur Meirav"	ADU-2023-0041	ADU	R		NONE	Y			Comparable Unit Rental Prices
2050-018-020	2050-018-020	28333 Bardell Drive	ADU - "Steven and Randi Waisbren"	ADU-2023-0042	ADU	R		NONE	Y			Comparable Unit Rental Prices
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Haffner"	ADU-2023-0043	ADU	R		NONE	Y			Comparable Unit Rental Prices
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R		NONE	Y			Comparable Unit Rental Prices
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R		NONE	Y			Comparable Unit Rental Prices
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chynoweth"	ADU-2023-0046	ADU	R		NONE	Y			Comparable Unit Rental Prices
2055-029-007	2055-029-007	6467 Chesebro Road	NSFR - "Haffner"	SPR-2022-0025	SFD	O		NONE	N			

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income 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
Very Low	Deed Restricted	127	-	-	-	-	-	-	-	-	-	-	5	122
	Non-Deed Restricted		-	-	3	2	-	-	-	-	-	-		
Low	Deed Restricted	72	-	-	-	-	-	-	-	-	-	-	16	56
	Non-Deed Restricted		-	-	8	8	-	-	-	-	-	-		
Moderate	Deed Restricted	55	-	-	-	-	-	-	-	-	-	-	3	52
	Non-Deed Restricted		-	-	3	-	-	-	-	-	-	-		
Above Moderate		64	-	-	2	9	-	-	-	-	-	-	11	53
Total RHNA		318												
Total Units			-	-	16	19	-	-	-	-	-	-	35	283
Progress toward extremely low-income housing need, as determined pursuant to Government 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-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.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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.

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																	
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	96	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
1/4/1953	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
2055-005-804, -803, -802	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	28112 & 28130 Roadside Dr	6th Cycle Housing Element Update	Site J	8/22/2022	3	3	1	22	Unaccommodated Need	1.17	PD	PD	23	28	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
2061-010-017, -015, -006, -016, -008	28263 Dorothy Dr	6th Cycle Housing Element Update	Site L	8/22/2022	5	5	1	14	Unaccommodated Need	2	RM	RM	40	25	23	Non-Vacant	Plant Nursery
2061-033-015	Agoura Rd and Ladyface Cr	6th Cycle Housing Element Update	Site M	8/22/2022	3	3	1	23	Unaccommodated Need	1.2	PD	PD	24	30	27	Vacant	Vacant Commercial
2061-004-049	29360 Roadside Dr	6th Cycle Housing Element Update	Site N	8/22/2022	7	8	3	58	Unaccommodated Need	3.06	POM	POM	61	76	73	Non-Vacant	Patagonia Storage Site
2053-007-030, -026, -024, -025, -027	5675 Kanan Rd	6th Cycle Housing Element Update	Site O	8/22/2022	7	6	3	51	Unaccommodated Need	2.68	CS-MU	CS-MU	53	67	65	Non-Vacant	Shopping Center, Small Retail
2051-006-141	5801 Kanan Rd	6th Cycle Housing Element Update	Site P	8/22/2022	7	7	3	56	Unaccommodated Need	2.93	CS-MU	CS-MU	58	73	70	Non-Vacant	Shopping Center, Small Retail
5/2/1951	5801 Kanan Rd	6th Cycle Housing Element Update	Site Q	8/22/2022	3	4	2	38	Unaccommodated Need	1.9	CS-MU	CS-MU	38	47	45	Non-Vacant	Shopping Center, Small Retail
2061-009-075, -076, -077	Roadside Dr near Lewis Rd	6th Cycle Housing Element Update	Site R	8/22/2022	3	3	1	21	Unaccommodated Need	1.15	RM	RM	23	28	26	Vacant	Vacant Commercial
2061-029-001, 2061-028-006, -005	Agoura Rd East of Cornell	6th Cycle Housing Element Update	Site S	8/22/2022	5	5	2	38	Unaccommodated Need	2	RM	RM	40	50	47	Vacant	Vacant Commercial
4/22/1961	Roadside Dr East of Roadside Rd	6th Cycle Housing Element Update	Site T	8/22/2022	2	2	1	16	Unaccommodated Need	0.87	POM	POM	17	21	19	Non-Vacant	Small Retail

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>

<p>Condominium Conversion Ordinance</p>	<p>Implement City Ordinance, and require conversions to comply with City inclusionary requirements.</p>	<p>2021-2029</p>	<p>Progress: The City's Zoning Ordinance continues to provide tenant protections in apartments proposed for conversion to condominium ownership. There were no requests for condominium conversions during the planning period.</p> <p>Effectiveness: Agoura Hills' condominium conversion regulations are effective in facilitating the creation of quality entry-level ownership housing. Existing regulations help to mitigate impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.</p>
<p>Inclusionary Housing Program and Housing Trust Fund</p>	<p>Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish implementing regulations for Housing Trust Fund.</p>	<p>The City is in the process of amending the Inclusionary Housing Program and anticipates completing the amendment by 2024</p>	<p>Progress: The City's Inclusionary Housing Program had been suspended for rental housing since 2009 due to the Palmer decision, but with the passage of AB 1505 (the "Palmer Fix"), was updated in 2018 to again apply to rental housing and to reflect current market conditions.</p> <p>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 facilitate affordable housing units within the City. The update is anticipated to be complete in the second quarter of 2024.</p>
<p>Affordable Housing Density Bonus</p>	<p>Maintain density bonus program consistent with state law, and advertise through the City's Guide to Housing brochure and on City website.</p>	<p>2021-2029</p>	<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: While no affordable units have been produced yet, the City is optimistic that the new affordable housing overlay, in conjunction with State Density Bonus, will be effective in helping produce affordable housing on-site.</p>

<p>Section 8 Rental Assistance</p>	<p>Continue participation in program and advertise through City's Guide to Housing brochure.</p>	<p>2021-2029</p>	<p>Progress: The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website.</p> <p>Effectiveness: The program is an effective means of allowing extremely low and very low income renters to remain in the community.</p>
<p>Sustainability and Green Building</p>	<p>Implement General Plan sustainability policies/actions. Provide education/outreach to residents and development community on Green Building Program.</p>	<p>2021-2029</p>	<p>Progress: Program implementation is ongoing through the development application review process and updates to, and compliance with, the Green Building Code. The Building and Safety Division conducts education on the program by "visiting booths" 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>
<p>Residential and Mixed-Use Sites Inventory</p>	<p>Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.</p>	<p>2021-2029</p>	<p>Progress: The City maintains a current inventory of all vacant sites available for development, as well as a specific inventory of residential and mixed-use sites, for the public to view. Within the Agoura Village Specific Plan, the City maintains an inventory of all vacant and underutilized mixed-use development opportunity sites.</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. The City received 6 SB 330 applications in 2023, and has been in communication with 2 other developers who haven't submitted an SB 330 application, but will likely submit formal development applications in 2024. One formal development application was received in 2023. If all eight projects (and potentially others) are developed during the housing cycle, the City is optimistic that we will reach our RHNA targets.</p>

<p>Agoura Village Specific Plan (AVSP)</p>	<p>Facilitate residential mixed-use development in AVSP, including on-site provision of affordable units.</p>	<p>2021-2029</p>	<p>In 2023 the City received 4 preliminary SB 330 applications from property owners within the AVSP who are interested in submitting affordable housing projects. Two of those property owners have submitted formal development applications and the other two are likely to submit by Q2 of 2024. The four applications propose a total of 588 units, with 54 units proposed for Very Low-Income households and 34 units proposed for Low-Income households. Effectiveness: All four preliminary applications submitted within the AVSP area are utilizing the City's recently adopted affordable housing overlay. While no affordable units have been produced yet, the City is optimistic that the new overlay will be effective in helping produce affordable housing on-site.</p>
<p>Second Units</p>	<p>Review and refine ordinance as appropriate to better facilitate provision of second units.</p>	<p>Ongoing</p>	<p>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 ADUs. 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, however, the City is currently waiting on a response from HCD regarding a number of comments prior to updating the ADU Ordinance. Separately, the City has utilized SB 2 grant funds to develop pre-approved ADU plans, which are now available to the public. Since the pre-approved plans were not available during 2023, we won't see the impact of the pre-approved plans until 2024. 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, and 19 received building permits in 2023. The ADU Ordinance and recent state laws have been effective at incentivizing the production of ADUs, and with the City's pre-approved plans, the number of ADUs permitted in the City is likely to increase.</p>

Efficient Project Review	Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects as appropriate.	2021-2029	<p>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 studies. The City has developed a Preliminary Application for projects seeking vested rights pursuant to SB 330, the Housing Crisis Act of 2019. The City adopted an SB 9 Ordinance in July of 2023, and created a program and application materials to ensure efficient processing of applications. Furthermore, the City is utilizing SB 2 funds to develop objective development and design standards, and to produce forms and submittal requirements to ease the application process.</p> <p>Effectiveness: The modifications and changes of the Agoura Hills Municipal Code will help refine design guidelines, revise subjective standards, and clarify the application process to contribute to housing production.</p>
Expanded Zoning for Congregate Housing	Conduct land use study to evaluate expanding congregate housing into additional zone districts.	2021-2029	<p>Progress: The City amended its Zoning Ordinance in 2014 to allow congregate care housing in the Commercial Retail Service (CRS) zoning district.</p> <p>Effectiveness : Oakmont Senior Living (Residential Care Facility for 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.</p> <p>This program has been implemented.</p>
Zoning for Small Employee Housing (6 or fewer)	Amend Zoning Ordinance consistent with Employee Housing Act (H&S 17021.5)	2015	<p>Progress: The Zoning Ordinance amendment was completed in 2014 to allow for small employee housing to be considered as single-family structures, and allow for small employee housing to be located in zoning districts that allow for single-family structures.</p> <p>Effectiveness: The City was effective in complying with the Employee Housing Act.</p> <p>This program was implemented.</p>

Fair Housing Program	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.	2021-2029	<p>Progress: The City provides information about fair housing on the City website, and refers tenant/landlord issues to the Housing Rights Center.</p> <p>Effectiveness: This program has been effective in educating residents on their rights under Fair Housing Laws, and in providing referrals for services.</p> <p>The Fair Housing Program provides an important service to residents and landlords in the community.</p>
Universal Design/Visitability	Develop Universal Design and Visitability Principles brochure, and provide to development applicants.	2014	<p>Progress: While the City has not yet completed its online brochure, staff ensures features that enhance accessibility are accommodated through the project plan review process. The City has adopted reasonable accommodation procedures as part of the Municipal Code.</p> <p>Effectiveness: Program effectiveness could be enhanced through preparation of online materials about universal design features and visitability for development applicants.</p> <p>Universal Design remains appropriate, particularly as the City's population continues to age and the numbers of residents with disabilities increases.</p>
Housing Opportunities for Persons Living with Disabilities	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.	2014	<p>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.</p> <p>Effectiveness: The City has been effective in providing information on services available through the Regional Center for persons with developmental disabilities.</p>

**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.

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 Hearings	\$4,000.00	\$0.00	Completed	Local General Fund	Planning Commission - 7/21/22 City Council - 8/10/22

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	2
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		10
Total Units		18

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		9
Total Units		19

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	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		1
Total Units		9