

GOAL: PROMOTION OF EQUAL HOUSING OPPORTUNITIES

16. Fair Housing Program

Five-Year Program Objective: *Continue to contract with the San Fernando Fair Housing Council to provide fair housing services and educational programs.*

Program Accomplishments: The City provides fair housing brochures at the public counter, and refers tenant/landlord issues to the San Fernando Fair Housing Council (FHC). City staff attends periodic meetings conducted by the FHC to remain current with fair housing issues.

CONTINUED APPROPRIATENESS OF 2000-2005 GOALS, POLICES AND PROGRAMS

The goals and policies of the 2000-2005 Housing Element remain appropriate to the updated element, and while most programs also remain appropriate, the following LA County programs have been eliminated from the Element as their income and/or price restrictions limit their usefulness in Agoura Hills:

- ❑ Countywide HOME Rental Rehabilitation Loan
- ❑ Countywide Affordable Homeownership Program (HOP)
- ❑ Lease-to-Own Homeownership Program
- ❑ County-wide Affordable Rental Housing Program
- ❑ Tax-Exempt Multi-Family Revenue Bond Program

In addition, the Senior and Workforce Housing Development Program has been eliminated and will be replaced with implementation of the City's Affordable Housing Implementation Strategy and Agoura Village Specific Plan.

The City issued building permits for nearly 600 new units during the 1998-2005 planning period, with nearly 90 percent of new residential development consisting of multi-family units. While this level of development well exceeded the City's total RHNA for 77 new units, market rents and sales prices in these units all exceed the level of affordability to low and moderate income households. As a result, the City fell short of meeting its regional housing needs for 12 very low income units, 8 low income units, and 13 moderate income units.

During the future Housing Element time frame, the City has several mechanisms which will allow it to more successfully address its affordable housing production needs. The Agoura Village Specific Plan designates four areas for housing and mixed-use development, providing capacity for over 230 new multi-family units. The Affordable Housing Implementation Strategy establishes specific strategies to achieve production of affordable units. And, Agoura Hills will have access to an estimated \$9 in Redevelopment Housing Set-Aside funds, combined with at least \$1.9 million in Housing Trust Fund revenues over the planning period, enabling the City to implement a more pro-active affordable housing program.

B. GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City of Agoura Hills intends to implement to address a number of significant housing-related issues. Section 65583 (b) of the Government Code requires: "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing."

The following five major issue areas are addressed by the goals and policies of this Element. The supporting goals and policies are organized by each of these issue areas and discussed in the following section.

- Conserve and improve the condition of the existing housing stock;
- Assist in the development of affordable housing;
- Provide adequate sites to achieve a diversity of housing;
- Remove governmental constraints, as necessary; and
- Promote equal housing opportunity.

CONSERVE AND IMPROVE EXISTING HOUSING

GOAL 1: Maintain and Enhance the Quality of Existing Housing and Residential Neighborhoods.

Policy 1.1: Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health.

Policy 1.2: Assist property owners in maintaining and improving their property through rehabilitation assistance programs.

Policy 1.3: Assist very low income renters to remain in the community through the Section 8 rental assistance program.

Policy 1.4: Maintain a condominium conversion ordinance aimed at preserving the City's rental housing stock, and providing tenant protections for units approved for conversion. Evaluate strengthening the City's ordinance to provide affordable units in projects approved for conversion.

DEVELOPMENT OF AFFORDABLE HOUSING

GOAL 2: Assist in the Development of a Range of Housing Types to Meet the Diverse Needs of the Community.

Policy 2.1: Encourage construction of mixed-income projects, when feasible, to provide low and moderate income units which are indistinguishable from the market rate units in the same development.

Policy 2.2: Provide financial and/or regulatory incentives to support in production of affordable housing. Leverage local funds with outside sources.

Policy 2.3: Pursue strategic and selective land acquisitions or partnering with private property owners to secure affordable housing opportunities.

Policy 2.4: Maintain a a Citywide Inclusionary Housing Ordinance to facilitate private sector production of affordable housing. Establish the following priorities for the fulfillment of the inclusionary housing requirement:

- 1st Priority: Provide the affordable units on-site;
- 2nd Priority: Provide the affordable units off-site;
- 3rd Priority: Dedication of land for affordable housing;
- 4th Priority: Pay an in-lieu fee contribution to the Housing Trust Fund.

Policy 2.5: Within the Redevelopment Project Area, require projects to fulfill Redevelopment inclusionary requirements on an individual project, rather than an aggregate Project Area basis.

Policy 2.6: Provide homeownership assistance to qualified purchasers, focusing on new construction condominiums within the Redevelopment Project Area as a means of addressing the City's affordable workforce housing needs.

Policy 2.7: Purchase affordability covenants on market rate rental housing within the Redevelopment Project Area to provide long-term affordable rental housing for lower income households.

Policy 2.8: Promote public and private investment partnerships in the City for the development of low and moderate income housing to serve the City's workforce.

Policy 2.9: Encourage the inclusion of three and four bedroom units in new developments to support large families.

Policy 2.10: Encourage use of sustainable and green building design in new and existing housing.

PROVIDE ADEQUATE SITES TO ACHIEVE A DIVERSITY OF HOUSING

Goal 3: Provide Opportunities for New Housing in a Variety of Locations and Densities to Meet the Diverse Needs of Agoura Hills Residents.

Policy 3.1: Provide zoning to enable the construction of a minimum of 109 new housing units during the 2008-2014 planning period, including 47 units affordable to lower income households, to address the City's regional housing needs.

Policy 3.2: Maintain an up-to-date vacant sites inventory, and assist developers in identifying land suitable for residential and mixed-use development.

Policy 3.3: Facilitate the development of higher density residential/commercial mixed-use in the Agoura Village Specific Plan, including stand-alone residential development (horizontal mixed-use) and housing above ground floor commercial (vertical mixed-use).

Policy 3.4: Encourage the development of second units on existing residential properties to provide additional rental housing opportunities.

REMOVE GOVERNMENTAL CONSTRAINTS

GOAL 4: Address and Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing.

Policy 4.1: Offer financial and/or regulatory incentives, including density bonuses, where feasible to offset or reduce the costs of producing affordable housing.

Policy 4.2: Revise the City's zoning ordinance to clarify provisions for the following uses: manufactured housing, community care facilities, single room occupancy hotels (SROs), supportive and transitional housing, and emergency shelters.

PROMOTE EQUAL HOUSING OPPORTUNITIES

GOAL 5: Provide housing opportunities in conformance with open housing policies and free of discriminatory practices.

Policy 5.1: Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.

Policy 5.2: Continue to support the provision of fair housing services and tenant/landlord mediation to City residents.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Agoura Hills' identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. The City's overall housing program strategy for addressing its housing needs has been defined according to the five issue areas previously described under goals and policies.

The 2008-2014 Housing Program was prepared in the context of: 1) the nature and extent of housing needs; 2) funding and land availability constraints; 3) experience gained from implementation of the previous Housing Element; and 4) consistency with the Redevelopment Agency's Affordable Housing Strategy. The Housing Program Summary Table V-2 located at the end of this section specifies the following for each program: 2008-2014 objectives; funding sources; and agency responsible for implementation.

CONSERVE AND IMPROVE EXISTING HOUSING

While the majority of existing housing in Agoura Hills is of sound to superior quality, over half of the City's housing is now over 30 years in age, the age at which housing begins to experience rehabilitation needs. The aging of such a large portion of Agoura Hills' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration. Housing conservation also involves maintaining housing affordability, which the City will undertake through the Section 8 program and condominium conversion ordinance.

1. Housing Rehabilitation Program: The Agoura Hills Housing Rehabilitation Program provides loans to owner occupants of single-family homes, condominiums and townhomes. The program allows for a wide variety of residential repairs and improvements ranging from new paint to new roofing. The funds must be used to correct hazardous structural conditions, to make improvements considered necessary to eliminate blight, to improve handicapped access, and to correct building and health code violations. This program operates on a "first come, first served" basis. Deferred loans of up to \$25,000 are provided, with higher amounts available at the discretion of the City. Redevelopment set-aside funds are used to fund the program, allowing assistance to be provided to low and moderate income households (up to 120% AMI).

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

2. Section 8 Rental Assistance: The Section 8 Rental Assistance Program extends rental subsidies to extremely low and very low-income households who spend more than 30 percent of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be “doubling up” to afford their own housing. Availability of assistance depends on efforts and priorities of the Los Angeles County Housing Authority, which coordinates Section 8 rental housing assistance on behalf of the City of Agoura Hills. Based on current HUD regulations, of those households admitted to the Section 8 program, 75 percent must have incomes less than 30 percent of the area median, making Section 8 one of the key ways in which the City can address the needs of extremely low income households.

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

3. Code Compliance Inspection: The Housing Code is established to maintain the quality of housing in the City and to prevent deterioration of housing units. The Building and Safety Department conducts inspections to determine units in need of repair. Units found out of compliance with the Housing Code are encouraged to use the City and County repair programs to bring the properties into compliance.

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

4. Condominium Conversion Ordinance: As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City has an ordinance which regulates the conversion of apartment units to condominium ownership. Conversion requirements include tenant noticing, relocation assistance for eligible tenants, and anti-discrimination policies in the sale of converted units. With a relatively limited rental housing stock and only two large apartment complexes, staff can readily monitor any potential requests for conversions. Since Agoura Hills’ incorporation, only one apartment complex (Town and Country) has converted to condominium ownership.

It may be appropriate to strengthen the City’s current Ordinance to require affordable units in projects proposed for conversion. Similar to many jurisdictions throughout the State with inclusionary housing ordinances, Agoura Hills may want to extend its inclusionary housing requirements to condominium conversions to provide affordable homeownership opportunities.

***2008-2014 Program Objective:** Continue to assure that the requirements of the Condominium Conversion Ordinance are met. Evaluate strengthening the current*

Ordinance to extend the City's inclusionary housing requirements to encompass condominium conversions.

DEVELOPMENT OF AFFORDABLE HOUSING

Housing to address the needs of Agoura Hills' lower and moderate income residents and workforce is not being produced in the private market without some level of subsidy and/or development incentive. The Housing Element sets forth several programs to provide incentives for the production of affordable and mixed income housing, including: financial assistance; inclusionary housing requirements; density bonuses; and a first-time homebuyer program. In addition, the Redevelopment Agency is initiating a new program to purchase affordability covenants on existing market rate units to provide long-term affordable rentals.

5. Affordable Housing Development Assistance: The City and its Redevelopment Agency can play an active role in the new construction of affordable and mixed-income housing through: land write-downs; gap funding assistance using redevelopment set-aside and Housing Trust Fund resources; and regulatory incentives (density bonus and other incentives). The City can also provide technical assistance to developers in support of affordable housing, including: evaluation of projects for appropriate use of funding sources and moving projects forward through the City review process. During Concept Plan Review, staff informs residential developers of the City's affordable housing requirements and the availability of various incentives, and encourages applicants to schedule a follow-up meeting with the City's Redevelopment Housing consultant to evaluate subsidy options for the provision of affordable units.

Developer assistance will be targeted for new construction projects located within Agoura Hills Redevelopment Project Area, and the Agoura Village Specific Plan in particular. Consideration will also be given to sites outside the Project Area when participation includes other public agency property owners, such as the School District.

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

6. Inclusionary Housing Ordinance: Zoning Ordinance Section 9133 requires that 15 percent of units in projects over ten units in size to be set-aside for low and moderate income households. The units are to be built on-site or at an appropriate off-site location. In 2000, the City adopted an in-lieu fee option for fulfillment of the inclusionary housing requirement. The in-lieu fee is designed to be used as the fourth priority to meet the inclusionary housing requirements. The first priority is to provide the affordable units on-site, second priority is to provide affordable units off-site, and third priority is donation of land for affordable housing. If none of these options is feasible,

the Planning Commission may grant the developer the option of paying the in-lieu fee to be contributed into a Housing Trust Fund.

The City is in the process of updating the inclusionary in-lieu fees - originally adopted in 2000 - to better reflect current market conditions and the increased affordability gap. The City is also considering the following priorities for occupancy of affordable units:

- 1st Priority: Public safety employees, primary and secondary school teachers
- 2nd Priority: Agoura Hills' residents
- 3rd Priority: Persons employed in Agoura Hills
- 4th Priority: All other persons

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

7. Affordable Housing Density Bonus: Section 9674 of the Agoura Hills Municipal Code provides for a Low and Moderate Income Housing Permit process to encourage the construction of housing for low and moderate income residents and implement State density bonus law. However, when the State legislature passed SB 1818 (effective January 2005), major changes were made to State density bonus requirements, including significantly reducing the number of affordable units that a developer must provide to receive a density bonus. Current provisions allow applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10 percent of the total units for lower income households; or
- 5 percent of the total units for very low income households; or
- A senior citizen housing development or mobilehome park that limits residency based on age requirements; or
- 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

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

The City has developed a draft density bonus ordinance in compliance with State statutes. As a means of promoting the use of density bonus incentives, the City will develop an Affordable Housing brochure describing density bonus provisions, as well as other City housing programs including inclusionary zoning, homebuyer assistance, and second units. In addition, the City has notified all property owners within the Agoura Village Specific Plan of the new density bonus ordinance, and will continue to provide information on density incentives as project proposals are received.

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

8. City First-Time Homebuyer Program: Agoura Hills' First Time Homebuyer Program assists moderate income households in the purchase of a home by providing downpayment assistance funds. The City's contribution is in the form of a deferred second mortgage loan, which requires no monthly payments, and is principal and interest deferred. The maximum assistance provided is 18 percent of the purchase price, and shall not exceed \$80,000 for the First Time Homebuyer Program and \$100,000 for the Public Services Employee First Time Homebuyer Program. All applicants must also complete a minimum of four hours of education in a City approved Community Home Buyer Seminar or other first time homebuyer training program.

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

9. Mortgage Credit Certificate (MCC): As a means of leveraging the City's First-Time Homebuyer Program, Agoura Hills is eligible to participate in the Mortgage Credit Certificate (MCC) program administered by the County Community Development Commission (CDC). The MCC program provides an annual federal income tax credit of up to 15 percent of the mortgage interest paid for first-time homebuyers. It helps first-time homebuyers qualify for a loan by allowing the lender to reduce the housing expense ratio by the amount of the tax savings. Eligibility includes maximum household incomes of approximately 200% AMI, and sales price limits of approximately \$570,000 for new homes or \$530,000 for existing homes.

***2008-2014 Program Objective:** Contact the Community Development Commission to begin participation in the MCC program. Advertise the availability*

of the MCC Program in conjunction with the City' First-Time Homebuyer Program as part of the new Affordable Housing brochure

10. Purchase of Affordability Covenants on Existing Rental Units: Purchase of affordability restrictions on market rental rate rental units provides a means of expanding the long-term supply of affordable housing in the community, and can assist Agoura Hills' Redevelopment Agency in fulfillment of inclusionary housing production obligations. The program will be focused on purchase of affordability covenants on existing units in the Redevelopment Project Area. The Agency provides a fee to the owners of rental units in exchange for keeping the units restricted to households of certain lower income levels at an affordable rent for an established period of time. Affordability restrictions can be made attractive to apartment owners as it would provide a non-taxable infusion of cash in exchange for 55-year affordability restrictions on a portion of the units within the project. The program has added advantages for the City in terms of making funds available for property improvements and providing for long-term property maintenance agreements.

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

11. Sustainability and Green Building: As part of Agoura Hills' General Plan update, the City is developing a holistic approach to create a more sustainable community for existing and future residents. General Plan land use policies promote a more compact community with a mix of interdependent land uses to reduce automobile dependence and preserve open space resources. Strategies for sustainable site design and development, resource conservation, and sustainable circulation and streetscape are also being developed and integrated within the Plan. One of the Plan's primary tools to achieve sustainable development is through implementation of standards for "green" building.

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. Standards for green building are currently being developed at several different levels. The California Building Standards Commission is developing a State Green Building Standard; the International Code Council is developing a residential green standard in conjunction with the Building Industry of America; and the California Energy Commission (CEC) is publishing new energy regulations which are expected to be 50% above the national energy baseline. Upon publication of these standards in 2008, Agoura Hills will develop a local green building program to develop a holistic, integrated approach to address green building in both public and private development.

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

ADEQUATE HOUSING SITES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. Both the General Plan and Zoning Ordinance dictate where housing may be located, thereby affecting the supply of land available for housing. Future housing growth in Agoura Hills will be accommodated through development on vacant residential sites; development of residential mixed-use within the Agoura Village Specific Plan; and development of second units on single-family parcels.

12. Residential and Mixed-Use Sites Inventory: As part of this Housing Element update, the City performed a parcel-specific residential vacant sites analysis. Only limited vacant residential sites remain in Agoura Hills, accommodating only 122 additional units. Far more significant residential development opportunities exist for mixed-use within the Agoura Village Specific Plan, providing for 235 additional units, with additional units achievable through density bonuses, in addition to the 122 units elsewhere in the City. As described under Program #7 (Density Bonus), the City is developing an Affordable Housing brochure which describes Agoura Hills' affordable housing programs and available incentives for dissemination to developers and property owners within the Agoura Hills Specific Plan.

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

13. Agoura Village Specific Plan: The Agoura Village Specific Plan provides significant additional capacity for higher density residential development. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including both a horizontal and vertical mix of residential, commercial, office and entertainment uses. Four of the planning area's seven subareas include residential uses, providing sites for 235 apartment and condominium units, with additional units achievable through density bonuses. The City has already experienced significant development interest within Agoura Village, and has pre-applications for mixed-use residential development on two of the sites.

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

14. Second Units: A second dwelling unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second dwelling units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors and single persons. Second, the primary homeowners receive supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes. In a suburban community like Agoura Hills, second units offer one of the few housing options for extremely low income households, both for renters who can attain reduced or even free rent in exchange for assistance to the homeowner, and for senior citizen homeowners living on fixed incomes.

Pursuant to current state law, Agoura Hills permits second units through a ministerial, non-discretionary process in all residential zones. The City contains many large lots that can accommodate a second unit. The City reduced the parking standards for second units to one covered space per unit and eliminated the requirement for connection to a public sewer system, removing a previous constraint to developing the units. Despite these changes to the ordinance, the City has seen few applications for second units, and will undertake an educational effort to better inform residents of this housing option.

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

REMOVE GOVERNMENTAL CONSTRAINTS

Like all jurisdictions in California, Agoura Hills has governmental regulations that affect housing development. These include the charging of permit processing and development fees, and processing procedures for tentative tract maps, and conditional use permits or variances. Under present State Law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental constraints on housing development.

15. Expedite Project Review: A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. Agoura Hills has fully implemented the provisions of AB884, and provides concurrent processing through one-stop permit coordination. Pre-application conferences are conducted on larger projects, and Concept Plan Review is conducted on projects within the Agoura Village Specific Plan, providing applicants with early input on potential site concerns and any necessary studies.

In order to process projects more expeditiously, the City has eliminated the CUP requirement for non-hillside projects. The new density bonus ordinance being developed by staff will supercede the Low and Moderate Income Housing Permit, thereby eliminating the need for a CUP. Any modified development standards provided as part of the density bonus incentives package are exempt from the variance process.

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

16. City Fee Reduction: The City collects various fees from development to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rate share system, they often contribute to the cost of housing and constrain the development of lower priced units. The reduction of City fees can lower residential construction costs, and, ultimately, sales and rental prices.

Agoura Hills may provide fee reimbursements for affordable housing developments as an incentive to provide on-site affordable units. Fee reductions are also an eligible incentive under the City's density bonus provisions. The City decides fee reimbursement on a project-by-project basis and is not automatically provided to all affordable housing projects.

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

17. Zoning Ordinance Revisions: As part of the Governmental Constraints analysis for the Housing Element update, several revisions to the Agoura Hills Zoning Code were identified as appropriate to better facilitate the provision of a variety of housing types, and housing to address the needs of extremely low income households. These zoning revisions include:

- Revision of the Mobilehome Permit to eliminate the CUP requirement and provide consistency with requirements for single-family homes.
- Provision of definitions to distinguish between small (6 or fewer persons) and large community care facilities.
- Definition of single room occupancy hotels (SROs) and identification of SROs as a conditionally permitted use within the BP-OR zone.
- Elimination of requirements for a CUP for transitional housing within RMH and RH zones to provide consistency with development regulations for any residential use.
- Identification of emergency shelters as a permitted use in the CRS Zone.

Emergency shelters will be subject to the same development and management standards as other permitted uses in CRS zone. The City will however develop written, objective standards to regulate the following, as permitted under SB 2:

- Number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need;
- Size and location of on-site waiting and client intake areas;
- Provision of onsite management;
- Proximity of other emergency shelters;
- Length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

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

PROMOTE EQUAL HOUSING OPPORTUNITIES

In order to provide for the housing needs of all segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices, including accommodations for persons with disabilities.

18. Fair Housing Program: Fair Housing provides assistance to Agoura Hills residents to settle disputes related to violation of local, State, and Federal housing laws. Also, Fair Housing provides an educational program concerning housing issues for tenants and landlords. Agoura Hills contracts with the Fair Housing Council of San Fernando for these services through the existing contract with the County of Los Angeles, for fair housing outreach and educational information and landlord/tenant dispute resolution. City staff directs any inquiries regarding fair housing issues or tenant/landlord disputes to the Fair Housing Council.

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

19. Accessible Housing: As part of this Housing Element, Agoura Hills has conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing. However, the City has not developed specific procedures for requesting a reasonable accommodation for accessibility modifications.

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

**Table V-2
Housing Program Summary**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
CONSERVE AND IMPROVE EXISTING HOUSING					
1. Housing Rehabilitation Loan Program	Provide financial assistance for home repairs for low and moderate income households.	Assist 6 households annually, or 36 over planning period. Extensively advertise program availability.	RDA Set-Aside	City Planning and Community Development Department	Initiate expanded advertising in 2008.
2. Section 8 Rental Assistance	Extend rental subsidies to extremely low and very low income families and seniors.	Continue participation in program and advertise through Affordable Housing brochure. Encourage rental property owners to list properties with Housing Authority.	HUD Section 8 Vouchers	City Planning and Community Development; Los Angeles County Housing Authority	Develop and disseminate Affordable Housing brochure and Rental Property Owner handout in 2009.
3. Code Compliance Inspection	Provide for detection and prevention of deterioration in residential areas.	Monitor housing conditions throughout the City; respond to complaints; provide information on rehabilitation assistance. Enforce UBC and Housing Code.	General Fund	City Building and Safety Department	2008 - 2014
4. Condominium Conversion Ordinance	Provide tenant protections in apartments proposed for conversion to condominium ownership.	Implement City Ordinance. Evaluate strengthening to require inclusionary units in projects proposed for conversion.	General Fund	City Planning and Community Development Department	Complete review/revision of Ordinance by 2009.
DEVELOPMENT OF AFFORDABLE HOUSING					
5. Affordable Housing Development Assistance	Provide financial and regulatory assistance in support of affordable and mixed-income housing.	Assist in development of at least 1 affordable rental and 1 affordable/mixed income ownership project.	RDA Set-Aside; Housing Trust Fund	City Planning and Community Development Department	Develop Affordable Housing brochure in 2009 to provide info on incentives.

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

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
6. Inclusionary Housing Ordinance	Integrate affordable units within market rate developments, and generate in-lieu fees in support of affordable housing.	Continue implementation of Ordinance. Utilize Housing Trust Fund revenues towards production of affordable housing for residents and the local workforce.	Developer Fees	City Planning and Community Development Department	Adopt updated ordinance and in-lieu fees in 2008.
7. Affordable Housing Density Bonus	Provide density and other incentives to facilitate affordable housing development.	Update the City's Ordinance to implement current State requirements and coordinate with inclusionary provisions.	General Fund	City Planning and Community Development Department	Update Ordinance in 2008. Provide density bonus information in Affordable Housing brochure in 2009.
8. City First-Time Homebuyer Program	Assist the City's moderate income workforce and tenants to purchase a home in the community by providing down payment assistance.	Assist a minimum of ten households over the planning period. Focus assistance on purchase of new construction condominiums within the Redevelopment Project Area.	RDA Set-Aside	City Planning and Community Development Department	Advertise in Affordable Housing brochure beginning in 2009.
9. Mortgage Credit Certificate	Assist homebuyers to purchase housing through federal income tax credits.	Contact County to initiate participation in program. Advertise program availability in conjunction with the City's First-Time Homebuyer Program.	Federal Income Tax Credit	City Planning and Community Development Department & County Community Development	Contact LA CDC in 2008 to initiate participation. Begin advertising campaign in 2009.
10. Purchase of Affordability Covenants	Expand long-term supply of affordable housing via affordability restrictions on existing market-rate units.	Conduct outreach to rental property owners in RDA to negotiate affordable covenants. Acquire covenants for 20 very low income units.	RDA Set-Aside	City Planning and Community Development Department	Initiate contact with rental property owners in 2009.
11. Sustainability and Green Building	Promote energy conservation and sustainable design in new and existing development.	Integrate principles of sustainability within the General Plan for adoption by 2009. Adopt a Green Building Program and develop educational materials to promote by 2010.	General Fund	City Planning and Community Development Department; City Building and Safety Department	Adopt General Plan in 2009. Adopt Green Building Program in 2010.

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

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
ADEQUATE HOUSING SITES					
12. Residential and Mixed-Use Sites Inventory	Provide a range of residential development opportunities through appropriate land use designations.	Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.	General Fund	City Planning and Community Development Department	Begin distributing Affordable Housing brochure in 2009.
13. Agoura Village Specific Plan (AVSP)	Provide expanded sites for multi-family and mixed-use housing development.	Facilitate residential mixed-use development in AVSP, including on-site provision of affordable units.	General Fund	City Planning and Community Development Department	2008 - 2014
14. Second Units	Provide additional sites for rental housing within existing residential neighborhoods.	Implement the City's second unit ordinance to provide sites for rental housing, and educate public on availability.	General Fund	City Planning and Community Development Department	Prepare educational materials on second units via Affordable Housing brochure by 2009.
REMOVE GOVERNMENTAL CONSTRAINTS					
15. Expedite Project Review	Minimize the time required for project approvals, thereby reducing the cost of development.	Continue to implement procedures for concurrent processing of residential projects, and pre-application reviews. Eliminate CUP for density bonuses.	General Fund	City Planning and Community Development Department	Eliminate density bonus CUP in 2008.
16. City Fee Reduction	Provide fee reductions to reduce the cost of developing affordable housing.	Work with developers to provide fee reductions in exchange for affordable units.	General Fund; RDA Set-Aside	City Planning and Community Development Department	2008 - 2014
17. Zoning Ordinance Revisions	Provide appropriate zoning to facilitate a variety of housing types.	Revise the Zoning Code to address manufactured housing SROs,, community care facilities, transitional housing and emergency shelters.	General Fund	City Planning and Community Development Department	Amend Code by 2009.

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

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
PROMOTE EQUAL HOUSING OPPORTUNITY					
18. Fair Housing Program	Assure unrestricted access to housing for all residents of the City.	Continue to contract with the San Fernando Fair Housing Council to provide fair housing services and educational programs concerning fair housing issues. Assist in program outreach through referrals and distribution of informational materials.	CDBG	San Fernando Fair Housing Council; City Planning and Community Development Department	Contact Fair Housing Council in 2008 to obtain brochure materials; include fair housing information in Affordable Housing brochure in 2009.
19. Accessible Housing	Facilitate provision of accessible housing for persons with disabilities.	Develop procedures for reasonable accommodations for accessibility modifications.	General Fund	City Planning and Community Development Department; City Building and Safety Department	2009
<p><u>2008-2014 OBJECTIVES</u> Housing Construction: 109 units 29 Very Low (including 14 extremely low), 18 Low, 19 Moderate, and 43 Above Mod Housing Rehabilitation: 36 households 12 Very Low, 12 Low, 12 Moderate Housing Conservation: 30 households 20 Very Low (Affordability Covenants), 10 Moderate (Homebuyer Assistance)</p>					



APPENDIX A

RESIDENTIAL SITES INVENTORY

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

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

Zone A South		General Plan/ Zoning	Owner	Existing Use
APN	Acres			
2061-031-020	18.56	AVSP	Moore	Vacant. Concept proposal for mixed use, including 112 multi-family units.
Zone A North				
APN	Acres	General Plan/ Zoning	Owner	Existing Use
2061-006-046	0.68	AVSP	USA Gas	1996 Gas Station - use likely to remain in near future.
2061-006-008	1.17	AVSP	Mel Adams	Equipment rental. 1,200 sq ft building (1970). Value of improvement < 10% land value.
2061-006-047	0.27	AVSP	Moyse	Vacant
2061-006-038	1.1	AVSP	Artinian	Vacant
2068-006-035	1.78	AVSP	Conejo Valley U Store	Adjacent parcels developed with late 1970s self storage facility. Non-conforming use, not permitted to make improvements or expand.
2061-006-036	1.58	AVSP	Conejo Valley U Store	Adjacent parcels developed with late 1970s self storage facility. Non-conforming use, not permitted to make improvements or expand.
Subtotal	6.58			
Zone B				
APN	Acres	General Plan/ Zoning	Owner	Existing Use
2061-033-016	21.5	AVSP	Whizen/Martin Group	Vacant. Application to building Agoura Town Center, including 72 multi-family units.
Zone E				
APN	Acres	General Plan/ Zoning	Owner	Existing Use
2061-029-003	0.6	AVSP	Berman	
2061-029-004	0.53	AVSP	Berman	
2061-029-005	0.56	AVSP	Berman	Vacant. Application to build commercial/office with residential.
2061-029-006	0.3	AVSP	Berman	
2061-029-007	0.17	AVSP	Coast 2 Coast	Vacant. Application to combine 22 lots into single parcel for development of Cornerstone project, including 35 apartment units, retail and office.
2061-029-008	0.22	AVSP	Coast 2 Coast	
2061-029-009	0.24	AVSP	Coast 2 Coast	
2061-029-010	0.1	AVSP	Coast 2 Coast	
2061-029-011	0.13	AVSP	Coast 2 Coast	
2061-029-012	0.03	AVSP	Coast 2 Coast	
2061-029-013	0.03	AVSP	Coast 2 Coast	
2061-029-014	0.23	AVSP	Coast 2 Coast	
2061-029-015	0.31	AVSP	Coast 2 Coast	
2061-029-016	0.37	AVSP	Coast 2 Coast	
2061-030-001	0.66	AVSP	Coast 2 Coast	

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

2061-030-002	0.21	AVSP	Coast 2 Coast
2061-030-003	0.18	AVSP	Coast 2 Coast
2061-030-004	0.2	AVSP	Coast 2 Coast
2061-030-005	0.17	AVSP	Coast 2 Coast
2061-030-006	0.17	AVSP	Coast 2 Coast
2061-030-007	0.19	AVSP	Coast 2 Coast
2061-030-008	0.18	AVSP	Coast 2 Coast
2061-030-009	0.18	AVSP	Coast 2 Coast
2061-030-010	0.26	AVSP	Coast 2 Coast
2061-030-011	0.5	AVSP	Coast 2 Coast
2061-030-012	0.74	AVSP	Coast 2 Coast
Subtotal	7.46		

TOTAL ACREAGE 54.1

City of Agoura Hills Vacant Residential Property

Prepared: 1-11-08

<u>APN</u>	<u>General Plan</u>	<u>Zoning</u>	<u>Acreeage</u>	<u># New Units</u>	<u>Status</u>	<u>Comments</u>
Old Agoura						
2055001032	OSR	OSR	30	2	vacant	Old Agoura
2055001039	OSR	OSR	10.34	1	vacant	Old Agoura
2055001038	OSR	OSR	6.45	1	approved	Old Agoura
2055021044	OSR	OSR	1.01	1	vacant	Old Agoura
2055004009	OSR	OSR	0.5199	1	application	Old Agoura
2055027070	OSR	OSR	1.14	1	vacant	Old Agoura
2055022080	OSR	OSR	1.09	1	vacant	Old Agoura
2055029012	OSR	OSR	0.42	1	vacant	PCC Ranch
2055029005	OSR	OSR	1.72	1	application	PCC Ranch
2055029006	OSR	OSR	1.21	1	vacant	PCC Ranch
2055029004	OSR	OSR	1.33	1	vacant	PCC Ranch
2055029003	OSR	OSR	1.46	1	application	PCC Ranch
2055029002	OSR	OSR	1.21	1	vacant	PCC Ranch
2055029001	OSR	OSR	1.45	1	vacant	PCC Ranch
2055029008	OSR	OSR	1.67	1	vacant	PCC Ranch
2055029007	OSR	OSR	2.93	1	vacant	PCC Ranch
2055028036	RV	RV	0.96	1	application	Old Agoura
2055023065	RV	RV	1.6	1	vacant	Old Agoura
2055005047	RL	RL	0.65	1	vacant	Old Agoura
2055005046	RL	RL	0.5	1	vacant	Old Agoura
2055005048	RL	RL	0.62	1	vacant	Old Agoura
2055005042	RL	RL	0.5	1	vacant	Old Agoura
2055005070	RL	RL	0.63	1	application	Old Agoura
2055004020	RS	RS	0.53	1	approved	Old Agoura
2055004037	RS	RS	0.46	1	vacant	Old Agoura
2055019036	RL	RL	1	1	application	Old Agoura
2055019027	RL	RL	1	1	vacant	Old Agoura
2055019037	RL	RL	1	1	vacant	Old Agoura
2055017016	RL	RL	1.02	1	vacant	Old Agoura
2055021039	RV	RV	1.82	1	vacant	Old Agoura
2055021057	RV	RV	2.47	2	vacant	Old Agoura
2055022072	RV	RV	1.54	1	vacant	Old Agoura
2055023072	RV	RV	0.83	1	vacant	Old Agoura
2055023073	RV	RV	0.92	1	vacant	Old Agoura
2052008024	RL	RL	2.52	4	vacant	Old Agoura
2055015062	RL	RL	0.96	2	vacant	Old Agoura
2055012040	RL	RL	1.53	2	vacant	Old Agoura
2055021018	RV	RV	0.969	1	vacant	Old Agoura
TOTAL UNITS				45		
Hillside Area Between AVSP and Indian Hills						
2061030020	OSR	OSR	1.15	2	vacant	Between AVSP and Indian Hills (Hillside)
2061030015	OSR	OSR	1	see above	vacant	These consecutive lots equate to 2 units
2061030016	OSR	OSR	0.724	see above	vacant	
2061027001	OSR	OSR	0.654	see above	vacant	
2061027002	OSR	OSR	0.676	see above	vacant	
2061027003	OSR	OSR	0.609	see above	vacant	

City of Agoura Hills Vacant Residential Property

Prepared: 1-11-08

2061027004	OSR	OSR	0.6247	see above	vacant	
2061027005	OSR	OSR	0.5764	see above	vacant	
2061027006	OSR	OSR	0.8255	see above	vacant	
2061027007	OSR	OSR	0.8472	see above	vacant	
2061027008	OSR	OSR	1.336	see above	vacant	
2061027009	OSR	OSR	1.56	see above	vacant	
2061027010	OSR	OSR	0.3449	see above	vacant	
2061027011	OSR	OSR	0.784	see above	vacant	
2061027012	OSR	OSR	0.95	see above	vacant	
2061026001	OSR	OSR	1.16	see above	vacant	
2061026002	OSR	OSR	0.78	see above	vacant	
2061026003	OSR	OSR	2.5	see above	vacant	
2061026004	OSR	OSR	1.03	see above	vacant	
2061026005	OSR	OSR	0.33	see above	vacant	
2061026006	OSR	OSR	0.264	see above	vacant	
2061026007	OSR	OSR	0.243	see above	vacant	
2061026008	OSR	OSR	0.22	see above	vacant	
2061026009	OSR	OSR	0.243	see above	vacant	
2061026010	OSR	OSR	0.258	see above	vacant	
2061026011	OSR	OSR	0.273	see above	vacant	
2061026012	OSR	OSR	0.3985	see above	vacant	
2061026013	OSR	OSR	0.4039	see above	vacant	
2061026014	OSR	OSR	0.655	see above	vacant	
2061024015	OSR	OSR	0.7609	see above	vacant	
2061024001	OSR	OSR	3.61	see above	vacant	
2061024002	OSR	OSR	4.14	see above	vacant	
2061024003	OSR	OSR	4.94	see above	vacant	
2061024004	OSR	OSR	4.01	see above	vacant	
2061025040	OSR	OSR	0.17	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025039	OSR	OSR	0.198	see above	vacant	These consecutive lots equate to 1 unit
2061025038	OSR	OSR	0.294	see above	vacant	
2061025058	OSR	OSR	0.296	see above	vacant	
2061025057	OSR	OSR	0.2644	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025023	OSR	OSR	0.2326	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025022	OSR	OSR	0.2727	see above	vacant	These consecutive lots equate to unit
2061025021	OSR	OSR	0.1656	see above	vacant	
2061025055	OSR	OSR	0.19	see above	vacant	
2061025007	OSR	OSR	0.1629	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025006	OSR	OSR	0.1497	see above	vacant	These consecutive lots add up to 1 unit
2061025005	OSR	OSR	0.1477	see above	vacant	
2061025004	OSR	OSR	0.141	see above	vacant	
2061025003	OSR	OSR	0.1556	see above	vacant	
2061025053	OSR	OSR	0.161	see above	vacant	
2061025052	OSR	OSR	0.1496	see above	vacant	
2061029031	OSR	OSR	0.5792	1	vacant	Between AVSP and Indian Hills (Hillside)
2061029032	OSR	OSR	0.855	see above	vacant	These consecutive lots add up to 1 unit
2061029033	OSR	OSR	1.01	see above	vacant	
2061028007	OSR	OSR	1.3	see above	vacant	
2061028008	OSR	OSR	0.9398	see above	vacant	
2061028009	OSR	OSR	0.5	see above	vacant	
2061028010	OSR	OSR	0.9359	see above	vacant	

City of Agoura Hills Vacant Residential Property

Prepared: 1-11-08

2061028011	OSR	OSR	0.9423	see above	vacant	
2061028012	OSR	OSR	0.9663	see above	vacant	
2061028013	OSR	OSR	0.855	see above	vacant	
2061028014	OSR	OSR	0.85	see above	vacant	
2061028015	OSR	OSR	0.514	see above	vacant	
2061028016	OSR	OSR	0.77	see above	vacant	
2061028017	OSR	OSR	0.34	see above	vacant	
2061029017	OSR	OSR	0.508	1	vacant	Between AVSP and Indian Hills (Hillside)
2061029029	OSR	OSR	0.608	see above	vacant	Contiguous lots add to 1 unit
2061029001	OSR	OSR	0.749	1	vacant	Between AVSP and Indian Hills (Hillside)
2061028006	OSR	OSR	0.755	see above	vacant	All contiguous lots add to 1 unit
2061028005	OSR	OSR	0.71	see above	vacant	
2061028004	OSR	OSR	0.878	see above	vacant	
2061023002	OSR	OSR	23.18	2	vacant	Between AVSP and Indian Hills (Hillside)
2061028003	OSR	OSR	0.577	1	vacant	Between AVSP and Indian Hills (Hillside)
2061028002	OSR	OSR	0.51	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025017	OSR	OSR	0.49	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025016	OSR	OSR	0.487	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025015	OSR	OSR	0.48	see above	vacant	All contiguous lots add to 1 unit
2061025014	OSR	OSR	0.469	see above	vacant	
2061025013	OSR	OSR	0.458	see above	vacant	
2061025054	OSR	OSR	0.454	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025056	OSR	OSR	0.189	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025011	OSR	OSR	0.45	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025010	OSR	OSR	0.351	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025009	OSR	OSR	0.421	1	vacant	Between AVSP and Indian Hills (Hillside)
2061025008	OSR	OSR	0.491	see above	vacant	Both lots add to 1 unit

TOTAL UNITS 20

Indian Hills

2061022023	RS	RS	0.12	1	vacant	Indian Hills (Hillside)
2061022024	RS	RS	0.152	see above	vacant	All lots add to 1 unit
2061022025	RS	RS	0.158	see above	vacant	
2061022095	RS	RS	none listed	1	in plan check	
2061022094	RS	RS	none listed	see above	see above	
2061022096	RS	RS	none listed	1	vacant	Indian Hills (Hillside)
2061022048	RS	RS	0.12	1	vacant	Indian Hills (Hillside)
2061022018	RS	RS	0.128	1	vacant	Indian Hills (Hillside)
2061022016	RS	RS	0.16	1	in plan check	Indian Hills (Hillside)
2061022051	RS	RS	0.53	1	application	Indian Hills (Hillside)
2061020001	OSR	OSR	0.214	1	vacant	Indian Hills (Hillside)
2061020002	OSR	OSR	0.227	see above	vacant	All contiguous lots add to 1 unit
2061020003	OSR	OSR	0.155	see above	vacant	
2061020004	OSR	OSR	0.157	see above	vacant	
2061020005	OSR	OSR	0.11	see above	vacant	
2061020006	OSR	OSR	0.2	see above	vacant	
2061020007	OSR	OSR	0.219	see above	vacant	
2061020008	OSR	OSR	0.219	see above	vacant	
2061020009	OSR	OSR	0.315	see above	vacant	
2061020010	OSR	OSR	0.319	see above	vacant	

City of Agoura Hills Vacant Residential Property

Prepared: 1-11-08

2061020021	OSR	OSR	0.25	see above	vacant	
2061020022	OSR	OSR	0.195	see above	vacant	
2061020023	OSR	OSR	0.198	see above	vacant	
2061020024	OSR	OSR	0.198	see above	vacant	
2061020025	OSR	OSR	0.134	see above	vacant	
2061020026	OSR	OSR	0.139	see above	vacant	
2061020027	OSR	OSR	0.128	see above	vacant	
2061020028	OSR	OSR	0.128	see above	vacant	
2061020029	OSR	OSR	0.1377	see above	vacant	
2061020030	OSR	OSR	0.128	see above	vacant	
2061021009	OSR	OSR	0.146	see above	vacant	
2061021010	OSR	OSR	0.15	see above	vacant	
2061021011	OSR	OSR	0.15	see above	vacant	
2061021012	OSR	OSR	0.186	see above	vacant	
2061021013	OSR	OSR	0.164	see above	vacant	
2061021014	OSR	OSR	0.199	see above	vacant	
2061021015	OSR	OSR	0.128	see above	vacant	
2061021016	OSR	OSR	0.134	see above	vacant	
2061021017	OSR	OSR	0.138	see above	vacant	
2061021018	OSR	OSR	0.149	see above	vacant	
2061021019	OSR	OSR	0.142	see above	vacant	
2061021020	OSR	OSR	0.147	see above	vacant	
2061021021	OSR	OSR	0.173	see above	vacant	
2061021022	OSR	OSR	0.207	see above	vacant	
2061019028	OSR	OSR	none listed	1	vacant	Indian Hills (Hillside)
2061021002	RS	RS	0.145	1	vacant	Indian Hills (Hillside)
2061021035	RS	RS	0.173	1	application	Indian Hills (Hillside)
2061021036	RS	RS	0.143	1	see above	Indian Hills (Hillside)
2061021037	OSR	OSR	0.356	1	vacant	Indian Hills (Hillside)
2061021038	OSR	OSR	0.197	see above	vacant	All contiguous lots add to 1 sfh
2061021039	OSR	OSR	0.279	see above	vacant	
2061016070	RS	RS	0.079	1	vacant	Indian Hills (Hillside)
2061016063	RS	RS	0.174	1	vacant	Indian Hills (Hillside)
2061016072	RS	RS	0.2	see above	vacant	Both contiguous lots add to 1 unit
2061016058	RS	RS	0.19	1	vacant	Indian Hills (Hillside)
2061016021	RS	RS	0.172	see above	vacant	Both contiguous lots add to 1 unit
2061016054	RS	RS	0.27	1	entitled	Indian Hills (Hillside)
2061016052	RS	RS	0.13	1	vacant	Indian Hills (Hillside)
2061017007	RS	RS	0.139	1	in plan check	Indian Hills (Hillside)
2061017008	RS	RS	0.15	1	vacant	Indian Hills (Hillside)
2061017046	RS	RS	0.2	1	in plan check	Indian Hills (Hillside)
2061017043	RS	RS	0.157	see above	see above	All contiguous lots add to 1 unit
2061017044	RS	RS	0.158	see above	see above	
2061017047	RS	RS	not listed	1	vacant	
2061017024	RS	RS	0.162	1	vacant	Indian Hills (Hillside)
2061017027	RS	RS	0.197	see above	vacant	All contiguous lots add to 1 unit
2061018079	RS	RS	not listed	1	vacant	Indian Hills (Hillside)
2061018073	RS	RS	0.142	1	vacant	Indian Hills (Hillside)
2061018072	RS	RS	0.152	see above	vacant	Both contiguous lots add to 1 unit
2061018071	RS	RS	0.158	1	vacant	Indian Hills (Hillside)
2061018070	RS	RS	0.146	1	vacant	Indian Hills (Hillside)
2061018069	RS	RS	0.17	1	vacant	Indian Hills (Hillside)

City of Agoura Hills Vacant Residential Property

Prepared: 1-11-08

2061018068	RS	RS	0.168	see above	vacant	Both contiguous lots add to 1 unit
2061018063	RS	RS	0.17	1	vacant	Indian Hills (Hillside)
2061018078	RS	RS	not listed	1	vacant	Indian Hills (Hillside)
2061018065	RS	RS	0.168	1	vacant	Indian Hills (Hillside)
2061018066	RS	RS	0.126	1	vacant	Indian Hills (Hillside)
2061018067	RS	RS	0.162	1	vacant	Indian Hills (Hillside)

TOTAL UNITS 33

Other

2061014023	RM	RM	none listed	24	in plan check	All lots part of Riopharm Project
2061014019	RM	RM	0.181	see above	see above	Approved for 24 single-family units
2061014018	RM	RM	0.1736	see above	see above	
2061014025	RM	RM	0.1736	see above	see above	
2061014015	RM	RM	0.1754	see above	see above	
2061014024	RM	RM	none listed	see above	see above	
2061014020	RM	RM	0.1835	see above	see above	
2061014026	RM	RM	0.1904	see above	see above	
2061014014	RM	RM	0.1685	see above	see above	
2061014013	RM	RM	0.1663	see above	see above	
2061014012	RM	RM	0.1636	see above	see above	
2061014011	RM	RM	0.224	see above	see above	
2061014010	RM	RM	0.182	see above	see above	
2061014009	RM	RM	0.1749	see above	see above	
2061014008	RM	RM	0.1749	see above	see above	
2061014007	RM	RM	0.1823	see above	see above	
2061014027	RS	RS	0.3133	see above	see above	
2061014028	RS	RS	0.23	see above	see above	
2061014029	RS	RS	0.2258	see above	see above	
2061014030	RS	RS	0.2447	see above	see above	
2061014031	RS	RS	0.193	see above	see above	
2061014040	RS	RS	0.2573	see above	see above	
2061014039	RS	RS	0.1921	see above	see above	
2061014038	RS	RS	0.2033	see above	see above	
2061014037	RS	RS	0.1868	see above	see above	
2061014036	RS	RS	0.2341	see above	see above	
2061014008	RS	RS	6.39	see above	see above	
2061014042	RS	RS	0.2504	see above	see above	
2061014032	RS	RS	0.222	see above	see above	
2061014033	RS	RS	0.1714	see above	see above	
2061014034	RS	RS	0.1751	see above	see above	
2061014035	RS	RS	0.1547	see above	see above	

TOTAL UNITS 24

TOTAL UNITS ON VACANT SITES 122

(Not including Agoura Village Specific Plan)



APPENDIX B

PUBLIC PARTICIPATION

Public Notices

Housing Element Workshop Mailing List

Housing Element Needs Survey



NOTICE OF AVAILABILITY/INTENT TO ADOPT DRAFT HOUSING ELEMENT 2008-2014
INITIAL STUDY/NEGATIVE DECLARATION

THE CITY OF AGOURA HILLS HAS SCHEDULED TWO PUBLIC HEARINGS TO CONSIDER THE UPDATE OF THE HOUSING ELEMENT OF THE GENERAL PLAN. THE REVIEWING BODIES WOULD BE INTERESTED IN ANY THOUGHTS YOU MAY HAVE RELATIVE TO THIS MATTER, EITHER DURING THE HEARING OR IN WRITING PRIOR TO THE HEARING.

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

LOCATION: Citywide

REQUEST: Solicit comments from the Planning Commission, City Council and public to assist in formulation of the draft Housing Element for submittal to the State for review.

REVIEWING BODIES: Planning Commission and City Council

PLANNING COMMISSION HEARING: April 3, 2008 at 6:30 PM

CITY COUNCIL HEARING: April 9, 2008 at 7:00 PM

LOCATION OF HEARINGS: City of Agoura Hills Council Chambers
30001 Ladyface Court
Agoura Hills, CA 91301

PROJECT DESCRIPTION:

The City of Agoura Hills is in the process of preparing an update to the Housing Element of the General Plan, and is soliciting input on community housing needs, policies and programs to serve as a guide for the City's housing activities over the 2008-2014 period. At each of these two public hearings – one before the Planning Commission and one before the City Council – the City will provide an overview of the preliminary draft Housing Element, and solicit comments from either the Planning Commission or City Council, as well as the public, to assist in formulation of the draft Housing Element for submittal to the State Housing and Community Development Department (HCD) for review.

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element include: a housing needs assessment with population and household characteristics; identification of constraints to provide housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.

After this public hearing, the City will incorporate public and decision-maker comments to finalize the draft 2008-2014 Housing Element for a 60-day review and comment by the HCD. Upon addressing any comments HCD may have on the draft, as well as comments received by the public, City staff will analyze the Housing Element pursuant to the California Environmental Quality Act (CEQA), and prepare any necessary environmental documentation. The Planning Commission, followed by the City Council, will then conduct public hearings to consider adoption of the Housing Element, as well as the related CEQA document. A separate notice for availability of the CEQA document, as well as for the subsequent Planning Commission and City Council hearings will be posted at a later date.

All interested parties are cordially invited to attend this meeting and give their comments either in person or in writing prior to the hearing dates. The preliminary draft Housing Element is available for viewing at the City of Agoura Hills, Department of Planning and Community Development, 30001 Ladyface Court, Agoura Hills, California 91301, and at the City of Agoura Hills Recreation Center at 30610 Thousand Oaks Blvd.. Both of these locations are open from 7:00 AM to 5:00 PM Monday through Thursday and 7:00 AM to 4:00 PM on Friday. The document is also available online at www.ci.agoura-hills.ca.us and at the Agoura Hills Library at 29901 Ladyface Court during normal operating hours. State law requires the City to inform you that if you challenge the decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the reviewing body at or prior to the public hearing.

FOR FURTHER INFORMATION CONCERNING THIS ITEM, CALL ALLISON COOK, SENIOR PLANNER AT (818) 597-7310.

MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
DATE POSTED BY: March 20, 2008



**NOTICE OF PUBLIC HEARING
CITY OF AGOURA HILLS 2008-2014 HOUSING ELEMENT OF THE GENERAL PLAN**

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

LOCATION: Citywide

PROJECT DESCRIPTION: The City of Agoura Hills has prepared an update to the Housing Element of the General Plan, referred to as the City of Agoura Hills 2008-2014 Housing Element (Housing Element). The Housing Element contains information on community housing needs, policies and programs to serve as a guide for the City's housing activities over the 2008-2014 period. The Housing Element is one of the seven state-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element include: a housing needs assessment with population and household characteristics; identification of constraints to provide housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Housing Element goals focus on:

1. Preserving and improving housing and neighborhoods;
2. Providing adequate housing sites;
3. Assisting in the provision of affordable housing;
4. Removing governmental and other constraints to housing investment; and
5. Promoting fair and equal housing opportunities.

REQUEST: Recommendation to the City Council to adopt the City of Agoura Hills 2008-2014 Housing Element (Housing Element), and recommendation to the City Council to adopt the Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

ENVIRONMENTAL DETERMINATION: Negative Declaration (ND) pursuant to CEQA.

DOCUMENT AVAILABILITY: The Housing Element and ND are available for review at the Planning and Community Development Department at City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301, between the hours of 7:00 AM and 5:00 PM on Monday – Thursday, and between 7:00 AM and 4:00 PM on Fridays. They are also available at the Agoura Hills Library at 29901 Ladyface Court during normal operating hours. Both documents are also available online at www.ci.agoura-hills.ca.us, and are available for purchase on CD by calling (805) 597-7310.

REVIEWING BODY: Planning Commission

DATE AND TIME OF HEARING: October 16, 2008, 6:30 PM

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

Please note that a separate City Council hearing to consider the aforementioned requests will occur following the Planning Commission meeting. A separate notice of public hearing will be issued prior to that meeting. If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission, or in a public hearing on the project.

FOR FURTHER INFORMATION CONCERNING THIS CASE, CONTACT ALLISON COOK, SENIOR PLANNER, AT (818) 597-7310, OR AT ACOOK@CI.AGOURA-HILLS.CA.US.

MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
DATE POSTED BY: OCTOBER 2, 2008

**CITY OF AGOURA HILLS
2008-2014 HOUSING ELEMENT PUBLIC WORKSHOPS
MAILING LIST**

Southern California Presbyterian Homes
516 Burchett Street
Glendale, CA 91203

Conejo Valley Association of Realtors
463 Pennsfield Place, #100
Thousand Oaks, CA 91350

Las Virgenes Unified School District
Attn: Don Zimring
4111 N. Las Virgenes Road
Calabasas, CA 91302

Southern California Association of Governments
818 W. 7th Street, 12th Floor
Los Angeles, CA 90017

City of Calabasas
Attn: Tom Bartlett
26135 Mureau Road
Calabasas, CA 91302

Conejo/Las Virgenes Futures Foundation
Attn: Fran Brough
P.O. Box 3814
Thousand Oaks, CA 91360

Fair Housing Council of the San Fernando Valley
8134 Van Nuys Boulevard, #206
Panorama City, CA 91402

City of Westlake Village
Planning Department
31200 Oak Crest Drive
Westlake Village, CA 91361

Hillrise Open Space Association
29307 Tree Hollow Glen
Agoura Hills, CA 91301

Lake Lindero HOA
30715 Passageway
Agoura Hills, CA 91301

L.A. Community Design Center
701 E. Third Street, Suite 400
Los Angeles, CA 90015

Mercy Housing
1500 S. Grand Avenue, #100
Los Angeles, CA 90015

Agoura/Oak Park/Conejo Valley Chamber of Commerce
30101 Agoura Road, #207
Agoura Hills, CA 93130

L.A. Community Development Commission
Community Block Grant Division
2 Coral Circle
Monterey Park, CA 91755

Los Angeles Family Housing
7843 Lankershim Boulevard
No. Hollywood, CA 91605

Liberty Canyon HOA
4062 Jim Bowie Road
Agoura Hills, CA 91301

L.A. Neighborhood Housing Services
3926 Wilshire Boulevard, #200
Los Angeles, CA 90010

Many Mansions
1459 E. Thousand Oaks Boulevard, Building D
Thousand Oaks, CA 91362

County of Ventura
Planning Division
800 S. Victoria Avenue
Ventura, CA 93009

Las Virgenes Municipal Water District
Attn: Development Review
P.O. Box 353
Agoura Hills, CA 91301

National Community Renaissance
9065 Haven Avenue, #100
Rancho Cucamonga, CA 91730

Las Virgenes Homeowners Federation
P.O. Box 353
Agoura Hills, CA 91301

City of Thousand Oaks
Community Development Department
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362

A Community of Friends
Attn: Dora Gallo
3345 Wilshire Boulevard, #1000
Los Angeles, CA 90010

Morrison Ranch HOA
29335 Castlehill Drive
Agoura Hills, CA 91301

Cornell Preservation Organization
P.O. Box 1875
Agoura Hills, CA 91301

Fountainwood HOA
28939 Marlies Street
Agoura Hills, CA 91301

Old Agoura HOA
Attn: Jess Thomas
6064 Chesebro Road
Agoura Hills, CA 91301

Malibou Lake Mountain Club
29033 W. Lake Vista Drive
Agoura, CA 91301

L.A. County Department of Regional Planning
Attn: Gina Natoli
320 W. Temple Street
Los Angeles, CA 90012

**City of Agoura Hills
2008-2014 Housing Element Update**

The City is in the process of updating its Housing Element of the General Plan. Each city and county in California is required to have a Housing Element. The Housing Element shows how Agoura Hills will meet its existing and projected housing needs, including its "fair share" of the regional housing need, as determined by the state. A copy of the Draft Housing Element is available online at www.ci-agoura-hills.ca.us.

If you are an Agoura Hills resident, please provide us with your input for the Housing Element update:

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

2. WHAT CONCERNS DO YOU HAVE ABOUT HOUSING IN THE CITY?

3. WHAT OPPORTUNITIES DO YOU SEE FOR THE FUTURE OF HOUSING IN AGOURA HILLS?

ADDITIONAL COMMENTS FOR THE HOUSING ELEMENT