

CITY OF AGOURA HILLS 2008-2014 HOUSING ELEMENT

NOVEMBER 2008





CITY OF AGOURA HILLS 2008-2014 HOUSING ELEMENT

Adopted by the City Council
November 12, 2008

Certified by the State Housing and
Community Development Department
January 16, 2009

CITY OF AGOURA HILLS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
30001 LADYFACE COURT
AGOURA HILLS, CA 91301

Consultant to the City:



KAREN WARNER ASSOCIATES

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

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

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January 16, 2009

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

Dear Mr. Ramirez:

RE: Review of the City of Agoura Hills' Adopted Housing Element

Thank you for submitting the City of Agoura Hills' housing element adopted on November 12, 2008 and received for review on November 18, 2008. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's October 7, 2008 review found the City of Agoura Hills' revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the draft, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

The Department commends Agoura Hills' commitment in providing financial and regulatory assistance for the development of affordable and mixed-income housing and its programs to promote higher density mixed-use development in the Agoura Village Specific Plan. Successful implementation of these strategies will help address the housing needs of the community, particularly the local workforce and lower-income families. In addition, the City's efforts to integrate sustainable development through implementation of standards for green building are particularly noteworthy.

As noted in the Department's October 7, 2008 review, the City should monitor the successful implementation of Programs 12 and 13 to provide sites sufficient to accommodate a variety of housing types and choices and Agoura Hills' share of the regional housing need, especially for lower-income households. The City should report on the implementation status of these programs in its annual report on the implementation of the housing element required pursuant to Government Code Section 65400.

Mr. Greg Ramirez, City Manager
Page 2

The Department is also pleased to note Agoura Hills now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Infill Incentive Grant Program, authorized by Proposition 1C, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) Program include housing element compliance either as a threshold competitive factor in rating and ranking applications. More specific information about these and other programs is available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf.

The Department wishes the City of Agoura Hills success in implementing its housing element. If you have any questions, please contact Mario Angel, of our staff, at (916) 445-3485.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell". The signature is written in black ink and is positioned above the printed name.

Cathy E. Creswell
Deputy Director

cc: Mike Kamino, Planning and Community Development Director

RESOLUTION NO. 1506

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE CITY OF AGOURA HILLS 2008-2014 HOUSING ELEMENT OF THE GENERAL PLAN AND THE NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

Section 2. The City prepared a draft Housing Element and submitted it to the California Department of Housing and Community Development (HCD) for review on April 21, 2008. Pursuant to Government Code Section 65585(b), HCD commented on the draft in the form of a letter to the City dated June 20, 2008.

Section 3. Pursuant to Government Code Section 65352, the City has provided opportunities for the involvement of citizens, public agencies, civic, educational, and other community and housing groups through making available copies of the 2008-2014 Housing Element and/or giving notification of its availability for review.

Section 4. A duly noticed public hearing before the City Planning Commission to receive public comments on the 2008-2014 Draft Housing Element, and to recommend to the City Council that the 2008-2014 Draft Housing Element be forwarded to the HCD for review and comment pursuant to Government Code Section 65585(b) was held on April 3, 2008.

Section 5. A duly noticed public hearing before the City Council to receive public comments on the 2008-2014 Draft Housing Element, and adopt a minute motion authorizing City staff to forward the Housing Element to the HCD for review and comment was held on April 9, 2008.


Section 6. A duly noticed public hearing before the City Planning Commission to consider the Negative Declaration (ND) prepared pursuant to the California Environmental Quality Act (CEQA) and the proposed City of Agoura Hills 2008-2014 Housing Element was held on October 16, 2008, at which time evidence, both written and oral, was duly presented to and considered by the Planning Commission at this said hearing. At said hearing, the City Planning Commission adopted Resolution No. 953, recommending that the City Council adopt the City of Agoura Hills 2008-2014 Housing Element and the ND.

Section 9. The City Council of the City of Agoura Hills hereby adopts the City of Agoura Hills 2008-2014 Housing Element and Initial Study/Negative Declaration, included as Exhibits A and B, respectively.

PASSED, APPROVED, AND ADOPTED this 12th day of November 2008, by the following vote to wit:


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

ATTEST:



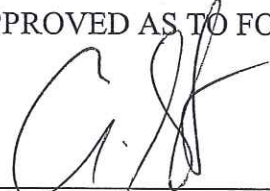
Kimberly M. Rodrigues, City Clerk





John M. Edelston, Mayor

APPROVED AS TO FORM:



Craig A. Steele, City Attorney

Acknowledgements

City Staff

Mike Kamino - Director of Planning and Community Development

Allison Cook - Principal Planner

City Council

John M. Edelston - Mayor

Denis Weber - Mayor Pro Tem

William D. Koehler - Councilmember

Dan Kuperberg - Councilmember

Harry Schwarz - Councilmember

Planning Commission

John O'Meara - Chair

Curtis Zacuto - Vice Chair

Stephen Rishoff - Commissioner

Illece Buckley Weber - Commissioner

Cyrena Nouzille - Commissioner

Karen Warner Associates

TABLE OF CONTENTS

SECTION	PAGE
I. Introduction	
A. Community Context.....	I-1
B. Role of Housing Element.....	I-2
C. Data Sources.....	I-3
D. Public Participation.....	I-3
E. Relationship to Other General Plan Elements.....	I-6
II. Housing Needs Assessment	
A. Demographic Profile.....	II-1
B. Household Profile.....	II-6
C. Housing Stock Characteristics.....	II-16
D. Regional Housing Needs.....	II-30
III. Housing Constraints	
A. Governmental Constraints.....	III-1
B. Market Constraints.....	III-20
C. Environmental and Infrastructure Constraints.....	III-23
IV. Housing Resources	
A. Availability of Sites for Housing.....	IV-1
B. Financial Resources.....	IV-8
C. Opportunities for Energy Conservation.....	IV-12
V. Housing Plan	
A. Evaluation of Accomplishments.....	V-1
B. Goals and Policies.....	V-10
C. Housing Programs.....	V-13

APPENDICES

- A. Residential Sites Inventory
- B. Public Participation

LIST OF TABLES

TABLE	PAGE
Housing Needs Assessment	
II-1 Regional Population Growth Trends	II-1
II-2 Age Distribution	II-3
II-3 Racial and Ethnic Composition	II-4
II-4 Household Characteristics	II-6
II-5 State Income Categories.....	II-8
II-6 Household Income Levels.....	II-9
II-7 Income by Owner/Renter Tenure.....	II-10
II-8 Income Level by Household Type	II-11
II-9 Special Needs Populations	II-12
II-10 Regional Housing Growth Trends.....	II-16
II-11 Housing Type	II-17
II-12 Housing Tenure.....	II-17
II-13 Age of Housing Stock.....	II-20
II-14 Survey of Vacant Rental Units	II-22
II-15 Home and Condominium Sales Prices - Agoura Hills Environs	II-24
II-16 Home and Condominium Sales Prices - Agoura Hills	II-25
II-17 Maximum Affordable Housing Cost	II-27
II-18 Maximum Affordable Rents.....	II-28
II-19 Overcrowded Households.....	II-30
II-20 Housing Overpayment.....	II-31
II-21 Severe Housing Cost Burden by Type and Tenure	II-32
II-22 Regional Housing Needs Assessment.....	II-34
Housing Constraints	
III-1 Residential Land Use Controls.....	III-2
III-2 Housing Types by Residential Zone Category	III-6
III-3 Development Fees for Residential Projects.....	III-13
III-4 Density Limitations and Open Space Requirements	III-16
III-5 Status of Loan Applications by Loan Type	III-20
III-6 Vacant Residential Land Sales	III-21
Housing Resources	
IV-1 Summary of Vacant Residential Parcels.....	IV-1
IV-2 Agoura Village Specific Plan - Residential Sites.....	IV-2
IV-3 Comparison of Regional Growth Need and Residential Sites	IV-6
IV-4 Financial Resources Available for Housing Activities.....	IV-9
Housing Plan	
V-1 Residential Building Permits Issued.....	V-7
V-2 Housing Program Summary.....	V-22

LIST OF FIGURES

FIGURE		PAGE
1	2000 Census Block Groups	II-2
2	Family Households with Children.....	II-7
3	Single-Family Rentals	II-18
4	Vacant Residential Sites	IV-3
5	Agoura Village Specific Plan	IV-4



I. INTRODUCTION

A. COMMUNITY CONTEXT

Located in the foothills of the Santa Monica Mountains on the far western edge of Los Angeles County in the Conejo Valley, Agoura Hills is characterized by rolling hills and a blend of semi-rural and suburban style development. The City, which encompasses nearly 7 square miles, straddles the Ventura Freeway, and is situated approximately 36 miles west of downtown Los Angeles. Agoura Hills is known for its distinct neighborhoods, beautiful natural landscape, and array of recreational resources. The City's 2007 population was estimated at 23,340, a 14 percent increase since 2000.

Basic land use patterns are well established in Agoura Hills. Residential neighborhoods are fully developed, with limited opportunities for infill remaining in Old Agoura, a semi-rural neighborhood characterized by an eclectic mix of old and new houses on large lots. Agoura Hills' residential neighborhoods are viewed as one of the community's most desirable features, and preservation of these neighborhoods remains a primary goal of the Housing Element.

With adoption of the 135-acre Agoura Village Specific Plan in June 2006, the City has provided significant additional capacity for higher density residential development in an area previously designated for commercial use. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including both a horizontal and vertical mix of multi-family residential, commercial, office and entertainment uses. Four of the Plan'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, with several residential applications currently being processed.

Agoura Hills is a predominately upper income community, with the 2000 census recording a median household income of over \$83,000. The median price of a single-family home is around \$810,000, the median priced condominium is \$385,000, and the average two-bedroom apartment rent over \$2,000, all well above the levels affordable to low and moderate income households. The City has in place an inclusionary housing program to integrate affordable units within market rate developments, or to allow payment of an in-lieu fee to support production of affordable housing. Agoura Hills has also adopted a Redevelopment Project Area which is now beginning to generate significant funds in support of affordable housing activities. The Housing Element sets forth a variety of programs to offer a range of housing opportunities for all economic segments of the community.

B. ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Agoura Hills Housing Element is a six-year plan extending from 2008-2014.

Agoura Hills' Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

The City's Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting Agoura Hills's identified housing needs (Section III);
- An evaluation of residential sites and financial resources available to address the City's housing goals (Section IV);
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

C. DATA SOURCES

In preparing the Housing Element, various sources of information are consulted. The 2000 Census provides the basis for population and household characteristics. Although dated, the Census remains the most comprehensive and widely accepted source of information on demographic characteristics, and provides consistency with other regional, State and federal housing plans. Several data sources are used to supplement and provide reliable updates of the 2000 Census, including:

- Population and housing counts are updated by the State Department of Finance;
- SCAG's 2003-2035 Regional Integrated Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- Housing market information is updated through newspaper and internet rent surveys, DataQuick sales transactions, and regional market data reports;
- SCAG's 2008-2014 Regional Housing Needs Assessment (RHNA) provides information on existing and projected housing needs;
- Redevelopment Agency housing obligations and projections are obtained from the 2007 Midterm Review of the Agency's Implementation Plan;
- Redevelopment housing proformas and programs are derived from the Agency's Affordable Housing Implementation Strategy (2007); and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database; and,

D. PUBLIC PARTICIPATION

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

As part of the City's General Plan update process occurring concurrently with preparation of the Housing Element, Agoura Hills residents, business owners, and representatives of special interest groups participated in a series of stakeholder interviews. The purpose of these stakeholder interviews was to begin to establish a long-range "vision" for Agoura Hills by identifying the community's strengths and weaknesses and future opportunities. The following summarizes some of the key input received on housing issues, which has been incorporated into development of the draft Housing Element:

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

The City also distributed a General Plan opinion survey to every household in the City, provided copies at public facilities throughout the community, and made the survey available on the City's website. In total, the City received 954 completed surveys, representing 13 percent of the City's total households. The survey findings represent statistically reliable measures of residents' opinions on key issues to be addressed in the General Plan and Housing Element, including:

- When asked whether they would like to see more, less, or about the same level of residential development, 62% of residents favored keeping the amount of residential development the same, whereas 16% felt more residential development was needed. However, preferences for residential development varied by age, with 27% of younger respondents (age 18 to 29) desiring additional residential development, as well as 19% of seniors.
- Regarding the types of residential development, approximately one-third of residents desired more single-family homes, 17% wanted more condominiums, and just 6% preferred to increase the supply of apartments in the City. Younger respondents (under 30) were most likely to desire more of each housing type, with 39% indicating a preference for more single-family homes, 35% for more condominiums, and 14% for more apartments. Numerous residents also wrote-in on the survey that they wanted more affordable housing and senior housing.
- When asked whether they felt more, less, or about the same amount of affordable housing is needed in Agoura Hills, 31% indicated more affordable housing was needed. The identified need for affordable housing varied dramatically by age, with 52% of respondents under age 30 and 36% of residents age 65 and over indicating the desire for additional affordable housing in the community.
- The survey defined mixed-use projects as residential and commercial uses on the same site - 38% of respondents approved of mixed-use, 50% opposed this type of development, and 13% did not provide an opinion. However, because many residents may not be familiar with modern examples of mixed-use development,

levels of opposition are likely higher than if respondents had the benefit of pictures or other visual representations. This observation is supported by the preference among residents for creation of walkable communities and completion of Agoura Village as top responses to what the City should be like in 10 years. Opinions about mixed-use varied by several factors, with 46% of residents under 30, 52% of renters, and 51% of residents living in Agoura Hills less than one year supporting mixed-use development.

- Residents assigned a positive rating to the appearance of Agoura Hills' residential areas, with 88% rating these areas as either excellent (27%) or good (61%). An additional 11% rated the appearance of neighborhoods as fair, and just 1% used poor to describe their appearance. Opinions did not vary greatly by respondent age, homeownership status, or length of residence.

Agoura Hills conducted two public meetings before the Planning Commission and City Council during development of the draft Housing Element to solicit input on housing needs and to confirm policy direction in the Element. Notification of the public hearings were provided in the local newspaper and posted on the City's website. In addition, direct notification was provided to local stakeholders including: for-profit and non-profit developers active in the City; advocacy groups representing lower income populations; business organizations; realtors; and adjacent jurisdictions. A copy of the meeting notification and distribution list is included in the Appendix to the Element. A brief housing needs survey was distributed in conjunction with the public meetings, as well as being provided at the Agoura Hills public library and the City's Recreation Center, to solicit input from residents who might not be inclined to speak at the public meetings. A copy of the survey is included in the Appendix, with the results summarized as follows:

Strengths of Agoura Hills' Housing and Neighborhoods

- Neighborhood character
- Well kept homes
- Nicely maintained, clean environment with ample public spaces and parks
- Friendly, village atmosphere
- Sense of community
- Natural beauty, green space

Concerns About Housing in the City

- Congestion associated with more growth, especially apartments and condos
- Suburban sprawl and "McMansions"
- Impacts of foreclosures
- Dropping home values
- Potential of low income housing to bring down quality of life
- Need more houses for rent
- Availability of housing affordable to lower income households
- Housing costs have become more than the average family can afford
- Home insurance and property taxes are too high

Opportunities for Future of Housing in Agoura Hills

- Control growth - have too much housing and congestion
- Need better planning to reduce traffic and preserve open space in development
- Continue single-family housing as primary development type
- Need more housing and fewer furniture stores

- Design of intelligently conceived housing as part of mixed-use environment
- Strengthening and preserving existing neighborhoods
- Furthering sense of place by linking housing and commercial areas with trails, walks and parks
- Redevelopment of commercial areas to better serve neighborhoods

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

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

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The 1993 Agoura Hills General Plan is comprised of the following twelve elements: Land Use; Circulation; Housing; Conservation and Open Space; Parks and Recreation; Noise; Public Safety; Seismic Safety; Scenic Highways; Community Design; Economic Development; and Public Facilities and Services. As part of the update of the Housing Element, the other Elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements.

Agoura Hills is in the midst of a multi-phased update of its General Plan, with the initial focus on Land Use and Circulation. The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among elements.

II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs. Several housing needs maps are presented based on census tract data; Figure 1 depicts the 2000 census tract and block group boundaries for Agoura Hills.

A. DEMOGRAPHIC PROFILE

Demographic changes, such as population growth or changes in age, can affect the type and amount of housing that is needed in a community. This section addresses the population, age, race and ethnicity characteristics of Agoura Hills' residents.

1. Population Growth and Trends

Table II-1 presents population growth trends in Agoura Hills, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. This Table illustrates the extremely limited amount of growth experienced in Agoura Hills during the 1990s, with only a one percent increase in population. The State Department of Finance (DOF) estimates Agoura Hills' 2007 population at 23,340, representing a 14 percent increase since 2000 and due in part to development of two projects: the 336 unit Oak Creek Apartments and the 160-unit Agoura Hills Senior Retreat. However, with a net increase of only 568 housing units during this period (Table II-10), the City questions the accuracy of DOF's 2000-2007 population growth of 2,803 residents. In terms of future trends, the Southern California Association of Governments' (SCAG) Regional Integrated Growth Forecast projects a modest 6.7 percent increase in Agoura Hills' population over the 2003-2035 period.

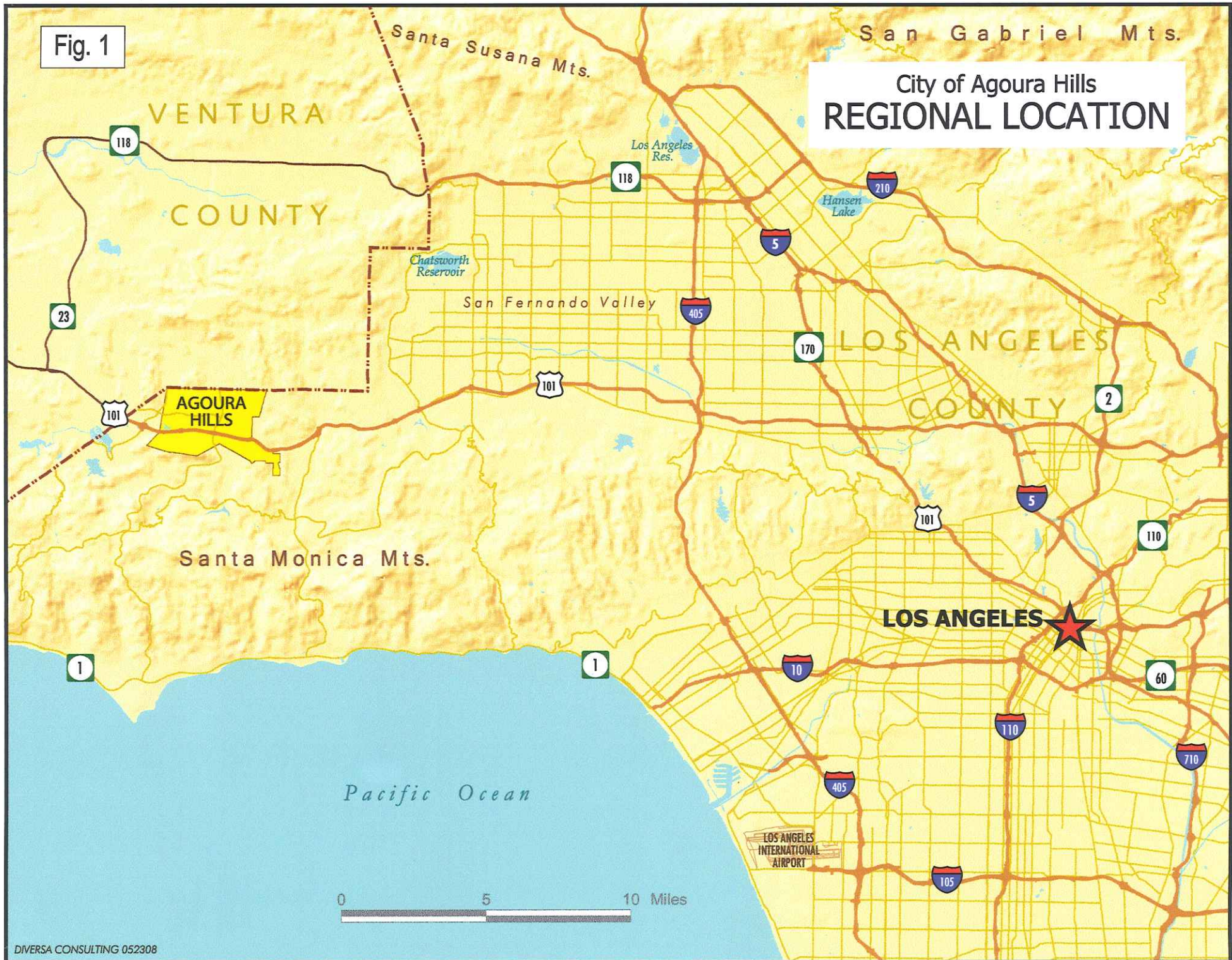
**Table II-1
Regional Population Growth Trends 1990 – 2007**

Jurisdiction	1990	2000	2007	Percent Change	
				1990-2000	2000-2007
Agoura Hills	20,390	20,537	23,340	1%	14%
Calabasas	18,527	20,033	23,652	8%	17%
Thousand Oaks	104,352	117,005	127,739	12%	9%
Westlake Village	7,455	8,368	8,893	12%	6%
County of Los Angeles	8,863,164	9,519,338	10,331,939	7%	9%

Source: U.S. Census 1990 and 2000. Dept of Finance 2007 Population and Housing Estimates.

Fig. 1

City of Agoura Hills REGIONAL LOCATION



2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table II-2 shows the age distribution of Agoura Hills in 1990 and 2000, and compares this to the age distribution of Los Angeles County. As shown in the table below, 31 percent of Agoura Hills' population is comprised of children under the age of 18, compared to 28 percent children Countywide. While the total proportion of children in Agoura Hills remained constant throughout the 1990s, the proportion of school-age children (5-17 years) increased from 23 to 25 percent, whereas the proportion of preschool age children (under 5 years) decreased from 8 to 6 percent. The City experienced a modest 2 percent decline in its college age population (18-24 years) as well.

The biggest changes to Agoura Hills' age profile occurred in the young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of young adults declined significantly during the last decade, decreasing from 38 to 28 percent of the population, and declining by over 2,000 residents. This trend is a reflection of the aging in place of young adults into middle age, and the limited number of new young adults moving into the community. Conversely, the middle age population grew dramatically during the 1990s, now comprising 29 percent of the City's population, and well above the Countywide average of 19 percent. This shift in growth from young adults to middle age is indicative of the area's high for-sale housing costs and limited rental opportunities.

Finally, the percentage of seniors (65 years and older) in Agoura Hills increased slightly from 4 to 6 percent during this time. The population of Agoura Hills, as a whole, is aging. The City experienced the greatest numeric population increase in its two oldest age categories (middle age and seniors). The 2000 Census puts the median age of Agoura Hills at 38 years, 6 years older than the median age for the County.

**Table II-2
Age Distribution 1990 - 2000**

Age Group	1990		2000		L.A. Co. %
	Persons	Percent	Persons	Percent	
Preschool (<5 yrs)	1570	8%	1241	6%	8%
School Age (5-17 yrs)	4799	23%	5014	25%	20%
College Age (18-24 yrs)	1626	8%	1302	6%	10%
Young Adults (25-44 yrs)	7685	38%	5667	28%	33%
Middle Age (45-64 yrs)	3943	19%	6040	29%	19%
Seniors (65+ years)	767	4%	1273	6%	10%
TOTAL	20,390	100%	20,537	100%	100%

Source: U.S. Census 1990 and 2000.

3. Race and Ethnicity

Table II-3 displays the racial/ethnic distribution of Agoura Hills' population and compares it to the Countywide distribution. The City experienced little change in ethnic composition over the decade, with Whites continuing to make up a large majority (83%) of the City's population. In contrast, Whites comprise only 31 percent of the population Countywide.

The percentage of Asians (7%), African Americans (1%), and American Indians (<1%) in Agoura Hills remained relatively constant throughout the 1990s. Other minority groups, however, experienced mild growth during this time. The proportion of Hispanics underwent a modest 1 percent increase and now comprise 7 percent of the population, as did the percentage of "Other" races, which now comprise 2 percent of the City's residents.

**Table II-3
Racial and Ethnic Composition 1990 - 2000**

Racial/Ethnic Group	1990		2000		
	Persons	Percent	Persons	Percent	L.A. Co. %
White	17,475	86%	16,993	83%	31%
Hispanic	1,243	6%	1,407	7%	45%
Asian/Pacific Islander	1,377	7%	1,346	7%	13%
African American	228	1%	268	1%	9%
American Indian	57	<1%	27	<1%	1%
Other Race	10	<1%	496	2%	1%
TOTAL	20,390	100%	20,537	100%	100%

Source: U.S. Census 1990 and 2000.

4. Employment

Employment characteristics also affect housing needs by affecting one's ability to afford and acquire housing. The 2000 Census documents 14,899 persons 16+ years old in Agoura Hills, of which 10,645 were in the labor force, representing a labor force participation rate of 71 percent. As could be expected, participation in the labor force varies by gender, with 64 percent of women and 80 percent of men in the labor force. The primary industries in which residents were employed include: Educational, Health and Social Services (21%); Professional, Scientific, Management, Administrative (16%); and Finance, Insurance and Real Estate (13%). The unemployment rate in Agoura Hills was 3.3 percent, compared to 8.2 percent Countywide.

The Southern California Association of Governments (SCAG) estimates there were a total of 11,520 jobs in Agoura Hills in 2005. SCAG projects the City's employment base will grow to 13,421 by 2035, a 17 percent increase in jobs. This level of employment growth is fairly consistent with that projected for the Las Virgenes subregion (16%), and the County as a whole (18%).

As part of Agoura Hills' General Plan update, the City's economic consultant prepared a *Current Market Trends Report* (December 2006) to help identify market opportunities. Key findings of this report include:

- The City is in a good retail position, although a more diverse retail base is needed.
- The office sector continues to grow in areas of professional and technical employment, which will help to increase the City's jobs/housing ratio.
- The hotel sector is expanding, which is benefiting the highway traveler and office market.
- The City has experienced virtually no industrial development activity.
- Residential development primarily consists of individual single-family homes, with one large 300+ unit multi-family project in recent years.

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations are all factors that affect the type of housing needed by residents. This section discusses the various household characteristics that affect housing needs in Agoura Hills.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households. They include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes, are not considered households.

In 2000, Agoura Hills was home to 6,874 households. The City had an average household size of 2.98 persons and an average family size of 3.30 persons (refer to Table II-4). These figures represent a slight decrease from 1990 levels, but are on par with the Los Angeles County average household size of 2.98.

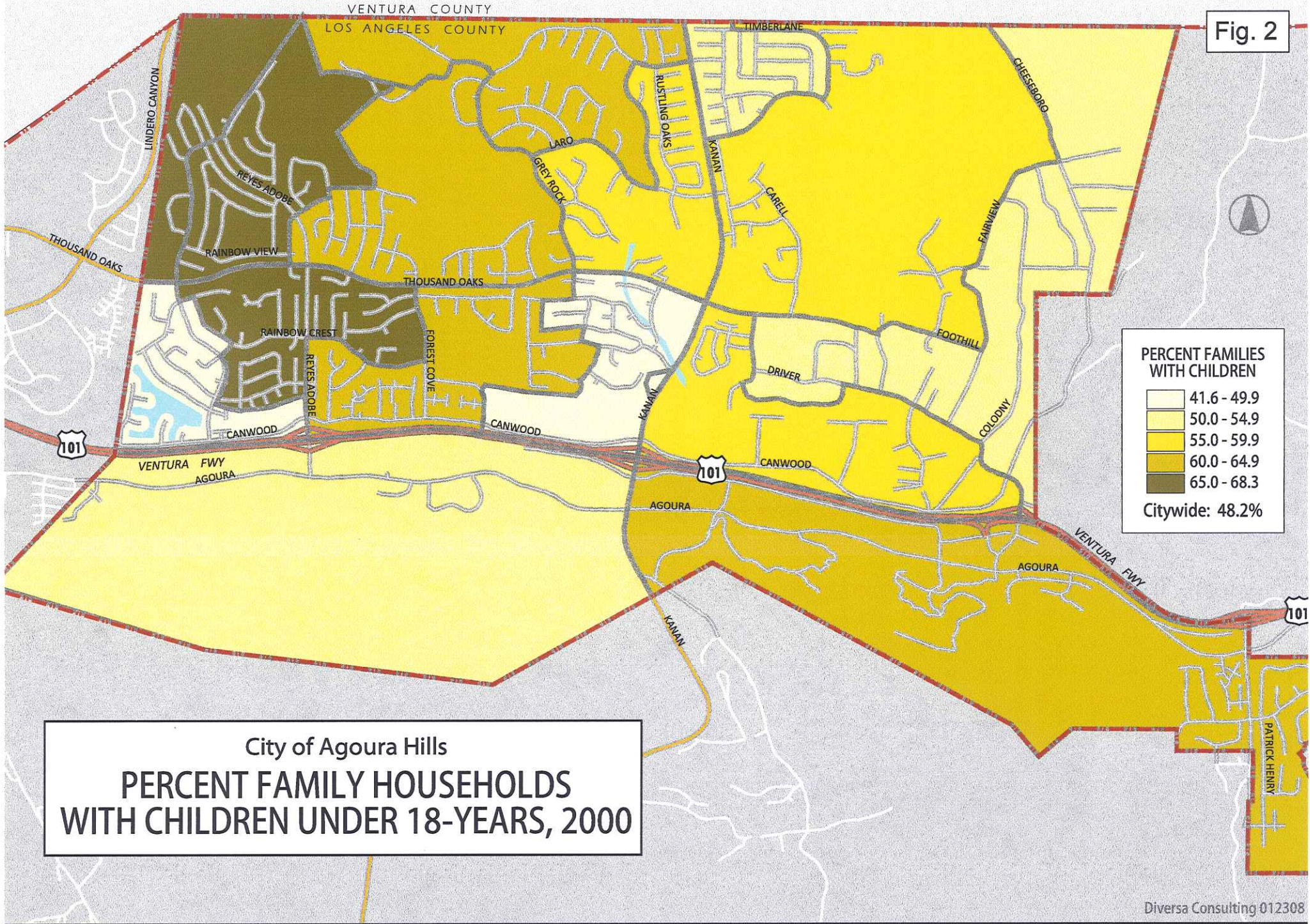
The overwhelming majority of the households in Agoura Hills are families, comprising 81 percent of all households. Families with children comprise nearly half of all households (47%), and as illustrated in Figure 2, are particularly prevalent in the neighborhoods west of Reyes Adobe Road. During the 1990s, families without children and single person households grew at the fastest rate of any household type, increasing by 17 percent and 19 percent, respectively. In contrast, families with children decreased by 6 percent, for a loss of approximately 200 households. This decline in families with children is consistent with the decline in young adults (25-44) and preschool age children during this same period.

**Table II-4
Household Characteristics 1990 - 2000**

Household Type	1990		2000		Percent Change
	Households	Percent	Households	Percent	
Families	5,456	83%	5,591	81%	-2%
With children	3,462	53%	3,250	47%	-6%
With no children	1,994	30%	2,341	34%	+17%
Singles	798	12%	948	14%	+19%
Other non-families	356	5%	335	5%	-6%
Total Households	6,610	100%	6,874	100%	+4%
Average Household Size	3.08		2.98		-3%
Average Family Size	3.37		3.30		-2%

Source: U.S. Census 1990 and 2000.

Fig. 2



City of Agoura Hills
**PERCENT FAMILY HOUSEHOLDS
 WITH CHILDREN UNDER 18-YEARS, 2000**

PERCENT FAMILIES WITH CHILDREN

[Lightest Yellow]	41.6 - 49.9
[Light Yellow]	50.0 - 54.9
[Yellow]	55.0 - 59.9
[Orange-Yellow]	60.0 - 64.9
[Darkest Yellow]	65.0 - 68.3

Citywide: 48.2%

2. Household Income

Household income is one of the most important factors affecting housing opportunity. It is also crucial in determining a household's ability to balance housing costs with the other basic necessities of life.

Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the County area median income (AMI) adjusted for household size. The State of California utilizes the income groups presented in Table II-5. However, federal housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at >95% AMI. For purposes of the Housing Element, the State income definitions are used throughout, except where specifically noted.

**Table II-5
State Income Categories**

Income Category	% Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Source: Section 50093 of the California Health and Safety Code

Income Characteristics

Between 1990 and 2000, the median household income in Agoura Hills grew from \$70,919 to \$87,008, an increase of 23 percent. Both the growth and level of household income in Agoura Hills remains well above Los Angeles County as a whole, which had a 2000 median income of \$42,189 and ten year income growth of 20 percent.

Table II-6 presents the distribution of household income in Agoura Hills by income category measured as a percentage of the County median. Above moderate income households (>95% AMI) comprise the vast majority of households in Agoura Hills, growing both in number and proportion over the past decade. Despite the City's overall affluence, however, Agoura Hills does have its share of lower income households, with 11 percent of households earning less than 80 percent of the County median. The proportion of lower income households remained unchanged over the decade.

Table II-6
Household Income Levels 1990 - 2000

Income Level	1990		2000	
	Households	%	Households	%
Extremely Low <30% AMI	199	3%	221	3%
Very Low 31-50% AMI	262	4%	174	3%
Low 51-80% AMI	288	4%	349	5%
Moderate 81-95% AMI	331	5%	241	3%
Above Moderate >95% AMI	5,530	84%	5,889	86%
Total	6,610	100%	6,874	100%

Source: <http://socds.huduser.org/chas/reports>

Income by Household Type and Tenure

Table II-7 shows the income level of Agoura Hills' residents by household tenure. A significantly higher percentage of renter households (22%) were lower income (<80% AMI), compared to residents that owned their homes (8%). However, because the majority of households in Agoura Hills are homeowners (84%), the actual number of lower income homeowners (505) is more than double the number of lower income renters (241). The median income of renter households in 1999 was \$60,255 compared to \$92,746 for homeowners, further illustrating the discrepancy in income levels among the City's owner and renter populations.

Table II-7
Income by Owner/Renter Tenure 2000

Income Level	Renters		Owners		TOTAL
	Households	%	Households	%	%
Extremely Low <30% AMI	30	3%	191	3%	3%
Very Low 31-50% AMI	101	9%	74	1%	2%
Low 51-80% AMI	110	10%	240	4%	5%
Moderate 81-95% AMI	95	9%	145	3%	4%
Above Moderate >95% AMI	762	69%	5,126	89%	86%
Total	1,098	100%	5,776	100%	100%

Source: SCAG Existing Housing Needs (HUD User WebPage)

As highlighted in Table II-8, in addition to owner/renter tenure, income levels also vary by household type. Twenty percent of elderly households in Agoura Hills have lower incomes (<80% AMI), compared to 7 and 8 percent of large and small families respectively. The 11 percent of elderly households with extremely low and very low incomes (0-50% AMI) are particularly vulnerable to any increase in housing costs.

**Table II-8
Income Level by Household Type**

Income Level	Elderly	Small Family	Large Family	Other
Extremely Low <30% AMI	5%	3%	3%	3%
Very Low 31-50% AMI	6%	1%	2%	4%
Low 51-80% AMI	9%	4%	2%	9%
Moderate and Above >80% AMI	80%	92%	93%	84%
Total	796	4,218	863	997

Source: SCAG Existing Housing Needs (HUD User WebPage)

3. Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to, the following: economic status, age, disability, household size and household type. Special needs populations in Agoura Hills include large households, the elderly, persons with disabilities, female-headed households, and the homeless. Table II-9 summarizes the number of households or persons in each of these special needs groups in the City.

**Table II-9
Special Needs Populations 2000**

Special Needs Groups	Persons	Households	Percent*
Large Households		869	13%
Renter		88	(10%)
Owner		781	(90%)
Seniors (65+)	1,341		7%
With a Disability	432		(32%)
Senior Households		821	12%
Renter		76	(9%)
Owner		745	(91%)
Seniors Living Alone	233		(18%)
Persons with Disability	2,465		12%
Female-Headed Households		1,422	21%
with Related Children		459	(32%)
Farmworkers**	9		<1%
TOTAL Persons/Households	20,537	6,874	

Source: U.S. Census 2000.

* Numbers in () reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's large households, 10% are renters and 90% are owners.

** Persons employed in Farming, Forestry or Fishing Occupations



Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals which typically consist of single-family homes.

In Agoura Hills, large households comprise 13 percent of total households. Of the City's approximately 870 large households, only 10 percent are renters. The CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD documents 464 rental units and 4,949 owner units in Agoura Hills with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members. In contrast, Agoura Hills is home to only 88 large renter households and 781 large owner households, indicating a more than adequate supply of both rental and ownership units to accommodate the City's large households.

Senior Households

Approximately 7 percent of Agoura Hills' population, or 1,341 residents, are over age 65. Nearly one-third of these elderly residents have some type of disability, which may limit their abilities. Twelve percent of the City's households are headed by a senior, the vast majority of which own their homes (91%). While 20 percent of Agoura Hills' senior households are lower income (<80% AMI), less than 3 percent have incomes which fall below the level of poverty.

For those seniors who live on their own (18%), many may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed to enhance accessibility. The City operates a Single Family Housing Rehabilitation Program that assists low and moderate income homeowners in making needed repairs, both for accessibility and otherwise.

Agoura Hills has a total of eight residential care facilities for the elderly licensed through the State of California. Seven of these facilities are in a small, group home setting, with six or fewer occupants, with one large facility - Agoura Hills Senior Retreat - providing capacity for up to 175 seniors. These residential care facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services to persons 60 years of age and over.

In addition to housing, seniors have a variety of service needs, including transportation, health care, recreation, and other services. The Agoura Hills Department of Community Services offers a number of programs through its Recreation Center specifically designed for seniors and their needs. These programs include various fitness and recreational activities, social excursions and functions, health-related courses, and technical training in computers. Efforts to support the elderly in Agoura Hills also include

a Meals-on-Wheels program that prepares and delivers meals to homebound seniors. Lutheran Social Services, an agency based in neighboring Thousand Oaks, supplies seniors with vouchers for transportation, food and clothing, as well as providing food services on-site. Older Adult Services Intervention Systems (OASIS), a branch of Catholic Charities also located in Thousand Oaks, conducts individualized needs assessments for seniors and provides vouchers and referrals for food, clothing and shelter.

Female-Headed Households

Female-headed households typically have a special need for such services as childcare and health care, among others. Single person female households are frequently elderly widows, whereas female-headed households with two or more members are frequently single mothers. Female-headed households, especially those with children, tend to have lower incomes, which limits their housing options and access to supportive services. The 2000 Census reports 1,422 female-headed households in Agoura Hills, comprising 21 percent of total households and the City's largest special needs group. Of these female-headed households, about one-third (32%) have children and 11 percent have incomes below the poverty line. These households need assistance with housing subsidies, as well as accessible and affordable day care.

The Agoura Hills Recreation Center offers a variety of youth programs that can help supplement day care. Children and teens can participate in a variety of fitness activities and intramural sports leagues, arts and dance classes, after-school programs, and special spring, winter and summer break camps and excursions. The Agoura Hills/Calabasas Community Center is also available for use by the City's young residents. This state-of-the-art recreational facility offers discounted memberships for students as well as a unique Child Watch Program that provides daycare for parents using the Community Center's facilities.

Persons with Disabilities

A disability is defined as a long lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

About 2,500 of Agoura Hills' residents, or 12 percent of the City's population, suffer from one or more disabilities. Approximately one-half of these disabled residents have an employment disability which either make it difficult or prevent them from working, one-quarter suffer from a physical disability, and 8 percent have self-care limitations (categories are not mutually exclusive). Of the City's senior population, approximately one-third suffer from a disability.

Supportive services for the disabled in Agoura Hills include a Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled. The City's Housing Rehabilitation Program can provide assistance to low and moderate income disabled households for accessibility accommodations. Catholic Charities also offers a volunteer-run program for the physically handicapped.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Agoura Hills has no agricultural land in active production nor do the adjacent cities of Westlake Village or Calabasas. According to data compiled by SCAG, only 10 of the 10,565 jobs in Agoura Hills are in the industries of farming, fishing or forestry, and only nine Agoura Hills residents are employed in this industry.

Homeless

Due to the relative inaccessibility and distance from urban centers, Agoura Hills does not attract many transitional homeless individuals or families. According to interviews with the Sheriff's Department at the Lost Hills Station, homeless in Agoura Hills are entirely related to the day laborer population. This population consists of relatively young Hispanic men, with no women or families present. Encampments ranging from several individuals up to 15-20 men are formed in the evening hours in the Ladyface Mountain foothills along Agoura Road, and are dispersed during the daytime hours as the men look for work. The Sheriff Department's policy is to leave these individuals alone unless they are creating a public nuisance, such as through public intoxication or urination. These day laborers are considered temporarily homeless, in contrast to chronic homeless characterized by alcohol and drug dependencies and/or mental health issues.

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

C. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Agoura Hills' physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

1. Housing Growth

Table II-10 displays housing production in Agoura Hills compared to neighboring cities and the County of Los Angeles. During the 1990s, Agoura Hills' housing stock grew by only 1 percent, well below the 3 percent housing growth experienced Countywide. While housing growth in neighboring Calabasas (3%) was comparable to that in the County, both Westlake Village and Thousand Oaks experienced growth levels of over 10 percent.

The State Department of Finance documents the 2007 Agoura Hills housing stock at 7,561 units, reflecting a significant increase since 2000. Development of the 336 Archstone Oak Creek Apartments contributed to over half of this growth, with the 160 unit Agoura Hills Senior Retreat further expanding the City's housing. Other than these two large projects, post-2000 residential development has consisted of several small townhome developments and individual single-family infill. With an 8 percent increase in its housing stock between 2000-2007, recent housing growth in Agoura Hills surpasses that of the County and most surrounding communities.

Table II-10
Regional Housing Growth Trends 1990-2007

Jurisdiction	1990	2000	2007	Percent Change	
				1990-2000	2000-2007
Agoura Hills	6,927	6,993	7,561	1%	8%
Calabasas	7,857	8,107	8,552	3%	6%
Thousand Oaks	37,765	42,958	46,772	14%	9%
Westlake Village	3,006	3,347	3,384	11%	1%
L.A. County	3,163,343	3,270,909	3,382,356	3%	3%

Source: U.S. Census 1990 and 2000. Dept of Finance 2007 Population and Housing Estimates.

2. Housing Type and Tenure

Table II-11 depicts the mix of housing types in Agoura Hills. Single-family homes remain the dominant housing type, comprising 83 percent of the housing stock. However, single-family homes have decreased in relative proportion since 1990, offset by a proportional increase in the City's multi-family housing. Since 1990, the total number of multi-family housing units increased from 728 units to 1,294 units, and now comprise 17 percent of all housing. Most of this growth can be attributed to the construction of the 336-unit Archstone Oak Creek Apartment complex, as well as the 160 unit Agoura Hills Senior Retreat.

**Table II-11
Housing Type 1990 - 2007**

Unit Type	1990		2000		2007	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	4,976	72%	5,220	75%	5,288	70%
SF Attached	991	14%	979	14%	979	13%
<i>Total SF</i>	5,967	86%	6,199	89%	6,267	83%
2 to 4 Units	247	4%	176	2%	180	2%
5 or more units	481	7%	618	9%	1,114	15%
<i>Total Multi-Family</i>	728	11%	794	11%	1,294	17%
Mobile Homes & Other	232	3%	0	0%	0	0%
Total Housing Units	6,927	100%	6,993	100%	7,561	100%
Vacancy Rate	4.6%	-	1.7%	-	1.7%	-

Source: U.S. Census 1990 and 2000. Dept of Finance 2007 Population and Housing Estimates.

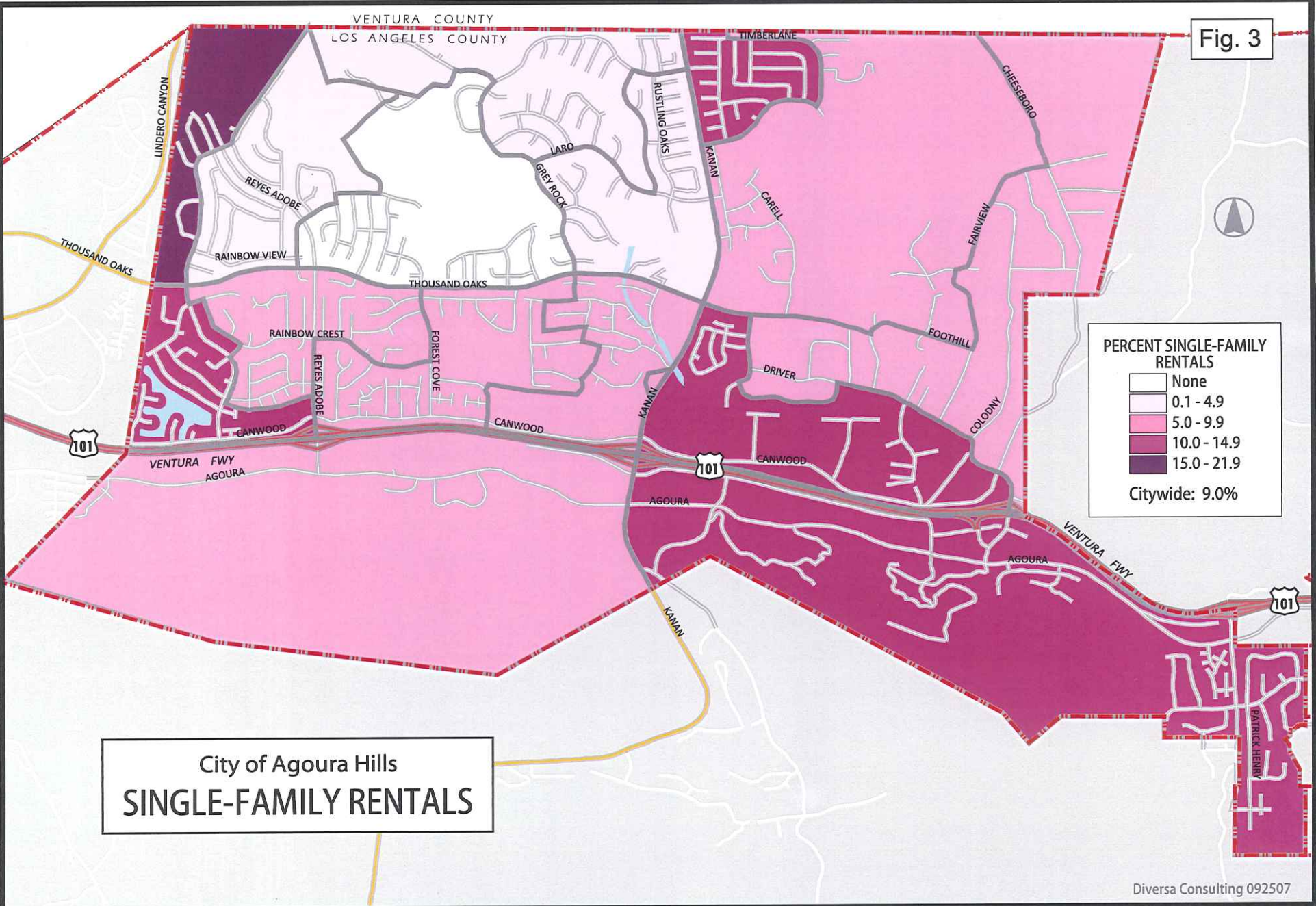
Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units. According to the 2000 Census, 84 percent of Agoura Hills' households were homeowners, fairly comparable to the City's 1990 home ownership levels (83%), and substantially higher than the Countywide average of 48 percent. At only 9 percent, a relatively small proportion of the City's single-family homes are used as rentals; Figure 3 depicts the incidence of single-family rentals in the community.

**Table II-12
Housing Tenure**

Occupied Housing Units	1990		2000	
	Units	Percent	Units	Percent
Renter	1,097	17%	1,099	16%
Owner	5,513	83%	5,775	84%
Total	6,610	100%	6,874	100%

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

Fig. 3



Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. A vacancy rate of less than five percent may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding or overpayment. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, raising rental and housing prices.

The 2000 Census documents Agoura Hills' residential vacancy rate at 1.7 percent, considerably lower than the City's 1990 vacancy rate of 4.6 percent. Rental vacancies were at 3.7 percent, and ownership vacancies were less than one percent. Such limited vacancies indicate that a high pent-up demand for housing exists in the City and is likely placing upward pressures on housing prices. Current interviews (2007) with property managers at Oak Creek Apartments, the City's largest apartment complex, identify average vacancies of 4-6 percent, indicating a more healthy rental vacancy rate.



Oak Creek Apartments