

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

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October 12, 2022

Nathan Hamburger, City Manager
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Dear Nathan Hamburger:

RE: City of Agoura Hills' 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Agoura Hills' (City) housing element adopted on August 10, 2022, and received for review on August 15, 2022, along with revisions received on October 4, 2022. The technical changes are authorized by Resolution No. 22-2018. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on September 22, 2022, with you, Denice Thomas, Community Development Director, and the City's consultant Karen Warner. In addition, HCD considered comments from Agoura Village Owners Association, Rand Paster & Nelson, LLP, and YIMBY Law pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element, including technical revisions, addresses the statutory requirements described in HCD's April 20, 2022, review. HCD understands that the Affordable Housing Overlay, objective design and development standards and the rezoning of sites to accommodate lower were adopted on August 10, 2022, concurrent with housing element adoption, including a 20 percent affordability requirement pursuant to Government Code 65583.2 subdivision (h).

Additionally, the City must continue timely and effective implementation of all programs including, but not limited to, the following:

- *Program 6 (Affordable Housing Density Bonus)*: This program commits to update the City's local ordinance for consistency with the most recent state laws. The program also commits to processing density bonus applications in accordance with state density bonus law and process density bonus applications ministerially and concurrently with development applications.
- *Program 10 (Agoura Village Specific Plan)*: This program commits to update the Agoura Village Specific Plan to provide increased opportunities for residential

development and streamlined review on housing element sites.

- *Program 13 (Objective Design and Development Standards)*: This program commits to annually monitor development applications and entitlements to determine if objective development standards constrain the ability to develop housing projects and commits the City to meet with developers of housing projects every two years to identify potential constraints to development.
- *Program 14 (Zoning Text Amendments for Special Needs Housing)*: This program commits to amend the Zoning Code to facilitate housing for Agoura Hills' special needs and extremely low income (ELI) populations.
- *Program 9a: Facilitate Affordable Housing on Large Sites*: This program commits to establishing a policy to streamline land divisions and lot line adjustments on the two large sites in the sites inventory (e.g., more than 10 acres), and provide for fee deferrals.

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD wishes Agoura Hills success in implementing its housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Fidel Herrera of our staff, at Fidel.Herrera@HCD.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief