

IH – Indian Hills Design Overlay District

The Indian Hills area is located south of the freeway near Lewis Road, and is characterized by single family homes on the steep terrain. The purpose of the IH Overlay District is to address the natural and development problems of the Indian Hills area by establishing special public improvement standards and development guidelines. The district does not independently constrain housing supply, but rather reflects underlying geologic and topographic constraints. In this overlay district, all discretionary reviews include the review of the architectural treatment of all buildings and structures as to design of all retaining walls, grading, compatibility of materials and color, conformance to existing terrain, appearance from adjacent streets, distant arterials, and the Ventura Freeway, as well as the feasibility of development from a geological perspective. This overlay district has no significant impact on residential density.



Indian Hills District

OA – Old Agoura Overlay District

The purpose of the OA Overlay District is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines. Old Agoura is located north and south of the freeway near Chesebro Road. This area is characterized by low density, single family homes on large lots and small commercial buildings. The design guidelines for Old Agoura are intended to maintain the "rustic" character of the area. The overlay district has no significant impact on residential density. Rather, it is intended to prohibit overbuilding on lots to preserve the ability to maintain horses and other farm animals, promote rustic building design, and maintain the variety of housing types in this area.

Utility Undergrounding

All electrical distribution lines, telephone, cable television, and similar service wires or cables, which provide service to new developments are to be installed underground. Also, the City's Redevelopment Plan calls for the undergrounding of utilities in the Dorothy Drive area, which is located adjacent to the freeway. No underground utilities, however, are needed in areas where additional housing would be developed.

Soils/Geology Report Reviews

All residential developments in the City require the submittal of soil reports for review by City consultants. Additionally, for hillside development, review of geology reports is necessary. This ensures that the grading is done to minimize cuts, fills and retaining walls, and it minimizes the chances of geologic problems.

7. Building Code

Pursuant to State law, Agoura Hills has adopted the latest, 2007 version of the California Building Code, along with all required updates. The State Building Code establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing.

Agoura Hills has adopted the following local amendments to the California Building Code to protect the public health and safety from hazards indigenous to the City:

- Due to the City's adjacency to wildland fire areas, new homes are required to have Class B, fire retardant roof materials and non-combustible exterior materials. In addition, new houses are required to be equipped with fire sprinklers.
- Increased setbacks are required from the top and toe of slope. This requirement is intended for mudslide and landslide protection.
- The City is characterized by expansive soils, and in response, the City requires larger building footings and sinking deeper into the soil.

The City has adopted the new International Code of Building Officials (ICBO), as required of all jurisdictions in California. While the new ICBO will bring California building codes into consistency with the rest of the country, changes from the current State Building Code are anticipated to impact the costs of development.

In terms of the local enforcement of the Building Code, while staff monitor housing conditions, code enforcement in Agoura Hills is primarily complaint based. And as indicated under Housing Element Program #3, eligible property owners cited for code violations are encouraged to utilize the City's CDBG housing rehabilitation programs to bring properties into compliance.

B. MARKET CONSTRAINTS

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Residential lending activity in Agoura Hills is high, with a total of 2,161 applications for home purchase, refinance and home improvement loans in 2005, and reflecting loan activity on over one-third of the City's ownership housing stock. Continued favorable interest rates in 2005 resulted in loans for refinancing comprising the majority (65%) of total loan applications in Agoura Hills, followed by home purchase loans (27%), and loans for home improvements (8%).

Table III-5 provides information on the status of residential loan applications in both Agoura Hills and Los Angeles County by type of loan. As illustrated by this table, the approval rate for home purchase loans in Agoura Hills was 72 percent, followed by a 68 approval rate for home improvement loans, and 65 percent approval for refinancing applications. Review of loan approvals by census tract indicates no significant discrepancies by area of the City. In comparison to the loan approval rates County-wide, approval rates in Agoura Hills were 5% higher for home purchase loans, 7% higher for refinance loans, and 14% higher for home improvement loans. This higher rate of loan approval is due in part to the overall higher income levels in Agoura Hills, with the median income within the City's three census tracts ranging from 193-236% of the County median. In summary, HMDA data supports good access to residential financing in Agoura Hills.

Table III-5
Status of Loan Application by Loan Type - 2005
Agoura Hills and Los Angeles MSA

Loan Type	% Approved		% Denied		% Withdrawn/Incomplete	
	Agoura Hills	LA Co.	Agoura Hills	LA Co.	Agoura Hills	LA Co.
Home Purchase	72%	67%	13%	18%	15%	15%
Home Refinance	65%	58%	16%	20%	19%	22%
Home Improvement	68%	54%	18%	28%	14%	18%
Total	67%	61%	15%	20%	18%	19%

Source: Home Mortgage Disclosure Act Data, 2005. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. The City is nearly built out with few vacant lots remaining which are not subject to constraints precluding residential development. Review of vacant residential land sales in Agoura Hills between 2005 - June 2007 identifies fewer than ten transactions, summarized in Table III-6. As shown in the table, sales prices ranged from \$465,000 - \$615,000 per parcel, with each parcel able to accommodate only a single unit. Two larger parcels on Chesebro Drive commanded sales prices of \$1.5 million, but are designated Restricted Open Space due to significant topographic constraints, thereby limiting development potential.

In addition to raw land costs, site improvements contribute to the cost of land, as most remaining vacant parcels in the City have severe topographic constraints and necessitate significant grading to accommodate development. Thus, land costs alone produce a situation where housing is not within the financial means of lower income households. The high land costs make construction of lower income housing in the City almost impossible without governmental assistance.

Table III-6
City of Agoura Hills
Vacant Residential Land Sales 2005-2007

Location	Zoning	Parcel Size	Sale Amount	Price/ Acre
6467 Chesebro	Restricted Open space	2.93	\$1,500,000	\$510,000
6475 Chesebro	Restricted Open space	4.52	\$1,500,000	\$900,000
Balkins Drive	Very Low Residential (<2 du acre)	1.6 acres	\$560,000	\$350,000
Balkins Drive	Very Low Residential (<2 du acre)	1 acre	\$585,000	\$585,000
Foothill Drive	Low Density Residential (1-2 du/acre)	.7 acres	\$615,000	\$875,000
Lewis Road	Low Density Residential (1-2 du/acre)	.5 acres	\$545,000	\$1,090,000
Colodny Drive	Low Density Residential (1-2 du/acre)	.3 acres	\$465,000	\$1,500,000

Source: Data Quick Prospect Finder Farm Database.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential construction materials rose 22 percent between 2004-2006, with steel costs increasing 63 percent and the cost of cement increasing 27 percent. However, with the slow down in the real estate market, the price of construction materials is finally beginning to level off.⁶

Hard construction costs include building shell costs, on and off-site improvements, parking and all contractor costs.⁷ Local residential construction costs are derived from residential proformas developed by the City's redevelopment consultant in support of Agoura Hills 2007 Affordable Housing Implementation Strategy. The proforma developed for a 98 unit apartment project on a 3.9 acre vacant residential site within Agoura Village reflects a per unit hard construction cost of approximately \$150,000, including \$10,000/unit for structured parking. Hard construction costs for development of a three-story, 99 unit condominium project over ground floor retail and below grade parking on an 8 acre vacant site in Agoura Village are estimated at \$250,000 per unit, including \$45,000 per unit for the parking structure.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's inclusionary housing and density bonus programs, the City allows for affordable units to be slightly smaller in size (maintaining the same number of bedrooms) and have different interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at one time; this is of particular benefit when density bonuses are used for the provision of affordable housing.

4. Contractual Constraints

The majority of residential development projects in Agoura Hills have formed private homeowners' associations. Many of these homeowners' associations have placed Covenants, Conditions and Restrictions (CC&Rs) on open space areas in their tracts, thereby limiting permitted development. In many instances, the deed restrictions on development in open space areas were a result of tradeoffs to allow greater density in the flatter portions of the residential tract. In some instances, the City zoning ordinance is less restrictive than the established CC&Rs. The City enforces the provisions of the zoning ordinance. However, the provisions of the CC&Rs are enforced by the homeowners associations.

⁶ www.dcd.com/pdf_files/0701trends.pdf

⁷ Contractor costs encompass the contractor's fee, general conditions, insurance and bonds, and construction contingency.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Portions of Agoura Hills are exposed to a variety of environmental hazards which may constrain the development of lower priced residential units. In addition, inadequate infrastructure may also act as a constraint to residential development.

1. Hillsides/Slopes

Large portions of Agoura Hills are covered with major hillsides, which serve as a significant constraint to development. Development on such severely sloped parcels requires substantial modification to the natural terrain, which significantly adds to the cost of development.

As a means of preventing erosion and landslides and preserving Agoura Hills natural hillside topography, the City has adopted a Hillside Management Ordinance to regulate the density of development in hillside areas (see discussion of ordinance under Governmental Constraints). In addition, the City has adopted a Transfer of Development Regulations (TDR) program to allow development credits to be transferred from open space hillside parcels, or other sensitive open space areas, to residential areas more suited to development.

2. Noise

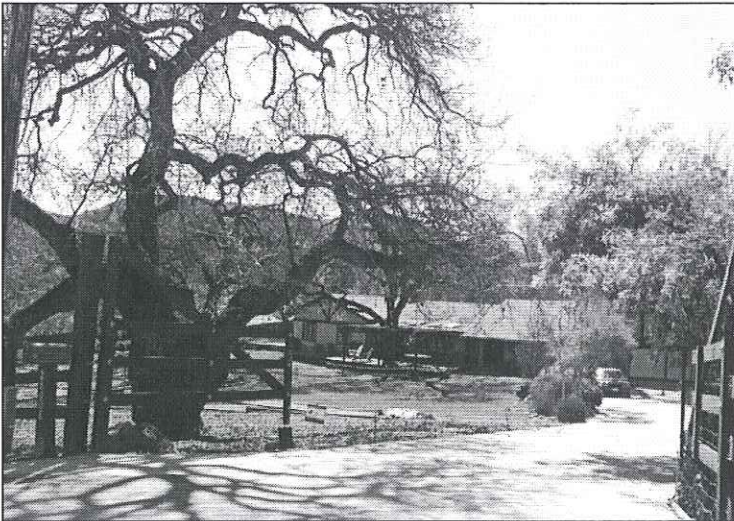
The majority of vacant developable parcels in Agoura Hills are located along the Ventura Freeway corridor. Only a few of these vacant parcels, however, are zoned residential. All freeway parcels are exposed to noise levels of 65 CNEL and above. While the rear portions of these parcels are not exposed to such extreme noise levels, steep slopes generally preclude their development.

Both the Department of Housing and Urban Development (HUD) and State Department of California have established mandatory noise guidelines for residential construction. New residential development cannot be exposed to outdoor ambient noise levels in excess of 65 dBA (CNEL or Ldn), and sufficient insulation must be provided to reduce interior ambient levels to 45 dBA. Freeway parcels in Agoura Hills do not meet these noise criteria. However, sound attenuation techniques, including freeway soundwalls, double pane windows and building orientation can all be utilized to reduce noise to acceptable levels for residential development.

Sound walls can significantly reduce noise levels along freeway routes, thereby lessening the incompatibility of locating residential uses adjacent the freeway. However, Caltrans has established a priority system for developing freeway sound walls and will only construct sound walls for residential neighborhoods which were developed prior to freeway construction. Nonetheless, in the mid 1990s, the City worked with Caltrans in constructing a soundwall opposite existing residential development west of Lake Lindero Drive.

3. Lack of Sewer Availability

Presently, there are no sewer lines in place in the majority of the Old Agoura and Indian Hills areas. Residences are served by individual septic tanks and leach lines. Insofar as the area remains on a septic system, this will prevent the development of higher density housing. Individual developers can install private sewer systems to support development, however, this would contribute significantly to the cost of housing.



Old Agoura District

IV. HOUSING RESOURCES

The following section presents the resources available for the development, rehabilitation and preservation of housing in Agoura Hills. The section begins with an overview of the availability of land resources, or residential sites, for future housing development in Agoura Hills and the adequacy of these sites to address the City's identified share of future housing needs. This section also presents the financial resources available to support in the provision of affordable housing in the community, and specifically identifies funding amounts for redevelopment set-aside, In-Lieu Housing Fees, and CDBG. The final part of the section is an overview of energy conservation and green building resources available to the City and its residents.

A. AVAILABILITY OF SITES FOR HOUSING

Vacant Residential Sites

Agoura Hills contains approximately 2,000 acres of undeveloped land, including large acreages of unspoiled hillsides. However, the vast majority of this land is restricted open space, subject to a variety of environmental and infrastructure constraints that preclude housing development, including steep slopes, significant ecological areas (SEAs), and lack sewer capacity. These constraints to residential development are described in detail in the prior section.

As a maturing community, remaining sites for residential infill in Agoura Hills are limited. A comprehensive review of all vacant sites designated for residential development in Agoura Hills was conducted by the City to assess future residential production potential. Table IV-1 provides a summary of the realistic development potential on these sites by General Plan category; a detailed, parcel-specific inventory of these sites is included in the Appendix. Figure 4 depicts the location of these vacant residential sites by zone district.

**Table IV-1
Summary of Vacant Residential Parcels**

General Plan and Zoning Category	Acreage	Unit Potential
Very Low Density Residential (RV)	11.1	9
Low Density Residential (RL)	11.9	17
Single-Family Residential (RS)	16.4	56
Medium Density Residential (RM)	0	0
High Density Residential (RH)	0	0
Open Space - Restricted (OSR)	157.2	40
Total	196.6	122

Source: City of Agoura Hills, December 2007.

As indicated by this table, only 122 additional dwelling units can be built in Agoura Hills (outside of Agoura Village, described below), reflective of the City's built out nature. All 23 remaining vacant acres of Very Low Density and Low Density Residential are located in Old Agoura, a semi-rural area characterized by rolling topography and the keeping of farm animals. Of the 16 vacant acres of Single-Family Residential (RS), 12 acres already have development approvals for 24 homes being developed as part of the Riopharm project. The balance of vacant RS acreage is either within the steeply sloped Indian Hills area or within Old Agoura. Finally, approximately 150 acres of Restricted Open Space (OSR) has been identified, primarily located west of Indian Hills and east of the Agoura Village Specific Plan. Accounting for the minimum lot size requirements under the City's Hillside Development Ordinance, an estimated 40 additional units can be developed in OSR areas.

Agoura Village Specific Plan

In June 2006, after a multi-year public participation and planning process, City Council adopted the Agoura Village Specific Plan, providing significant additional capacity for 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 residential, commercial, office and entertainment uses. Residential development is limited to different types of attached multi-family development, such as apartment and condominiums. Single-family homes are not permitted as they tend to create a less compact and more suburban atmosphere with the requirement for attached garages and yard areas. The 135 acre planning area runs along both sides of Agoura Road generally between Kanan and Cornell Roads, and is divided into seven zones, each with unique allowable uses and development standards. Three of these zones - A, B and E - incorporate residential uses, as summarized in Table IV-2. Figure 5 provides an aerial view of the Specific Plan, and delineation of the seven zone districts.

**Table IV-2
Agoura Village Specific Plan - Residential Sites**

Zone	Developable Acreage	Existing Use	Permitted Residential Land Uses	Base Unit Potential
A South	340,000 sq. ft.	Vacant	Residential over Retail Stand Alone Residential	20 75
A North	250,000 sq. ft.	Gas Station, storage units, outdoor storage, building materials supply, older strip commercial, vacant	Residential over Retail	15
B	350,000 sq. ft.	Vacant	Residential over Retail Stand Alone Residential Hotel or Residential	15 25 50
E	320,000 sq. ft.	Vacant	Residential over Retail Stand Alone Residential	15 20
Total	1,260,000 sq.ft.			235

Fig. 4

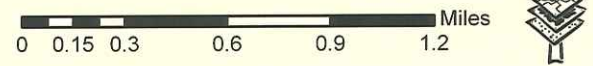
Zoning Designations

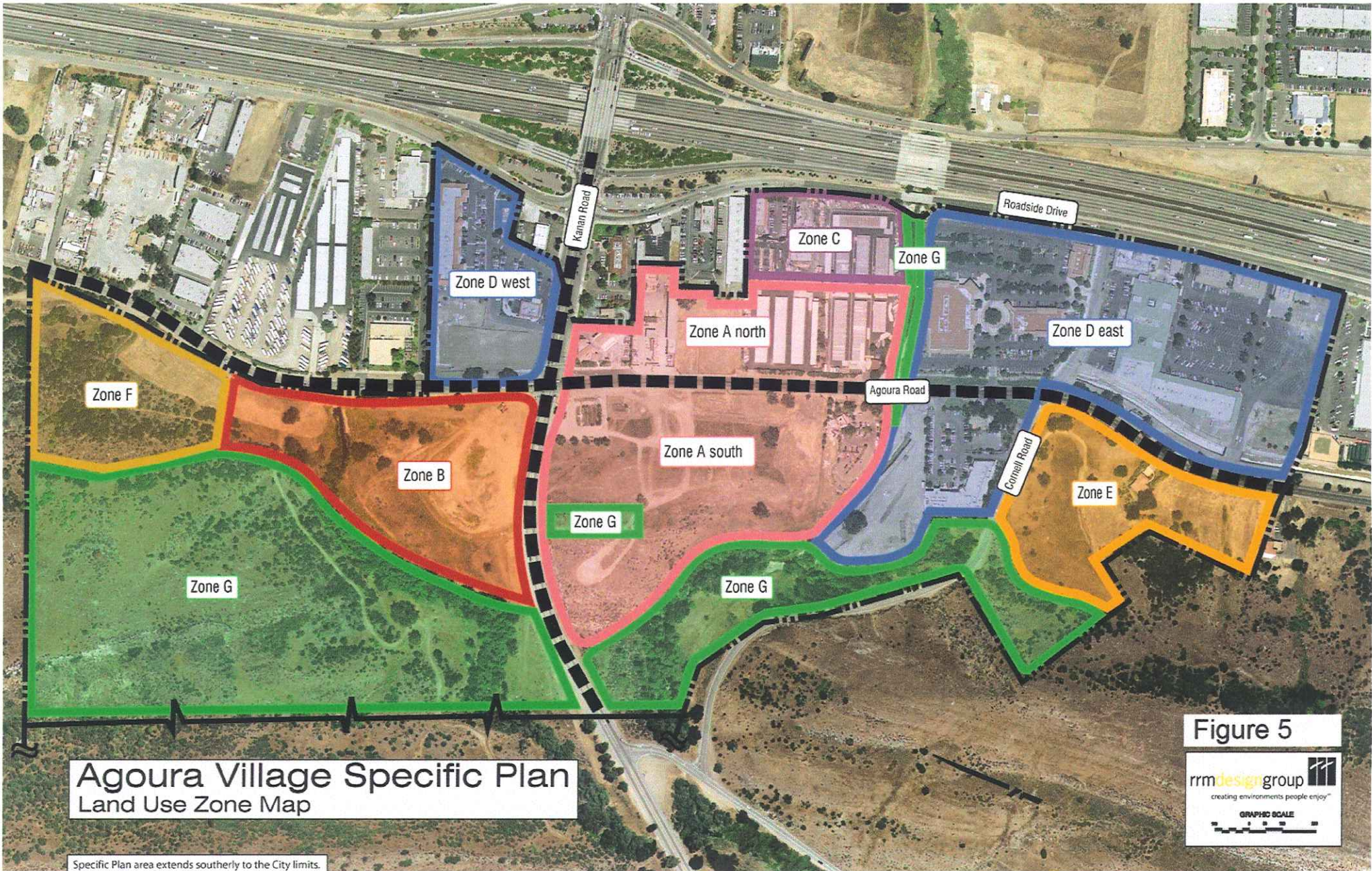
- Residential Low Density
- Residential Medium Density
- Residential Very Low Density
- Open Space Restricted
- Residential Single-Family
- Streets
- Parcel Boundaries



City of Agoura Hills
VACANT RESIDENTIAL SITES

Source: Karen Warner Associates
December 2007





Agoura Village Specific Plan
 Land Use Zone Map

Specific Plan area extends southerly to the City limits.

Figure 5

rrm design group
 creating environments people enjoy™

GRAPHIC SCALE

Appendix A includes an inventory and description of all the parcels which comprise the four residential sites within the specific plan. Three of the four residential sites are currently vacant, with zones A south and B each consisting of a single, vacant parcel, and zone E comprised of numerous smaller hillside parcels. The fourth site (Zone A north), is comprised of six parcels, two of which are vacant, three of which are partially developed with underutilized uses, and a corner parcel developed with a USA Gas Station which will likely remain in the near term. As depicted in Appendix A, one of the underutilized parcels houses an older, 1,200 square foot strip commercial center and equipment rental; assessor's parcel data identifies the value of this center as less than 10 percent of the land value, indicating market conditions support its redevelopment. The other two underutilized parcels house an older (1970s) self-storage facility, and as a non-conforming use, is not permitted to make improvements or expand. With newer, state-of-the-art self storage facilities recently constructed in nearby Westlake Village, the demand for these older facilities is anticipated to significantly decline, making this a likely parcel for redevelopment..

Rather than regulating density, as a means of providing flexibility, a maximum number of dwelling units is defined by the Specific Plan for each specific plan zone. These dwelling unit caps were developed based on an evaluation of the most likely areas for residential development within each zone. The Specific Plan development standards provide for two stories of residential above commercial, minimal setback requirements, parking reductions, prohibition of single-family units, and commercial FARs accounted separately from the residential units all as a means of attaining the densities and critical mass necessary to support an interactive village environment. In addition to the 235 base units shown in Table IV-2, applicants may receive up to a 25 percent density increase in consideration of an extraordinary contribution of public spaces and/or facilities, or contribution to Transportation Impact Fees beyond the minimum. Alternatively, applicants may use the State Affordable Housing Density Bonus provisions and receive bonuses of up to 35 percent. For purposes of evaluating the potential environmental impacts under Specific Plan buildout, the Plan EIR projects an average 25 percent increase above the base 235 units, or a total of 293 units. In the unlikely event that a majority of development projects seek the full 35 percent affordable housing density increase and this 293 unit total is exceeded, this would be accommodated as part of the project-level CEQA analysis; an amendment to the specific plan would not be required. As a means of promoting the use of density bonus incentives, the City has notified all property owners within the Agoura Village Specific Plan of the new affordable housing density bonus ordinance, and will continue to provide information on density incentives as project proposals are received and through the Affordable Housing brochure (refer to Housing Element Program #7). The City has developed an application for a Density Bonus Housing Agreement which is processed in conjunction with the application for housing development. The following findings are required, as applicable, for approval of the density bonus:

- ✓ The density bonus will contribute significantly to the economic feasibility of providing the affordable housing units.

- ✓ The incentive or concession is required to make the affordable housing units economically feasible, or to set rents at qualifying levels for senior citizens and for moderate income, lower income or very low income households.
- ✓ That the increased density and incentive(s) or concession(s) will not cause significant adverse effects on the public health and safety or the physical environment.

The City has experienced significant development interest within Agoura Village, and is currently processing the following two projects through Concept Plan Review:

- Zone B (southwest corner of Kanan and Agoura Road) - Agoura Town Center Project. This 22 acre site is proposed to be subdivided into several parcels to create a mixed- use town center. The first phase encompasses approximately 8 acres, and will include 72 multi-family units configured as two stories of residential above ground floor retail/office, well above 20 units to the acre.
- Zone E (southeast corner of Agoura and Cornell Road) - Cornerstone Project. Combines 22 hillside lots into a single 6.8 acre parcel for development of 25,000 square feet of retail, 17,800 square feet of office, and 35 apartment units. That portion of the project which fronts Agoura Road will consist of a series of three-story mixed use buildings, with residential lofts and apartments on the third floor. Tucked behind these structures will be stand-alone residential apartments consisting of two stories of residential above parking. The residential portion of this project exceeds 20 units to the acre.

In addition, a project is in the early conceptual stages for Zone A south (southeast corner of Agoura and Kanan Road) which envisions 112 residential units at densities in excess of 20 units per acre .

Because the Specific Plan is located with the Redevelopment Project Area, development is subject to requirements to provide 15 percent of units as affordable to low and moderate income households, with 6 percent of these affordable to very low income households. The 2007 Affordable Housing Implementation Strategy adopted by the Agency stresses the importance of requiring developments within the Specific Plan to fulfill Redevelopment inclusionary requirements on an individual project, rather than an aggregate Project Area basis.

Comparison of Site Inventory with RHNA

SCAG has determined the projected housing need for its region for the 2008-2014 Housing Element cycle, and has allocated this housing need to jurisdictions by income category. This is referred to as the Regional Housing Needs Assessment (“RHNA”) process. The RHNA represents the minimum number of housing units each community is required to plan for by providing “adequate sites” through general plan and zoning.

As defined by the RHNA, Agoura Hills new construction need for the 2008-2014 period has been established at 109 new units, distributed among the four income categories as shown in Table IV-3. Housing units receiving building permits during the 2006-2007 RHNA “gap period” can be credited towards meeting the adequate sites requirement of the RHNA. Between January 2006 - December 2007, a total of eleven single-family units received building permits in Agoura Hills; subtracting these eleven units from the City’s assigned RHNA leaves a remaining construction need for 98 units

**Table IV-3
Comparison of Regional Growth Need and Residential Sites**

Income Level	Regional Housing Needs (RHNA)	Building Permits (1/2006 - 12/2007)	Remaining Units Needed	Default Density Thresholds	Site Inventory Unit Capacity
Very Low	29	0	29	20 units/acre	235 units*
Low	18	0	18		
Moderate	19	0	19	16 du/acre	
Above Moderate	43	11	32	< 12 du/acre	122 units
Total	109	11	98		357 units

*Assignment of AVSP units to lower income category reflects Plan’s permitted 20+ du/acre densities.

Table IV-3 compares Agoura Hills remaining RHNA of 98 units with the City’s residential sites inventory, which provides capacity for development of 357 new units. In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes now provide for use of “default densities” to assess site affordability. Based on its population, Agoura Hills falls within the default density of 20 units/acre, indicating this density standard is appropriate for the provision of sites affordable to very low and low income households. For moderate income households, the City has chosen a threshold of 16 units/acre to reflect a reasonable density with which moderate income development can be achieved.

Allocating Agoura Hills residential sites inventory (as summarized in Tables IV-1 and IV-2) based on these density thresholds results in the potential for development of 235 new units at densities of 20 units/acre and above, well in excess of the City’s RHNA

need for 66 very low, low and moderate income units.⁸ All of these units fall within the Agoura Village Specific Plan and within the Redevelopment Project Area, and as previously mentioned, will be required to provide a minimum of 15 percent deed-restricted affordable units within each development project. In terms of housing to address the needs of above moderate income households, the City's capacity for 122 units on vacant residential sites will more than address the RHNA need for 32 above moderate income units. The City will further encourage and facilitate production of affordable units through direct financial assistance, and has allocated \$8.8 million in Redevelopment housing set-aside and Affordable Housing Trust Fund resources towards Affordable Housing Development Assistance during the planning period.

Availability of Infrastructure and Public Services

The infrastructure system serving Agoura Hills includes major back bone systems which provide the capacity to accommodate projected growth. The secondary components, connecting developments with the major components of the infrastructure system, are extended as necessary to support new development.

As indicated by the sites inventory, the remaining vacant sites for residential infill are extremely limited in Agoura Hills, supporting only 122 additional single-family units on scattered sites. The majority of future residential growth in the City will occur within Agoura Village, accommodating over 230 additional units on several large parcels. The Agoura Village Specific Plan (AVSP) includes an analysis of infrastructure and public service availability based on Plan buildout and concludes the following:

- The Las Virgenes Municipal Water District indicates the City's projected water supply is adequate to serve the expected demand from incremental new development. As part of development review, Public Works determines whether projects are required to submit water pressure and flow demand calculations to provide information to determine if adequate line capacity exists.
- As part of the development process, Public Works may require a sewer study to determine if adequate line capacity exists and to project future flow volume and remainder capacities in the downstream segments.
- Incremental growth generated by the AVSP will impact public safety services from both police and fire departments, and would likely require additional personnel, sworn officers and firefighters to serve the population. Existing facilities and equipment will serve the buildout of the AVSP.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Agoura Hills will immediately deliver the Element to the Las Virgenes Municipal Water District, along with a summary of its regional housing needs allocation.

⁸ Excess sites in the very low and low income category can be applied towards the City's moderate income site requirements.

B. FINANCIAL RESOURCES

The extent to which Agoura Hills can achieve its Housing Element goals and objectives is in large part dependant upon the availability of financial resources for implementation. Table IV-4 summarizes the major sources of funding available to carry out housing activities in Agoura Hills.

Redevelopment Housing Set-Aside: The Redevelopment Agency housing set-aside fund provides the primary source of funds for affordable housing activities in Agoura Hills. The Agency's Midterm Review Five-Year Implementation Plan (Dec 2007) provides redevelopment housing set-aside fund projections for the 2008/09 - 2013/14 Housing Element planning period. Beginning in 2008/09, the Agency projects an annual set-aside contribution of approximately \$970,000, growing to an annual contribution of \$1.28 million in 2013/14, and translating to a total contribution of approximately \$6.7 million during the 2008-2014 Housing Element planning period. Combined with a beginning fund balance of \$2.3 million (July 2007) results in an estimated \$9 million in redevelopment housing funds available for implementation of Housing Element programs.

Affordable Housing Trust Fund: Agoura Hills allows for payment of an in-lieu fee as an alternative to providing the 15 percent affordable units required under the City's Inclusionary Ordinance. In-lieu fees are placed into a Housing Trust Fund for the development of low and moderate income housing. The City is in the process of undertaking a fee study in support of an updated in-lieu fee to better reflect current market conditions and the increased affordability gap. The updated ordinance will establish payment of the in-lieu fee as a 4th priority, behind on- or off-site provision of affordable units or land donation. While the City has a balance of approximately \$1.7 million in the Housing Trust Fund (Jan 2008), given the emphasis of producing affordable units in the new ordinance, it is speculative to estimate the amount of additional in-lieu fee revenues to be generated during the planning period.

Community Development Block Grant (CDBG): Agoura Hills is a participating City in the CDBG Program administered through Los Angeles County, and receives approximately \$90,000 - \$100,000 annually to fund activities benefiting lower income households. However, Agoura Hills lacks any low income-qualified census tracts and funds its residential rehabilitation program using redevelopment housing funds. As the effective use of CDBG funds is severely constrained in Agoura Hills, the City has begun trading CDBG funds to other participating cities at a discounted rate in exchange for General Fund money.

In summary, Agoura Hills is projected to have a total of \$10.7 million in housing funds available during the planning period. Based on the program goals established in the Housing Element, these resources are allocated among the following activities:

- Affordable Housing Development Assistance - \$8,800,000
- Homebuyer Assistance - \$1,000,000
- Housing Rehabilitation - \$900,000

**Table IV-4
Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. Agoura Hills receives between \$90,000 - \$100,000 in CDBG funds from LACDC on an annual basis.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
HOME <i>www.lacdc.org</i>	Funding used to support a variety of County housing programs the City has access to. Funds are used to assist low income (80% MFI) households.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rental Assistance
Section 8 Rental Assistance <i>www.lacdc.org</i>	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by Los Angeles County Housing Authority.	<ul style="list-style-type: none"> ▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
Mortgage Credit Certificate <i>www.lacdc.org</i>	Federal income tax credits (15% mortgage interest) available to low income first-time homebuyers to purchase housing in Agoura Hills. Current (2007) sales price limits are \$535,000 for existing units, \$574,000 for new units. The County makes certificates available through participating lenders.	<ul style="list-style-type: none"> ▪ Home Buyer Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> ▪ New Construction
Multi-Family Housing Program (MHP) <i>www.hcd.ca.gov/fa/mhp/</i>	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Usually coupled with bonds.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services integrated within project

**Table IV-4
Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin/	Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	<ul style="list-style-type: none"> ▪ Predevelopment, site development, site acquisition for development projects ▪ Rehabilitation ▪ Acquisitions/rehabilitation ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations.	<ul style="list-style-type: none"> ▪ Regulations under development
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing.	<ul style="list-style-type: none"> ▪ Regulations pending
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) to facilitate infill housing development.	<ul style="list-style-type: none"> ▪ Regulations under development
CalHFA Residential Development Loan Program www.calhfa.ca.gov/multifamily/special/rdlp.pdf	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.	<ul style="list-style-type: none"> ▪ Site acquisition ▪ Pre-development costs
CalHFA Homebuyer's Downpayment Assistance Program www.calhfa.ca.gov/homeownership/programs/chdap.htm	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance

**Table IV-4
Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
3. Local Programs		
Redevelopment Housing Fund	20 percent of Redevelopment Agency funds are required to be set aside for a range of affordable housing activities. An estimated \$9 million in housing set-aside funds will be available in Agoura Hills during the 2008-2014 Housing Element planning period.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction
Housing Trust Fund	Inclusionary housing in-lieu fees as permitted to fulfill Agoura Hills inclusionary housing requirements. The current (January 2008) Trust Fund balance is \$1.7 million.	<ul style="list-style-type: none"> ▪ Development of low and moderate income housing
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Acquisition
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for homes in underserved areas.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> ▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> ▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> ▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates

C. OPPORTUNITIES FOR ENERGY CONSERVATION

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the United States, the building industry accounts for:

- ✓ 65 percent of electricity consumption
- ✓ 30 percent of greenhouse gas emissions
- ✓ 30 percent of raw materials use
- ✓ 30 percent of landfill waste
- ✓ 12 percent of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also required LEED certification for larger commercial and residential developments.

LEED certification building standards are one piece of a coordinated green building program. Why would a city adopt a green building program? Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to energy, recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources, are healthier for people, and reduce harm to the environment.

Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time.

The following presents a variety of ways in which Agoura Hills can promote energy conservation and green building:

- Develop green (energy-efficient and environmentally-sensitive) building standards for public buildings.
- Provide incentives, such as expedited plan check, for private developments that are building green.

- Encourage higher densities and mixed use development within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote financial resources available through the California Energy Commission for use of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.
- Apply green building criteria to rehabilitation of single and multi-family buildings.

The City of Agoura Hills is in the midst of a comprehensive update of its General Plan. An underlying theme that permeates the entire General Plan is to create a more sustainable community for existing and future residents. The Plan embodies the following vision for sustainability:

□ **Sustainable Land Use**

- A community that **concentrates** major commercial development at key centers and nodes, and promotes a mix of integrated community uses - housing, shops, workplaces, schools, parks, civic facilities - within walking or bicycling distance. A more efficient use of land will avoid further encroachment upon diminishing land and other natural resources, reduce automobile use, energy consumption, air pollution, and noise, and increase pedestrian activity.

□ **Sustainable Site Design and Development**

- **Sustainable site design** that avoids development of inappropriate sites, minimizes building footprint, maximizes use of existing infrastructure, and reduces energy and water consumption. Sensitive site selection and design will reduce pressure on the city's undeveloped land and preserve habitat and natural resources.
- **"Green" buildings** that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste.

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. As part of the implementation of the General Plan, Agoura Hills anticipates adopting a local green building program.

Energy Conservation Programs Offered through Local Utilities

In addition to green building, Agoura Hills can promote energy conservation by advertising utility rebate programs and energy audits available through Edison and

Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. All CAP participants must meet the federally-established income guidelines. Most services are available free of charge.

The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Agoura Hills. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2001 Housing Element and then presents Agoura Hills five-year Housing Plan for the 2008-2014 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

State Housing Element law requires communities to assess the achievements under their adopted housing programs as part of the five-year update of the Housing Element. The 2001 Agoura Hills Housing Element contains a set of goals, policies and programs for the five-year time frame of the Housing Element (2000-2005). The following section reviews the programs of the 2001 Housing Element, including progress on the implementation of programs, and the continued appropriateness of goals and policies. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in the final section of the Housing Element.

Goal: Conservation and Improvement of the Housing Stock

1. Housing Rehabilitation Program

Five-Year Program Objective: *Provide grants and/or loans to 50 households over the five year period. Provide program brochures at City Hall, the public library, the Senior Recreation Center, and through the City's website, and disseminate in conjunction with code enforcement efforts.*

Program Accomplishments: The City established its Single-Family Housing Rehabilitation Program in fiscal year 1999/2000, and through fiscal year 2005/06, has expended nearly \$900,000 in assisting 48 households to improve their properties; the City has been effective in meeting its rehabilitation goals. The Rehab program was initially funded entirely through CDBG funds, limiting participation to lower income households earning <80% AMI. In order to reach a broader spectrum of households in need, beginning in 2004/05, the City augmented CDBG monies with redevelopment housing set-aside funds to allow participation by moderate income (80-120% AMI) households. The City is also considering increasing the current loan amount of \$25,000 to reflect the significant increase in home improvement costs and to better address the full extent of housing repairs needed on many units.

The City actively markets the Single-Family Housing Rehabilitation Program through advertisements in the weekly Acorn newspaper, the City Newsletter, and on the City's website. City code enforcement officers routinely provide residential property owners with information on the Rehab Program. And, to the extent code enforcement staff identifies neighborhoods where multiple properties evidence code violations, rehabilitation program flyers are canvassed throughout the neighborhood.

2. Countywide HOME Rental Rehabilitation Loan Program

Five-Year Program Objective: *Promote availability of the County program in conjunction with code enforcement efforts, and encourage rental property owners to participate in the program.*

Program Accomplishments: There has been no participation in the County's Rental Rehabilitation Program by owners of rental property in Agoura Hills. None of the City's apartments are currently in substantial need of improvement, and the low income rent restrictions required by the County's program would serve as a disincentive for use. Should the City in the future identify multi-family rental housing in need of upgrading, rehabilitation assistance could more appropriately be funded through the City's housing set-aside funds.

3. Section 8 Rental Assistance

Five-Year Program Objective: *Continue participation in Section 8 program. Encourage rental property owners to list properties with the Housing Authority.*

Program Accomplishments: Due to the disparity in Fair Market Rents under the Section 8 program and market rents in Agoura Hills, combined with a sustained low rental vacancy rate, there is little incentive for Agoura Hills landlords to participate in the Section 8 program. As of June 2007, only three households in Agoura Hills received Section 8 assistance - one elderly and two family households. A total of 32 Agoura Hills households were on the waiting list for assistance, with a 5+ year waiting period not uncommon. While the City will continue to refer residents in need to the LA County Housing Authority for the Section 8 Program, due to the mismatch in program rents and City rents, the Section 8 program will not play a significant role in addressing the City's housing needs.

4. Code Compliance Inspection

Five-Year Program Objective: *Monitor the housing conditions in the City and respond to complaints. Enforce the provisions of the UBC and Housing Code. Encourage the use of the City's CDBG housing rehabilitation programs to bring properties into compliance.*

Program Accomplishments: Agoura Hills implements a complaint based code enforcement program and maintains a full-time code enforcement officer. Code violations relate to aesthetic issues, outdoor storage, overcrowding and development

within setback areas. Few structural issues are present. The Building Division implements the latest version of the California Building Code, and has undergone training to become familiar with the new International Code of Building Officials (ICBO) to take effect in 2008. The City's Single-Family Housing Rehabilitation Program was developed to assist low and moderate income households to correct code deficiencies; the City's building official and code enforcement officer coordinate with the City's Rehabilitation consultant on an ongoing basis to bring housing into compliance with City codes.

5. Condominium Conversion

Five-Year Program Objective: *Continue to assure that the requirements of the Condominium Conversion Ordinance are met.*

Program Accomplishments: As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing dwelling units to condominiums. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. The City has had no requests for conversion of rental properties to condominium ownership. Nonetheless, given the growing market for condominium conversions, it may be appropriate to strengthen the City's current ordinance to require affordable units in projects proposed for conversion.

Goal: Development of Affordable Housing

6. Inclusionary Housing Ordinance

Five-Year Program Objective: *Continue to implement the inclusionary ordinance. Direct Housing Trust Fund towards production of housing affordable to the community's low and moderate-income workforce and senior citizen population.*

Program Accomplishments: During the past Housing Element cycle, two housing developments have been subject to the City's inclusionary housing ordinance. In 2002/03, the 336 unit Oak Creek Apartments was developed - the largest apartment project in the City's history. The Oak Creek developer requested, and the City approved payment of in-lieu fees, resulting in a contribution of approximately \$1.6 million to the City's Affordable Housing Trust Fund. In addition, a 19 unit condominium project paid an in-lieu fee of approximately \$120,000. The City is in the process of updating the in-lieu fees - originally adopted in 2000 - to better reflect current market conditions, and to prioritize provision of affordable units over payment of in-lieu fees. As described further under the Senior and Workforce Housing Development Program (#8), in 2007 the City adopted an Affordable Housing Strategy which identifies programs for expenditure of inclusionary and redevelopment housing funds, and has begun implementation of these programs.

7. Density Bonus/Development Incentives Ordinance

Five-Year Program Objective: *Develop an informational handout on the Density Bonus policy as part of the Affordable Housing brochure (Program #8), and make brochure available at the City Hall kiosk, library, and on the City's website. Inform residential development applicants of the Ordinance, and through the City's Developer's Workshop on Senior and Workforce Housing.*

Program Accomplishments: The City adopted the Low and Moderate Income Housing Permit process as a means of implementing 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. Agoura Hills is in the process of developing an updated density bonus ordinance to conform with new State requirements. A program has been added to the Housing Element which identifies the parameters of the new density bonus program, its linkage with the City's inclusionary housing ordinance, and establishes a time frame for adoption of the ordinance.

8. Senior and Workforce Housing Development

Five-year Program Objective: *The City will identify and evaluate specific residential and commercial sites in non-hillside locations suitable for new senior and low/mod income workforce housing. Within one year, the City will contact land/property owners regarding the City's interest in assisting in the development of senior and workforce housing, will conduct a developer's workshop to provide information on available regulatory and financial incentives, and will assist developers in applying for funds. The City will develop an Affordable Housing Brochure identifying available funding sources and regulatory incentives, and will post on the City's website, place copies at the City Hall kiosk and library, and provide copies to the local chapter of the BIA. The City will direct redevelopment set-aside and Housing Trust Fund monies to support in development of affordable housing, with a specific goal to achieve one senior and one affordable workforce housing project. Continue to participate with the Conejo Futures Foundation to develop a coordinated approach to addressing housing needs.*

Program Accomplishments: As part of development of the Agoura Village Specific Plan (AVSP), the City undertook an extensive public planning process involving property owners, developers, businesses and residents to help define a land use vision for the only significant remaining undeveloped area of the City. A cornerstone of this vision was the creation of a mixed use environment in the Village, resulting in the designation of four groups of parcels, totaling nearly 30 acres, for multi-family residential and mixed use development. The City's focus for future multi-family development has shifted to within the AVSP, and combined with implementation of the City's Affordable Housing Implementation Strategy (described below), negates the need for the Citywide Senior and Workforce Housing Development Program included in the prior Housing Element.

In November 2006, the Redevelopment Agency contracted with an economic consultant to undertake the following two-phased effort: 1) Prepare an Affordable Housing Implementation Strategy to determine programming and appropriations of the Agency's affordable housing funds; and 2) Implementation of identified programs and strategies. The Redevelopment Agency adopted the Housing Strategy in 2007, comprised of the following 5 programs:

- ❑ Development of Mixed-Use Ownership Condominiums
- ❑ Participation with Private and Public Property Owners
- ❑ Nine Percent Low Income Housing Tax Credit Housing
- ❑ Purchase of Affordability Restrictions
- ❑ Homebuyer Assistance Loans

The City is currently in the implementation phase of the Affordable Housing Strategy, with City staff and the City's economic consultant meeting with developers within the AVSP and preparing development proformas. Staff and the consultant have also initiated discussions with the School District regarding potential development on District-owned property.

9a. Countywide Affordable Homeownership Program (HOP)

Five-Year Program Objective: Advertise the availability of the HOP through the County Los Angeles Community Development Commission.

Program Accomplishments: Given the sales price limits and low income occupancy requirements of the HOP program, this program is not viable in Agoura Hills. The City established its own first-time homebuyer program in 2004, providing up to \$80,000 in downpayment assistance (\$100,000 for Public Service Employees) for households earning up to moderate incomes. Only one household has been assisted under the program. Given the escalation in housing sales prices, current downpayment assistance levels are insufficient to bring housing costs down to levels affordable to moderate income households. The City is currently evaluating increasing assistance levels and potential partnering with condominium units to be developed in Agoura Village.

9b. Lease-Purchase Program

Five-Year Program Objective: Contact the California Cities Home Ownership Authority (CCHOA) and evaluate participation in the Lease-Purchase Program.

Program Accomplishments: The CCHOA Lease-Purchase Program has been terminated, and replaced with a program which covers only San Bernardino County.

9c. Mortgage Credit Certificate (MCC)

Five-Year Program Objective: Contact the Community Development Commission to begin participation in the MCC program.

Program Accomplishments: Agoura Hills has submitted the necessary paperwork to participate in the County's MCC program, and is awaiting a response from the County. Once the City's First-Time Homebuyer Program is amended to increase downpayment assistance levels, the MCC program - which is also available to households earning up to moderate incomes - could provide an additional means of leveraging homebuyer resources. Therefore, participation in the MCC program with the County remains appropriate for inclusion in the updated housing element.

10. Countywide Affordable Rental Housing Development Program

Five-Year Program Objective: *Inform developers of the program available to leverage local funds for development of affordable rental housing. Include program information in Affordable Housing Brochure (see Program #8), and distribute via City's website, City Hall kiosk, library, the BIA, and the Conejo Futures Foundation.*

Program Accomplishments: The City did not have any proposals for development of affordable rental housing during the planning period. Given the various restrictions on County program funding, this source of funds is not well suited to Agoura Hills. The updated Housing Element identifies other, more viable sources of funds to support in the development of affordable rental housing in the community.

11. Tax Exempt Multi-Family (Renters) Revenue Bond Program

Five-Year Program Objective: *Include program information in Housing Brochure.*

Program Accomplishments: As previously stated, the City did not have any proposals for development of affordable rental housing during the planning period. High land and development costs render County issuance of multi-family mortgage revenue bonds in Agoura Hills unlikely. State bond funding, combined with low income tax credits, is a more viable source of funding to leverage local funds in support of affordable rental development, and has been included in the Housing Resources chapter of the Element.

GOAL: PROVISION OF ADEQUATE HOUSING SITES

12. Land Use Plans and Ordinances

Five-Year Program Objective: *Implement the City's Land Use Plan, combined with affordable housing programs, to achieve Agoura Hills' regional housing needs for a minimum of 77 new dwelling units, including 12 very low, 8 low, 13 moderate and 44 above-moderate income units. Maintain a current inventory of available sites for residential development. Adopt the Agoura Village Specific Plan, which provides incentives for the inclusion of residential and mixed income development. Amend the zoning ordinance to conditionally permit high density residential in select CRS locations.*

Program Accomplishments: Table V-1 summarizes Agoura Hills' progress in addressing its regional housing needs for the 1998-2005 period:

**Table V-1
Residential Building Permits Issued 1998-2005**

Year	Single-Family	Multi-Family	Second Units	Total
1998	2	0		
1999	7	0		
2000	11	160		
2001	18	0		
2002	16	0		
2003	6	336	1	
2004	4	23		
2005	2	0		
Total	71	519	1	591

As illustrated by this table, the City well exceeded its total regional housing growth need for 77 new units, issuing building permits for nearly 600 new units during the 1998-2005 planning period, nearly 90 percent which were multi-family units. While the City is to be commended for approving this level of development, market rents and sales prices in these units all exceed the level of affordability to low and moderate income households. Market rents on second units are at levels affordable to moderate income households, although only one second unit was developed. During the upcoming Housing Element cycle, Agoura Hills will have access to expanded financial resources to subsidize market rate development to affordable levels, including \$1.7 million in inclusionary housing in-lieu fees and an estimated \$9 million in redevelopment housing set-aside funds.

The City has adopted the Agoura Village Specific Plan, which provides for the development of over 230 new multi-family units, with additional units available through density bonuses. Rather than modifying the City's existing CRS zone to permit residential, the Specific Plan establishes new planning subareas (zones A-F) with development standards specifically tailored to facilitate mixed use development.

Agoura Hills maintains a vacant land inventory by zone district, including information on the four target residential and mixed use sites in Agoura Village, which it makes available to the development community.

13. Second Units

Five-Year Program Objective: *As part of the City's Affordable Housing Brochure (program #8), provide information on the City's second unit standards, and promoting their development. Seek to achieve development of 25 units over the five-year period in the RS, RM, and RMH zones. Revise zoning provisions for granny flats to provide consistency with State law regarding age restrictions.*

Program Accomplishments: The passage of AB 1866 (effective July 2003) now requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. In order to comply with the new law, in May 2003, the Agoura Hills City Council adopted Ordinance No. 03-320, amending the zoning ordinance to permit second units as an accessory use in all residential zone districts. References to age-restricted granny flats have been removed from the Zoning Ordinance.

As part of the Ordinance revision, the City eliminated the requirement for second units to connect to the public sewer system, effectively opening up the more rural areas of the City with larger lots (RL, RV, and RR zones) to second units. Since adoption of the ordinance, the City has received only one second unit application for a 600 foot unit in Old Agoura.

GOAL: REMOVAL OF GOVERNMENTAL CONSTRAINTS

14. Expedite Project Review

***Five-Year Program Objective:** Continue to implement procedures for concurrent processing of residential projects, and priority processing for affordable housing. Modify the Low and Moderate Income Housing Permit to an administrative approval, rather than a Conditional Use Permit (CUP).*

Program Accomplishments: The City provides for concurrent processing through one-stop permit coordination. No proposals were received for affordable housing during the last Housing Element cycle. 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 will be exempt from the variance process.

15. City Fee Reduction

***Five-Year Program Objective:** Provide reduced fees, as appropriate, to encourage the development of affordable housing.*

Program Accomplishments: The City didn't receive any affordable housing applications during the last Housing Element cycle, and therefore did not provide any reductions in fees. However, this program remains appropriate, and the City will consider fee reductions as an incentive for provision of on-site affordable units on a case-by-case basis. Fee reductions are also an incentive under the City's density bonus ordinance.