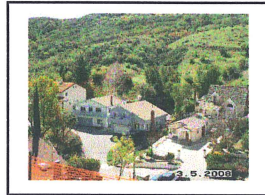
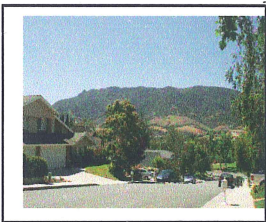




Guide to Housing



Planning and
Community Development Department
City Hall
30001 Ladyface Court
Agoura Hills, California 91301

December 2010

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Overview of Housing in Agoura Hills

The City of Agoura Hills is home to slightly over 23,000 residents living in about 7,500 housing units. The City is largely developed with very few remaining vacant parcels to construct new housing. The City contains approximately 6,200 single family homes, and nearly 1,300 multi-family units consisting of apartments and town homes (City of Agoura Hills Housing Element, 2008). Of the total housing units, 84 percent are owner occupied.

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For Existing Residents

Single Family Rehabilitation Program

The Agoura Hills Single Family Housing Rehabilitation Program is a Federal Community Development Block Grant (CDBG) program that provides loans to owner occupants of single family detached dwellings, condominiums or town homes to make necessary home improvements in order to correct hazardous structural conditions; make improvements to eliminate blight; improve handicapped access; or to correct building or health code violations. Examples include: cost effective energy conservation measures; repair or replacement of roofing, plumbing and other fixtures; and new insulation and flooring, among other qualified items. The program provides zero-interest deferred loans to cover repair costs, with the maximum amount awarded ranging from \$12,500-\$25,000 depending on the housing type. To participate, households must meet income eligibility requirements.

For further information, contact Doug Hooper, Asst. Director of Planning and Community Development, at (818) 597-7342 or at dhooper@ci.agoura-hills.ca.us. Further information is also available at www.ci.agoura-hills.ca.us by selecting "Government," "Departments," "Planning and Community Development," "Programs and Services."

Fair Housing

The Fair Housing Council of the San Fernando Valley provides fair housing services to residents in the City of Agoura Hills. The Council works to encourage fair housing and non-discriminatory housing practices through educational efforts, assisting persons who believe they have been discriminated against, and in counteracting and eliminating any discriminatory housing practices. Specifically, the Council provides education and outreach services, and enforcement services to protected categories identified in the Federal Fair Housing Law and California law, such as race, color, marital status, and age, among others.

For inquiries or further information, contact the Fair Housing Council of the San Fernando Valley at 8134 Van Nuys Blvd., Suite #206, Panorama City, CA 91402-4820, or at (818) 373-1185 or (800) 287-4617, or at www.fhcsfv.org.

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For Those Seeking Affordable Housing Opportunities

First Time Homebuyer Program

The First Time Homebuyer Program offers a deferred second mortgage loan as down payment assistance to help individuals purchasing a home in the City. These funds are combined with the buyer's funds to provide an acquisition that is affordable via reduced monthly housing expenditures. The maximum City assistance is 18 percent of the purchase price, with the maximum assistance amount not exceeding \$80,000-100,000 total¹. Applicants must have sufficient assets to provide a minimum down payment equal to three percent of the home's purchase price plus closing costs, and must meet certain moderate income eligibility requirements, as well as credit and underwriting criteria. The program is open to individuals currently living in the City, as well as those wishing to relocate to the City.

¹Those individuals considered public service employees may qualify for the higher loan limit.

For more information, contact Allison Cook, Principal Planner, at (818) 597-7310, or at acook@ci.agoura-hills.ca.us. Further information is also available at www.ci.agoura-hills.ca.us by selecting "Government," "Departments," "Planning and Community Development," "Programs and Services."

Section 8 Housing

The Community Development Commission/Housing Authority of the County of Los Angeles (HACoLA) administers the Los Angeles County Section 8 Housing Choice Voucher Program through the Assisted Housing Division. The HACoLA provides Section 8 Program services to all cities in Los Angeles County that do not have their own Housing Authority, including the City of Agoura Hills. The Section 8 Program offers tenant-based assistance in which participants find their own housing to rent and pay a portion of their income towards rent, with the other portion being funded via a Section 8 subsidy or "voucher." The subsidies are available to lower income households who spend more than 30 percent of their gross income on housing. The availability of assistance in the County as a whole and in a particular community depends on the efforts and priorities of the HACoLA. To be eligible for rental assistance, a household must: qualify as a family (defined by HACoLA); meet eligible immigrant or citizenship requirements; be within the income limits; and provide additional eligibility information, if requested. Qualified households are then placed on a waiting list maintained by the HACoLA for availability of a voucher.

For inquiries or further information, contact HACoLA at Section 8 Main Office: 12131 Telegraph Road, Santa Fe Springs, CA 90670, or at (562) 347-4664, or view the website at www.hacola.org.

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For Builders

Vacant Residential Sites Inventory

The City Planning and Community Development Department maintains a map of vacant parcels that are zoned for residential use. The map identifies the zoning designation for each vacant parcel.

Contact Planning and Community Development Department staff at (818) 597-7339 for the latest information.

Second Units

Per state law, the City allows second units not exceeding 640 square feet in size to be located on existing lots occupied by a residential unit in all residential zones. Section 9283.1, Part 9, Chapter 2, of the Zoning Ordinance identifies second unit design and development standards. A second unit is allowed without discretionary review via "over the counter" approval as long as it meets the above referenced standards.

For further information, call the Planning and Community Development Department at (818) 597-7339.

Inclusionary Housing Requirement

Section 9133 of Part 4, Chapter 1, Title IX, of the Municipal Code, which applies to all portions of the City except the Redevelopment Project Area¹, requires at least 15 percent of all newly constructed dwelling units in a residential development of at least ten dwelling units be affordable. The affordable units must be developed, sold to or rented to, and occupied by very low-, low- and moderate-income households (as defined in the Code section, based on State Housing and Community Development Department figures). Of the 15 percent, a minimum six percent (6%) of all the units would be sold to or rented to very low-income households, while the remaining nine percent (9%) would be rented or sold to low- or moderate-income households.

There are alternatives to constructing the required affordable units on the primary development site, which may be approved by the Planning Commission. Where the provision of affordable units onsite is determined to be economically infeasible, the following may be allowed, in order of preference: 1) offsite construction of the affordable units; 2) donation of offsite land, the value of which is at least equal to the in-lieu amount that would be applied to the project; and 3) in-lieu fee, as established by the City's fee schedule. The in-lieu fee amount is derived from the difference in the construction costs between the market rate and affordable units.

Applicants for applicable projects should begin consulting with City staff at the soonest feasible date to ensure that the inclusionary housing requirement is considered early on in the design and planning stages of the project.

¹ Affordable housing requirements in the Redevelopment Project Area are dictated by California Redevelopment Law.

For more information, contact Allison Cook, Principal Planner, at (818) 597-7310, or at acook@ci.agoura-hills.ca.us.

Density Bonus Allowance

The Statewide Density Bonus Law is reflected in Section 956.1 of Division 4, Part 3, Chapter 6, Title IX, of the Municipal Code. The purpose is to encourage the development of affordable housing by the City offering incentives to do so, in the form of both: (1) a density bonus; and (2) exceptions from normally applicable zoning and other development standards. The density bonus allowance is voluntary, and initiated at the request of a project applicant.

Upon request by an applicant, the City is required to grant a density bonus of 20-35 percent above what would normally be allowed in the particular zone per the City's Zoning Code. The range would depend on the amount of units provided and the type of units in terms of very low income household, lower income household, moderate income household, or senior household. Additionally, instead of

building affordable or senior housing, a developer may donate land to the City as a means of obtaining a density bonus.

In addition to the density bonus, the developer is entitled, upon request, to one to three concessions or incentives, depending on the amount of affordable units and the types of units, as described above, which are provided. These can include, but may not be limited to, a reduction in minimum lot setbacks, and reduced minimum lot size. The developer can request any other concession or incentive for the City to consider.

For both the percent of density bonus and number of concessions granted, the amount allowed increases with the number of affordable units provided, and with a lower affordability range. For example, a project that consists of a large number of very low income households would be entitled to the maximum developer benefit.

To obtain the density bonus approval, the applicant must demonstrate that the density bonus contributes significantly to the economic feasibility of providing the affordable units. Second, the incentive or concession requested must be shown as necessary to make the affordable units economically feasible. Third, it must be shown that the increased density and incentive or concession will not cause significant adverse effects on the public health and safety or the physical environment.

A Density Bonus Housing Agreement between the City and developer must be prepared, and recorded on the parcel(s). The agreement would stipulate the household type, number, location, size and construction scheduling of all affordable units, as well as measures to maintain long term affordability of the units, among other items.

For further information, contact Allison Cook, Principal Planner, at (818) 597-7310, or at acook@ci.agoura-hills.ca.us.

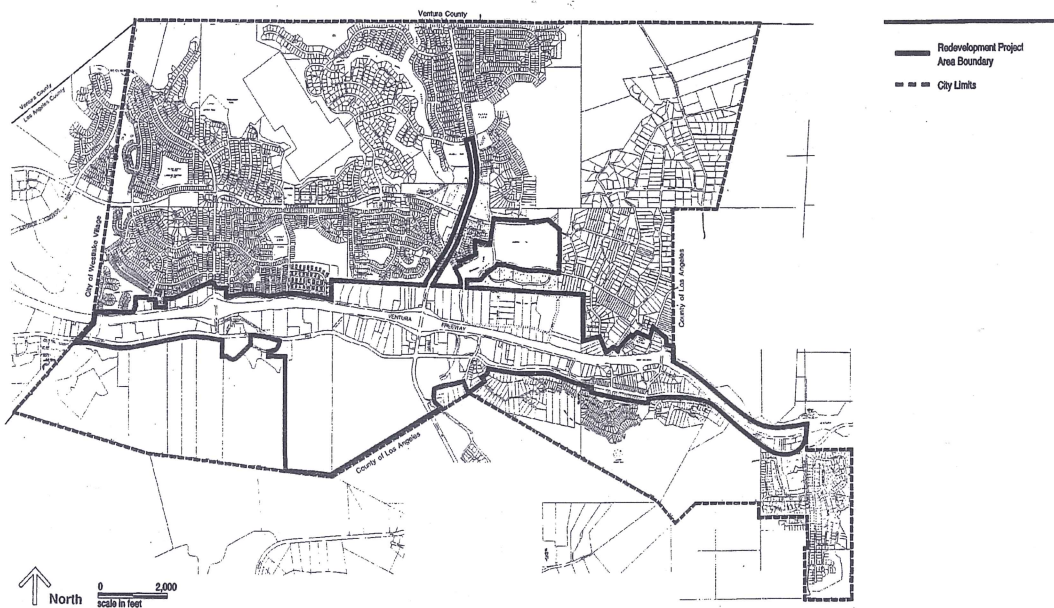
Redevelopment Project Area

The City's Redevelopment Project Area generally includes the portions of the City bordering the Ventura Freeway, both north and south, as well as portions of Kanan Road and the Agoura High School. Developers of housing projects in the City's Redevelopment Project Area must comply with California Redevelopment Law, including the provision of affordable housing units. The housing project must include a range of units accommodating affordable household income categories consistent with California Redevelopment Law. Fifteen percent of the units must be for affordable for very low, low and moderate income households. The City's policy is to require that these units be constructed as part of the overall housing project on the same site. If the City agrees to allowing the affordable units to be constructed offsite, they must be located elsewhere within the Redevelopment Project Area.

Applicants for relevant projects should begin consulting with City staff, including Redevelopment Agency staff, at the soonest feasible date to learn more about state redevelopment requirements and to ensure that the affordable housing requirement is considered early on in the design and planning stages of the project.

For further information, contact Allison Cook, Principal Planner, at (818) 597-7310, or at acook@ci.agoura-hills.ca.us.

City Redevelopment Project Area



Sources: Colton/Boland/Associates, Inc.

Agoura Hills Redevelopment Plan

Figure 2
Project Area

City of Agoura Hills
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Agoura Hills, CA 91301
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