

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director
By: Joseph R. Vacca, Principal Planner 

DATE: February 27, 2014 (CC Meeting of 3/19/2014)

SUBJECT: Consider the City of Moorpark 2013 General Plan Annual Report Including the Housing Element Progress Report

BACKGROUND

Government Code Section 65400 requires the planning agency of each local government to provide an annual report on the status of the General Plan and its implementation, including progress in meeting the community's share of regional housing needs, with information concerning City efforts to remove local governmental constraints to the maintenance, improvement, and development of housing. This annual report, covering activities in the prior calendar year, must be provided to the City Council, the Governor's Office of Planning and Research, and the California Department of Housing and Community Development (HCD) by April 1st of each year.

DISCUSSION

STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS

Land Use Element

A comprehensive update to the Land Use Element was adopted in May 1992. A number of substantial amendments have been made to this element since that time. These include the conversion of about 1,000 acres of rural residential designated land to higher residential densities and open space, the adoption or substantial amendment of three (3) Specific Plans (Carlsberg, Downtown, and Moorpark Highlands), and the approval of a voter-initiated City Urban Restriction Boundary (CURB). The Community Development Department has been working on a comprehensive update to this element, along with the Circulation Element, with hearings now expected in 2014.

Amendments to the Land Use Element Approved in 2013

1. General Plan Amendment No. 2013-01 - On July 17, 2013, the City Council initiated this General Plan Amendment application which also included Amendment No. 2 to Specific Plan No. 1995-01, (Downtown Specific Plan),

and a Zone Change of at least 25.8 total acres of land to Residential Planned Development (RPD) – 20U-N-D, and a Zoning Ordinance Amendment to Title 17 (Zoning) of the Moorpark Municipal Code regarding development of a RPD-20U-N-D zone, to allow development of 20 units per acre, at various locations throughout the city to ensure compliance with the adopted Housing Element. This General Plan Amendment was approved by the City Council on September 4, 2013.

Land Use Element Amendment Applications in Process in 2013 that have Completed Pre-Screening

On December 4, 2013, the City Council adopted Resolution No. 2013-3242, amending the procedures for review of General Plan Amendment Pre-Screening applications. Among the amendments was a provision that existing Pre-Screening authorizations would expire in two years if a project application has not been filed and deemed complete. For existing authorizations, a complete application is needed by December 4, 2015 for the authorization to be valid.

1. General Plan Amendment No. 2005-02 – This request from John C. Chiu is to add a new residential density category to the General Plan which would allow up to 25 units per acre. This density is not currently allowed by the General Plan, as the highest planned density currently allows up to 20 units per acre. This request is part of a request to construct 60 condominium units on a 2.4-acre site in downtown Moorpark. The application is currently incomplete. The Pre-Screening authorization will expire on December 4, 2015 if the application is not deemed complete.
2. General Plan Amendment No. 2010-01 – On November 20, 2009, Pacific Communities filed an application to change the planned use of approximately 37 acres on the south side of Los Angeles Avenue between Leta Yancy Road and Maureen Lane from 32 acres “High Density Residential” and 5 acres “Very High Density Residential” to 24 Acres “High Density Residential” and 13 Acres “Very High Density Residential” to allow for a proposed residential development of 157 single-family detached homes and 300 condominium homes. The application was considered by the City Council on February 17, 2010, and was allowed to proceed with the filing of a General Plan Amendment application. An application has been filed but it is incomplete. The Pre-Screening authorization will expire on December 4, 2015 if the application is not deemed complete.
3. General Plan Amendment No. 2012-01 – On October 20, 1993, Dennis Hardgrave, on behalf of Hitch Ranch, filed an application on approximately 283 acres located north of the Union Pacific Railroad, west of Walnut Canyon Road (Highway 23), and east and west of Gabbert Road, for the development of Specific Plan No. 1 (Hitch Ranch), for development of up to 620 dwelling units, three (3) acres of institutional use, and open space. On June 3, 2009,

the City Council, to assist in meeting state goals for affordable housing required in the City's Housing Element Update, authorized the processing of an alternative with 755 units, up from 620 units identified as the maximum in the Land Use Element of the General Plan. This General Plan Amendment application was updated on January 3, 2012, for the development of up to 755 units. Preliminary draft working documents for the Specific Plan and EIR have been submitted to staff for internal review, which is underway. An updated Notice of Preparation (NOP) for the project Environmental Impact Report (EIR) was released on May 8, 2012, with public comments due by June 11, 2012. Comments were received and are being reviewed while the Draft EIR is being completed.

4. General Plan Amendment No. 2013-02 - On May 30, 2012, 1 Moorpark, LLC, (c/o Ernie Mansi), filed an application for a General Plan Amendment (GPA) Pre-Screening to change the land use designation on 49.52 Acres at the Northwest corner of Casey Road and Walnut Canyon Road from Rural Low (RL) to Very High (VH) Density Residential Planned Development (RPD), to allow for the filing of a GPA application along with other entitlement applications for a proposed 390 unit Senior Continuing Care Retirement Community. This application was deemed complete on December 1, 2012. On March 20, 2013 the Community and Economic Development Committee recommended that the City Council authorize submittal of a General Plan Amendment, Development Agreement and other applicable applications. The application was considered by the City Council on May 15, 2013, and was allowed to proceed with the filing of a General Plan Amendment application. An application has been filed but it is incomplete. The Pre-Screening authorization will expire on December 4, 2015 if the application is not deemed complete.

Pre-Screening Applications for Land Use Element Amendments

City Council Resolution No. 99-1578 (updated by Resolution Nos. 2008-2672, 2013-3166, 2013-3178, and 2013-3242) requires pre-screening of requests for General Plan amendments, based on adopted criteria, prior to submittal of formal General Plan amendment applications. The following pre-screening applications were on file with the City during the timeframe of this report:

1. PS 2008-02 – On May 29, 2008, A-B Properties filed a pre-screening application to change the land use designation on 88.2 acres at the northerly terminus of Gabbert Road from “Rural Low Density Residential” to “Light Industrial”, “Rural High Density Residential”, and “Medium Low Density Residential” to develop an industrial technology park and two gated residential neighborhoods. This application has since been amended, eliminating the proposed industrial designation. The application was considered by the City Council on February 17, 2010, and was allowed to proceed with the filing of a General Plan Amendment application; however, an

application has not been filed to date. The Pre-Screening authorization will expire on December 4, 2015 if a General Plan Amendment application is not filed and deemed complete.

2. PS 2010-01 - On May 20, 2010, James Rasmussen, Moorpark Property 67 LLC, filed an application to amend the "Rural Low Density Residential" land use designation on 67 acres west of Gabbert Road to allow for higher density residential uses. The application includes requests to provide "Rural Low Density Residential", "High Density Residential", "Very High Density Residential" and "Open Space" land uses, to allow construction of 271 total dwelling units (150 senior apartments, 36 attached condominiums, 66 single family detached units, and 5 large lot custom home lots). This proposal was considered by the Community and Economic Development Committee on August 24, 2011. The Committee directed removal of the very high density uses and replacement with high density uses before this application is considered by the City Council. Staff worked with the applicant on various options for design, uses, and density and presented a revised plan to the Community and Economic Development Committee on April 17, 2013, who authorized the application to go forward to the City Council for review. On October 16, 2013 the City Council held a public hearing on this pre-screening application, and the City Council remanded the application back to the Community and Economic Development Committee, date uncertain, following the applicant making revisions and updates to address adjacent neighborhood concerns raised during the review process.
3. PS 2012-02 - On October 26, 2012, Residential Strategies, LLC filed an application for a General Plan Amendment Pre-screening proposing to expand the City's corporate boundaries and CURB to develop between 552 and 765 homes of various densities on 665.9 acres of a 3,805.7 acre site north of Moorpark College on land currently outside the City corporate boundaries. General Plan Pre-Screening application for a proposed 552-766 home development outside of the City limits and outside of the City Urban Restriction Boundary (Moorpark CURB) on approximately 510 acres of a 3,844-acre site north of Moorpark College. On December 19, 2012, the City Council authorized a public workshop at a Special City Council Meeting on February 27, 2013 to go over the project and the review process, and to take early comments and questions from the public on this project. This workshop was in addition to the General Plan Amendment process established by Resolution No. 2008-2672. After listening to comments and questions from the public, the Council directed staff to return with an approach for Council consideration where the application would be set for public hearing and decision by the City Council without first going to the Community and Economic Development Committee.

- On March 20, 2013, the City Council adopted Resolution No. 2013-3166, amending the procedure for the pre-screening of General Plan Amendment requests. The amended procedure included a provision that allows a Councilmember to request a public hearing on a General Plan Amendment Pre-Screening application without review by the Community and Economic Development Committee (CEDC), when the application has not been previously scheduled for review by the CEDC.
 - On April 2, 2013, Councilmember Millhouse submitted a request (Attachment 2) for the City Council to hold a public hearing on General Plan Amendment Pre-Screening Application No. 2012-02 (Coastline RE Holdings Moorpark) without review by the CEDC. On May 15, 2013, the City Council, at a special meeting before the regular meeting, adopted Resolution No. 2013-3178 (Attachment 3), further amending the procedure for the pre-screening of General Plan Amendment requests by extending the time frame by which the City Council needs to consider a Councilmember's request on items in the November 30, 2012 cycle. That time frame was extended to June 20, 2013. At the regular meeting on May 15, 2013, the City Council considered Councilmember Millhouse's request and continued the matter to June 19, 2013.
 - On June 19, 2013, the City Council denied the request to bypass review by the CEDC and remanded the application back to the normal CEDC Pre-Screening process.
 - On December 4, 2013, the City Council amended the General Plan Amendment Pre-Screening Procedures to require noticing of CEDC meetings similar to that of public hearings.
 - On February 26, 2014, the CEDC considered this application and recommended that the City Council not accept a General Plan Amendment application. The City Council public hearing on this item has not yet been scheduled.
4. PS 2013-01 - On April 16, 2013, a request for a General Plan Amendment Pre-Screening was submitted to allow a General Plan Amendment from C-2 (General Office) to VH (Very High Residential Density) for construction of 66 attached residential dwelling units on 4 acres at 635 Los Angeles Avenue Menashe on the application of Kozar (Grand Moorpark LLC). Staff is working with the applicant on various options for design, uses, and density and expects to take a revised plan to the Community and Economic Development Committee in Spring 2014.

Circulation Element

An updated General Plan Circulation Element was adopted in May 1992. Further analysis of circulation system alternatives continued in 1999 with the approval of

Specific Plan No. 2. The adoption of Specific Plan No. 2 included a circulation system amendment to allow for the construction of an extension of Spring Road, to function as a connecting arterial between Los Angeles Avenue and Walnut Canyon Road, through the central portion of the City, establishing an additional north/south corridor. Specific Plan No. 2 also includes right-of-way reservations for the SR-23 and SR-118 arterials across the project site.

The city-wide equestrian and bicycle trails were expanded by the adoption of a Class 1 and Class 2 bicycle trail within Specific Plan No. 2, and the addition of a segment of the city-wide and regional connection of equestrian trails to serve the northern portion of the community. Modification No. 2 to Tract 4928 (Toll Brothers), approved in 1999, included an alignment alteration to provide an expanded "C" Street (now Championship Drive) right-of-way which includes an equestrian/multi-use trail alignment.

Measure "S", adopted by the voters of the City of Moorpark in January 1999, restricted the future eastern extension of Broadway to serve circulation needs of potential agricultural, open space, or recreational uses in the portion of the planning area northeast of the City limits.

City staff is currently studying potential future alignments and appropriate improvements for the SR-23 Bypass and SR-118 Bypass currently included on the Highway Network map in the Circulation Element. These are being considered in a comprehensive update to Circulation Element currently under preparation.

Amendments to the Circulation Element Approved in 2013

None.

Circulation Element Amendment Applications in Process in 2013 that have Completed Pre-Screening

None.

Pre-Screening Applications for Circulation Element Amendments

None.

Noise Element

The Noise Element was amended in 1998, satisfying Implementation Measure No. 2 in the Land Use Element that required an update of the Noise Element to reflect the City's land use and circulation plans. A Noise Ordinance was also adopted.

Amendments to the Noise Element Approved in 2013

None.

Noise Element Amendment Applications in Process in 2013 that have Completed Pre-Screening

None.

Pre-Screening Applications for Noise Element Amendments

None.

Open Space, Conservation, and Recreation (OSCAR) Element

The OSCAR Element is a combined element, meeting State mandates for an Open Space Element and Conservation Element, and providing an optional Recreation Element. The City adopted the OSCAR Element in August 1986.

In 1996, the City Council approved a contract with a consultant to prepare an updated OSCAR Element. A final draft was prepared, received staff review and was anticipated to go to public hearing late in 1999. However, due to the adoption of a Voter Initiative Measure "S", several provisions of the OSCAR Element require revision. The Planning Commission and Parks and Recreation Commission held a joint workshop on the draft element in May 2000. The Parks and Recreation Commission gave further review to the document in July 2000. The rewritten element was discussed at public workshops before the Planning Commission in June and August 2001. Hearings were held by the Planning Commission in September 2001. In October 2001, the City Council considered the draft element and referred it to an ad-hoc committee for further study. In 2007, this assignment was transferred to the Community and Economic Development (standing) Committee. A draft update will be prepared by staff following completion of updates to the Land Use and Circulation Elements. The update will include goals and policies on stormwater quality to address National Pollution Discharge Elimination System (NPDES) issues, as well as goals and policies related to the reduction of greenhouse gases.

Amendments to the Open Space, Conservation, and Recreation Element Approved in 2013

None.

Open Space, Conservation, and Recreation Element Amendment Applications in Process in 2013 that have Completed Pre-Screening

None.

Pre-Screening Applications for Open Space, Conservation, and Recreation Element Amendments

None.

Safety Element

The Safety Element was approved in April 2001. This update includes information and environmental studies related to the West Simi Valley Alquist-Priolo Zone. The adopted Safety Element includes the most recent information on earthquake faults, including identification of active faults and policies on setbacks and development constraints.

Amendments to the Safety Element Approved in 2013

None.

Safety Element Amendment Applications in Process in 2013 that have Completed Pre-Screening

None.

Pre-Screening Applications for Safety Element Amendments

None.

Housing Element

The current 2014-2021 Housing Element was approved by the City on January 15, 2014, the City Council adopted Resolution No. 2014-3259, approving the 2014-2021 Housing Element Update. It was subsequently certified by the California Department of Housing and Community Development on January 29, 2014. On May 16, 2012, the City Council adopted Resolution No. 2012-3105, approving the 2006-2014 Housing Element Update, and it was subsequently certified by the California Department of Housing and Community Development. This housing element was prepared to address the Regional Housing Needs Assessment (RHNA) allocation covering the 4th housing element cycle which was an 8.5-year planning period of January 1, 2006 to June 30, 2014. The City's progress to date in implementing the 2006-2014 Housing Element is discussed below.

Amendments to the Housing Element Approved in 2013

None, (Other than review of the 5th Cycle 2014-2021 Housing Element Update).

Housing Element Amendment Applications in Process in 2013 that have Completed Pre-Screening

None.

Pre-Screening Applications for Housing Element Amendments

None.

Progress in Implementing the Housing Element, Including Meeting the Local Share of the Regional Housing Needs

Share of Regional Housing Needs - The City's fair share for affordable housing units under the 2006-2014 Regional Housing Needs Assessment (RHNA) requirements is shown in Table 1.

TABLE 1: LOCAL SHARE OF REGIONAL HOUSING NEEDS

Income Group	2006-2014 RHNA	
	Number	Percentage
Very Low	363	22.4%
Low	292	18.1%
Moderate	335	20.7%
High	627	38.8%
TOTAL	1,617	100.0%

Progress in Meeting Local Share - Table 2 shows new housing units completed since January 1, 2006. This table includes the number of units affordable by households with incomes categorized as Very Low (less than 50 percent of County median income), Low (50-80 percent of County median income), Moderate (80-120 percent of County median income), or High (greater than 120 percent of County median income), based on estimated original sales or rental price. Units affordable to very-low and low-income residents were all secured through development agreements with the City. Moderate income units include both market rate units and units with rents or sales prices restricted by development agreements. It should be noted that in this RHNA reporting period, the City lost 37 rental units affordable to very low income households as the terms of the bond financing for an apartment project allowed these units to convert to market rate in September 2007. In addition, there have been additional constraints in meeting the General Plan Housing goals for development of affordable housing projects and units, due to the termination of redevelopment activities as a result of court decisions on AB1X 26 and AB1X 27.

TABLE 2: NEW HOUSING UNITS COMPLETED JANUARY 2006 – DECEMBER 2013

Tract Map No./(Project Name)	Affordability				
	Very Low	Low	Mod.	High	Total
Tr. 4928 (Country Club Est.)	-	-	-	49	49
Tr. 5045 (Moorpark Highlands)	-	28	74	316	418
Tr. 5187/5405 (Meridian Hills)	-	-	-	65	65
Tr. 5133 (Canterbury Lane)	-	7	31	39	77
Tr. 5860 (Living Smart)	-	-	11	-	11
Area Housing Authority of VC	16	4	-	-	20
Miscellaneous Units (Including 2 nd Dwellings)	-	-	12	11	23
Units Lost (Demolished or Destroyed)	-	-	(-26)	-	(-26)
Total Units Completed	16	39	102	480	637
2006-2014 RHNA Share	363	292	335	627	1,617
(% RHNA Share Met)	(4.4%)	(13.3%)	(30.4%)	(76.5%)	(39.4%)

Table 3 shows units in various stages of construction (from site grading to final details) at the end of the reporting year. William Lyon Homes has stopped construction on Tract 5187/5405 and sold the unbuilt graded lots.

TABLE 3: NEW HOUSING UNITS UNDER CONSTRUCTION DECEMBER 31, 2013

Tract Map No./(Project Name)	Expected Affordability				
	Very Low	Low	Mod.	High	Total
Tr. 5045 (Moorpark Highlands)	-			134	134
Tr. 5187/5405 (Meridian Hills)	4	4	9	183	200
Tr. 5425 (Ivy Lane)	6	9	5	79	99
Tr. 5860 (Pardee Homes)	-	7	-	126	133
Miscellaneous Units			1		1
Total Units to be Built	10	20	15	522	567

Table 4 shows residential projects that have been approved but are not yet under construction, with expected affordability by household income.

TABLE 4: APPROVED RESIDENTIAL PROJECTS NOT UNDER CONSTRUCTION

Tract	Units	Applicant	Expected Inc. Category Served
5053 and 5204*	284	Pacific Communities	262 High (Market Rate) plus 22 Low plus fee for 15 Very Low
5130	110	Moorpark 150 LLC	110 High (Market Rate) plus 7 Low and 5 Very Low off-site
5347	21	Birdsall	High (Market Rate) plus 1 Low and 1 Very Low off-site
5463	49	Toll Brothers	49 High (Market Rate) plus 4 Low and 4 Very Low off-site
-	200	Essex Property Trust**	160 Moderate (Market and Restricted) plus 24 Low and 16 Very Low
Total	664	-	-

* Pacific Communities is working on a redesign to Tentative Tracts 5053 and 5204 that would increase the number of homes and change the type of project.

** Essex Property Trust is proposing a redesigned project with the same number of units. It is currently under review.

City Efforts to Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing Units - The City of Moorpark has taken the following steps in recent years to remove governmental constraints that hinder the development of affordable housing units:

1. Continued implementation of the City's General Plan, as discussed previously in this report.
2. Continued processing of development agreements and other entitlements with inclusionary affordable housing components.

3. Continued revisions to the Zoning Ordinance to allow more flexibility in affordable housing projects.
4. Compliance with the affordable housing provisions of the Community Redevelopment Law.
5. Use of Community Development Block Grant (CDBG) funds for housing services in lower income neighborhoods.
6. Provision of priority processing to projects that include affordability components.
7. Support of changes in planned land uses from non-residential to residential uses with high to very-high densities to provide affordable housing.
8. Support of upzoning of land planned for lower residential densities to provide affordable housing.
9. Support of density bonuses for residential projects that provide an affordability component within the project.
10. Amendment of density bonus provisions in General Plan and Zoning Ordinance to allow for up to 100% density bonus for qualifying affordable housing projects.
11. Amendment of Second Unit Ordinance to make permits for second units ministerial in compliance with AB 1866.
12. Participation in mobile home park revenue bond financing to provide for reserved spaces and affordable rents for very low income households.
13. Zoning Ordinance Amendment No. 2010-01 - Emergency Shelters, Transitional and Supportive Housing, Farm Worker housing and Single Room Occupancy Units, Religious Land Use and Institutionalized Persons Act – City Initiated. This application included a request to amend Chapter 17.20 (Uses by Zone) of the Zoning Ordinance to allow Emergency Shelters, and Transitional and Supportive Housing, and addressed Religious Land Use and Institutionalized Persons Act to ensure consistency with changes in Federal and State law. This application was approved on October 3, 2012, by the City Council following a duly noticed public hearing on this application.
14. Zoning Ordinance Amendment No. 2012-02 – City Initiated. This application included a request to amend Chapters 17.08 (Definitions), 17.20 (Uses by Zone), and 17.32 (Off-Street Parking Requirements), and to add Subdivision “I” (Farm Worker Dwellings) to Section 17.28.020 (Standards relating to Dwellings) and Subdivision “G” (Requests for Reasonable Accommodations) to Section 17.44.040 (Discretionary Permits and Exceptions) of the Moorpark Municipal Code to address farm worker housing, residential parking requirements, and reasonable accommodation procedures. This application was approved on September 4, 2013, by the City Council following a duly noticed public hearing on this application.

15. Zoning Ordinance Amendment No. 2013-03 - City Initiated. This application included a request to amend, Chapters 17.12 (Establishment of Zones Boundaries and Maps) and 17.20 (Uses by Zone), and to add Chapter 17.76 (Residential Planned Development 20 units to the acre [RPD-20U-N-D] zone), to the Moorpark Municipal Code to allow for development of multi-family housing as a permitted use, in accordance with objective development standards and not subject to discretionary review, to ensure compliance with the adopted Housing Element, and consistency with changes in Federal and State Law. This application was approved on September 4, 2013, by the City Council following a duly noticed public hearing on this application.
16. Zone Change No. 2013-01 - City Initiated. This application included a request for a change of zone of the following three sites to Residential Planned Development 20 units to the acre (RPD20U-N-D) zone: (1) a 23.44 acre site (located within the southeastern portion of Specific Plan 1, Hitch Ranch Specific Plan property), (2) a 1.36 acre site (located at the southeast corner of Moorpark Avenue and Everett Street), and (3) a 1.34 acre site (located at the southeastern end of Majestic Court) for a total of 26.14 acres. This application was approved on September 4, 2013, by the City Council following a duly noticed public hearing on this application. Prior to this re-zone there were no vacant or underutilized sites in Moorpark with zoning that allowed residential development at densities of 20 units or greater per acre, excluding density bonus. Therefore, the City re-zoned three project sites, totaling 26.14 acres of land to RPD20U-N-D zoning to accommodate development of 516 lower-income units at a density of 20 units per acre commensurate with the City's Regional Housing Needs Assessment, (RHNA). With the approval of this zone change the City now demonstrates that it can accommodate the number and range of units required in our total RHNA.

Attached are the completed "Annual Element Progress Report - Housing Element Implementation" excel tables to send to the Department of Housing and Community Development for the required online Annual Reporting for 2013.

STAFF RECOMMENDATION

1. Receive and file the report.
2. Direct staff to forward the excel tables: "Annual Element Progress Report - Housing Element Implementation" to the Governor's Office of Planning and Research, the California Department of Housing and Community Development, and the Ventura County Planning Division.

Attachment: "Annual Element Progress Report - Housing Element Implementation" excel tables, HCD forms for online Annual Reporting of 2013.

CC ATTACHMENT 1

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Moorpark
Reporting Period Date: Jan 1, 2013 - Date: Dec 30, 2013

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation if the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Tr. 4928 (Country Club Est.) Reported in Table	SF	O									
Tr. 5045 (Moorpark Highlands)	SF	O		28	74	316	418	418		Development Agreement	
Tr. 5187/5405 (Meridian Hills) Reported in Table A-3	SF	O									
Tr. 5133 (Canterbury Lane)	2-4	O		7	31	39	77	77		Development Agreement	
Tr. 5860 (Living Smart)	SF	O			11		11	11		Development Agreement	
Charles Street Area Housing Authority of VC	5+	R	16	4			20	20	TCAC	DB, and Deed Restricted	
Miscellaneous Units (Including 2nd Dwellings) Reported in Table A-3	SF	O									
(9) Total of Moderate and Above Moderate from Table A3					12	125	137	137			
(10) Total by income Table A/A3			16	39	128	480	663	663			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

CC ATTACHMENT 1

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Moorpark
Reporting Period Date: Jan 1, 2013 - Date: Dec 30, 2013

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	12	0	12	12
No. of Units Permitted for Above Moderate	114	0	0	11	0	125	125

* Note: This field is voluntary

CC ATTACHMENT 1

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Moorpark
Reporting Period Date: Jan 1, 2013 - Date: Dec 30, 2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.									2006-2012		2013*		Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9					
Very Low	Deed Restricted	363							16				16	347		
	Non-deed restricted															
Low	Deed Restricted	292							39				39	253		
	Non-deed restricted															
Moderate	Deed Restricted	335											117	11	128	207
	Non-deed restricted															
Above Moderate		627							456	24			480	147		
Total RHNA by COG. Enter allocation number:		1,617							628	35			663	954		
Total Units ► ► ►																
Remaining Need for RHNA Period ► ► ► ► ►																

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

CC ATTACHMENT 1

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Moorpark
Reporting Period Date: Jan 1, 2013 - Date: Dec 30, 2013

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Housing Rehabilitation Program	Provide loans for a maximum of 25 single-family units & 10 Mobile Homes.	2008-2014	RDA funding source eliminated. Cal HOME loans in process for Mobilehome rehabilitation.
2. Code Enforcement	Continue code enforcement activities.	2008-2014	Complete / ongoing
3. Sites to Accommodate Fair Share Needs	City to re-zone at least 25.8 acres to allow multi-family residential development by-right at a density of 20 units per acre to meet the City's obligations under the RHNA for the 2008-2014 planning period.	2012	Complete
4. Downtown Specific Program	Prepare Downtown Specific Plan land inventory.	2012	Complete
5. Farmworker Housing	Comprehensive review of farmworker housing regulations & Municipal Code amendment.	2012-13	Complete
6. Second Units	Continue to allow second units. Publicize second unit regulations.	2008-2014	Complete / ongoing
7. Emergency Shelters and Transitional/ Supportive Housing	Amend the Municipal Code consistent with SB 2.	Within one year of Housing Element adoption	Complete
8. Single Room Occupancy	Amend the Municipal Code to allow SROs.	Within one year of Housing Element adoption	Complete
9. Section 8 Rental Assistance	Continue to participate in the Section 8 program, advertise program availability, and encourage rental property owners to register their units with the Housing Authority.	2008-2014	Complete / ongoing
10. Mortgage Credit Certificate Program	Continue to participate in program and advertise	2008-2014	Complete / ongoing
11a. Mobile Home Affordability	Monitor Mobile Home Park affordability.	2008-2014	Complete / ongoing
11b. Resale Refinance Restrictions & Option to Purchase	Continue to monitor the status of affordable housing restrictions.	2008-2014	Complete / ongoing
12. Inclusionary Program	Adopt fee expenditure priorities; Use inclusionary funds to assist in the development of VL units.	2008-2014	Complete / ongoing
13. Land Assemblage /Disposition/ Acquisition	Assist in the purchase and assembly of land for housing.	2008-2014	Complete / ongoing
14. Regulatory and Financial Assistance	Continue to provide assistance for projects that address local housing needs.	2008-2014	Complete / ongoing

CC ATTACHMENT 1

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction City of Moorpark
Reporting Period Date: Jan 1, 2013 - Date: Dec 30, 2013

15. Assistance to CHDOs	Continue to work with local CHDOs by providing assistance for affordable housing.	2008-2014	Complete / ongoing
16. Density Bonus	Continue to facilitate affordable housing development through density bonus and incentives.	2008-2014	Complete / ongoing
17. R-P-D Zone Designation and Planned Development Permit Process	Continue to use the R-P-D Zone designation to address local housing needs. Amend the Planned Development Permit review process to designate the Planning Commission as the final approval authority (rather than City Council); and modify the required findings for approval to confirming that the project complies with objective development and design	2008-2014	Complete
18. Off-Street Parking	Process a Code amendment to reduce parking requirements.	2012	Complete
19. Fair Housing Services	Continue to provide fair housing services.	2008-2014	Complete / ongoing
20. Definition of Family	Municipal Code amendment.	2010-11	Complete
21. Reasonable Accommodation	Municipal Code amendment.	2010-11	Complete
22. Childcare Facilities	Review Zoning Code in 2011-12; consider incentives for co-locating childcare facilities with affordable housing; prioritize funding for projects with family support and childcare; provide funding assistance to support childcare.	2011-12 and ongoing	Complete / ongoing

General Comments:

*Prior to this 2013 Annual Report, all other annual reports have been submitted by US Mail to HCD and have consisted of City Council of the City of Moorpark staff reports on the General Plan Annual Report.