

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director



DATE: June 8, 2015 (CC Meeting of 6/17/2015)

SUBJECT: Consider the City of Moorpark 2014 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).

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 2015.

Amendments to the Land Use Element Approved in 2014

None.

Land Use Element Amendment Applications in Process in 2014 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 March 18, 2010, Pacific Communities filed a General Plan Amendment 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 is currently incomplete, and the Pre-Screening authorization will expire on December 4, 2015 if the application is not deemed complete by then. The applicant is currently working on a project redesign for approximately 280 homes that would not require consideration of a General Plan Amendment. Once this is filed, it is expected that the General Plan Amendment application will be withdrawn.
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. 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 the Draft EIR is being completed by the applicant's consultant.

4. General Plan Amendment No. 2013-02 - On September 3, 2013, 1 Moorpark, LLC, (c/o Ernie Mansi), filed an application for a General Plan Amendment, along with other related applications, 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), for a proposed 390 unit Senior Continuing Care Retirement Community. The application is currently under review by staff.
5. General Plan Amendment No. 2014-01 – On October 10, 2014, Sky Line 66, LLC (Manny Kozar), filed an application for a General Plan Amendment from C-2 (General Commercial) to VH (Very High Residential Density), along with other related applications, for construction of 66 townhouses on 4 acres at 635 Los Angeles Avenue. The application is currently under review. Payment of \$20,000.00 toward a commercial demand study was required of this project application. Proposals for this study have been solicited and staff expects to bring a recommendation on a consultant to the City Council at its July 1, 2015 meeting.

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, with the applicant required to make revisions and updates to address adjacent neighborhood concerns raised during the review process. On June 18, 2014, the Community and Economic Development Committee authorized an application for 137 homes to go forward to the City Council for recommendation. On November 5, 2014, the City Council authorized a General Plan Amendment application to be filed, provided that the area proposed for "High Density Residential" uses be changed to "Medium Density Residential" uses. This Pre-Screening authorization will expire on November 5, 2016 if a General Plan Amendment application is not filed and deemed complete.

3. PS 2014-01 - On October 28, 2014, a request for a General Plan Amendment Pre-Screening was submitted by Mike Ashley and Don Duncan to allow a General Plan Amendment application to be submitted to change the land use designation from C-2 (General Commercial) to VH (Very High Residential Density) on 7.8 acres at 4875 Spring Road and 384 Los Angeles Avenue for construction of approximately 90 townhouses. The Community and Economic Development Committee reviewed this application on February 18, 2015 and recommended acceptance of an application. The City Council authorized acceptance of an application on April 15, 2015. Payment of \$20,000.000 to a commercial demand study is required as part of this application. This Pre-Screening authorization will expire on April 15, 2017 if a General Plan Amendment application is not filed and deemed complete.
4. PS 2014-02 – On October 28, 2014, a request for a General Plan Amendment Pre-Screening was submitted by Sunbelt Enterprises, LLC, to change the General Plan land use designation on two remnant freeway parcels now owned by Sunbelt from Freeway to I-1 (Light Industrial). The Community and Economic Development Committee reviewed this application on March 18, 2015 and recommended acceptance of an application. The City

Council considered this application on June 3, 2015, and continued the agenda item to June 17, 2015 at the request of the applicant.

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 2014

None.

Circulation Element Amendment Applications in Process in 2014 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 2014

None.

Noise Element Amendment Applications in Process in 2014 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 2014

None.

Open Space, Conservation, and Recreation Element Amendment Applications in Process in 2014 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 2014

None.

Safety Element Amendment Applications in Process in 2014 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.

Amendments to the Housing Element Approved in 2014

None.

Housing Element Amendment Applications in Process in 2014 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 2014-2021 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
Extremely Low	145	12.4%
Very Low	144	12.4%
Low	197	16.9%
Moderate	216	18.6%
Above Moderate	462	39.7%
TOTAL	1,164	100.0%

Progress in Meeting Local Share - Table 2 shows new housing units completed since January 1, 2014. 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.

TABLE 2: NEW HOUSING UNITS COMPLETED JANUARY – DECEMBER 2014

Tract Map No./(Project Name)	Affordability				
	Extremely Low and Very Low	Low	Mod.	High	Total
Tr. 5045 (Moorpark Highlands)	-		-	59	59
Tr. 5187/5405 (Meridian Hills)	-	-	-	-	0
Tr. 5425 (Ivy Lane)	-	-	-	16	16
Tr. 5463 (Masters)	-	-	-	-	0
Tr. 5860 (Living Smart)	-	3	-	84	87
Miscellaneous Units (Including 2 nd Dwellings)	-	-	-	-	0
Units Lost (Demolished or Destroyed)	-	-	(-1)	-	(-1)
Total Units Completed	0	3	(-1)	159	161
2014-21 RHNA Share	289	197	216	462	1,164
(% RHNA Share Met)	(0%)	(3.0%)	(-0.5%)	(33.8%)	(13.8%)

Table 3 shows units in various stages of construction (from site grading to final details) at the end of the reporting year.

TABLE 3: NEW HOUSING UNITS UNDER CONSTRUCTION DECEMBER 31, 2014

Tract Map No./(Project Name)	Expected Affordability				
	Very Low	Low	Mod.	High	Total
Tr. 5045 (Moorpark Highlands)	-	-	-	75	75
Tr. 5187/5405 (Meridian Hills)	4	4	9	183	200
Tr. 5425 (Ivy Lane)	6	9	5	63	83
Tr. 5463 (Masters)	-	-	-	50	50
Tr. 5860 (Living Smart)	-	7	-	126	133
Miscellaneous Units	-	-	-	-	0
Total Units to be Built	10	20	14	497	541

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
-	200	Essex Property Trust**	160 Moderate (Market and Restricted) plus 24 Low and 16 Very Low
Total	615	-	-

* 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.

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 2014.

STAFF RECOMMENDATION

1. Receive and file the report.
2. Direct staff to forward the 2014 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: 2014 Annual Element Progress Report - Housing Element Implementation

CC ATTACHMENT 1

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

Jurisdiction City of Moorpark
Reporting Period Date: Jan 1, 2014 - Date: Dec 30, 2014

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 how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Tr. 5860 (Living Smart)	SF	O		3			3		3		
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶					0	159	159				
(10) Total by income Table A/A3 ▶ ▶				3		159	162				
(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, 2014 - Date: Dec 30, 2014

**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	
No. of Units Permitted for Above Moderate	144	15				159	

* 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, 2014 - Date: Dec 30, 2014

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.												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	289	0										289
	Non-deed restricted		0										
Low	Deed Restricted	197	3									3	194
	Non-deed restricted		0										
Moderate	Deed Restricted	216	0										216
	Non-deed restricted		0										
Above Moderate		462	159									159	303
Total RHNA by COG. Enter allocation number:		1,164											
Total Units ▶ ▶ ▶			162									162	1,002
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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

Jurisdiction City of Moorpark
Reporting Period Date: Jan 1, 2014 - Date: Dec 30, 2014

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.	2014-2021	Ongoing
2. Code Compliance	Continue code compliance activities.	2014-2021	Ongoing
3. Sites to Accommodate Fair Share Needs	Ensure no net loss of residential capacity commensurate with the RHNA allocation throughout the planning period.	2014-2021	Ongoing
4. Downtown Specific Program	Continue to implement the Downtown Specific Plan	2014-2021	Ongoing
5. Farmworker Housing	Continue to implement zoning regulations in conformance with the Employee Housing Act.	2014-2021	Ongoing
6. Second Units	Continue to allow second units. Publicize second unit regulations.	2014-2021	Ongoing
7. Emergency Shelters and Transitional/ Supportive Housing	Continue to permit emergency shelters and transitional/ supportive housing in conformance with SB 2 throughout the planning period. Process an amendment to the Zoning Code concurrent with adoption of the Housing Element to update the definitions of transitional housing and supportive housing consistent with SB 745 of 2013	Concurrent with Housing Element adoption/ 2014-2021	Complete/ Ongoing
8. Single Room Occupancy	Continue to allow SROs by-right in the C-2 zone	2014-2021	Ongoing
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.	2014-2021	Ongoing
10. Mortgage Credit Certificate Program	Continue to participate in program and advertise	2014-2021	Ongoing
11a. Mobile Home Affordability	Continue monitoring Villa del Arroyo's compliance with the requirements of the Regulatory Agreement to ensure that the 48 housing units are occupied by very low income families	2014-2021	Ongoing

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

Jurisdiction City of Moorpark
Reporting Period Date: Jan 1, 2014 - Date: Dec 30, 2014

11b. Resale Refinance Restrictions & Option to Purchase	Continue to monitor the status of the Resale Refinance Restriction and Option to Purchase Agreements for affordable units.	2014-2021	Ongoing
12. Inclusionary Program	Continue to implement fee expenditure priorities; Use inclusionary funds to assist in the development of up to 20 VL units by end of 2014.	2014-2021	No very-low income units were developed in 2014, however, several current and upcoming projects are expected to provide these units per the affordable housing agreements.
13. Land Assemblage /Disposition/ Acquisition	Assist in the purchase and assembly of land for housing at least twice during the planning period in order to accommodate the City's fair share of housing needs.	2014-2021	The Successor Housing Agency is in the process of negotiating disposition and development agreements on properties it owns on Everett Street and Walnut Canyon Road to provide for the development of affordable housing.
14. Regulatory and Financial Assistance	Continue to provide regulatory assistance for projects that address local housing needs at least twice during the planning period.	2014-2021	Ongoing

CC ATTACHMENT 1

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

Jurisdiction City of Moorpark
Reporting Period Date: Jan 1, 2014 - Date: Dec 30, 2014

15. Assistance to CHDOs	Continue to work with local CHDOs by providing assistance for affordable housing.	2014-2021	Ongoing
16. Density Bonus	Continue to monitor State density bonus law and make changes to local regulations as necessary.	2014-2021	Ongoing
17. R-P-D Zone Designation and Planned Development Permit Process	Continue to use the R-P-D Zone designation to encourage a variety of housing types to address local needs.	2014-2021	Ongoing
18. Off-Street Parking	Continue to monitor parking conditions in residential developments.	2014-2021	Ongoing
19. Fair Housing Services	Continue to support provision of fair housing services and publicize these services throughout the community using the City website and flyers posted in at least five locations.	2014-2021	Ongoing
20. Reasonable Accommodation	Continue to implement the Reasonable Accommodation Ordinance throughout the planning period.	2014-2021	Ongoing
22. Childcare Facilities	Continue to 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.	2014-2021	Ongoing

General Comments: