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PLANNING AND
COMMUNITY DEVELOPMENT

MOORPARK

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M E M O R A N D U M

TO: The Honorable City Council

FROM: Nelson Miller, Director of Community Development *N Miller*
Deborah S. Traffenstedt, Senior Planner *DST*

DATE: September 3, 1996

SUBJECT: CITY OF MOORPARK GENERAL PLAN 1995 ANNUAL REPORT -
INCLUDING HOUSING ELEMENT PROGRESS REPORT

Government Code Section 65400(b) requires that the planning agency of local governments shall provide an annual report to the legislative body on the status of the General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Section 65583(c)(3). A copy of the annual report is required to be submitted to the Office of Planning and Research and the State Department of Housing and Community Development by **October 1 of each year**. The following information is provided in compliance with Government Code requirements.

STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS

General Plan Elements

Land Use Element - An updated Land Use Element was adopted in May 1992. Progress towards implementation in 1995 included the continued processing of applications for three new specific plan areas (1, 2, and 8), the Moorpark Country Club Estates Project (Bollinger Development, Inc.), and the Special Devices, Inc. (SDI), Project. (The General Plan amendment for the Moorpark Country Club Estates Project was approved in April 1996 and the SDI Project General Plan amendment was approved in August 1996).

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PAUL W. LAWRASON JR.
Mayor

JOHN E. WOZNAK
Mayor Pro Tem

ELOISE BROWN
Councilmember

PATRICK HUNTER
Councilmember

BERNARDO M. PEREZ
Councilmember

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Other progress towards implementation included continued work on the development of a draft growth control ordinance. In 1995, the City Council reviewed recommendations from an ad hoc committee regarding preparation of a growth management ordinance that was based on quality of life thresholds/standards, and staff began work on draft thresholds/standards in 1995. The Measure F Growth Management Ordinance expired on December 31, 1995. Other General Plan implementation work in 1995 included the preparation and adoption of a Hillside Grading Ordinance. The City also continued its progress towards achieving redevelopment goals with the construction of Phase II of Mission Bell Plaza, including a new Albertsons grocery store and theater complex; the construction of Poindexter Park, and the approval of seven residential rehabilitation loans. The Annual Report for the Moorpark Redevelopment Area discusses redevelopment activities in further detail.

Circulation Element - An updated General Plan Circulation Element was adopted in May 1992. Work on a Citywide Transportation Improvement Fee Program continued in 1995. In 1994, the City Traffic Engineer developed cost estimates for planned bypass arterials that are under consideration for funding by a citywide traffic mitigation fee. A joint City Council/Planning Commission was held in May 1995 to discuss circulation alternatives for State Routes 23 and 118. Further analysis of circulation alternatives has continued with the processing of Specific Plan Nos. 2 and 8. Work on development of the Citywide Traffic Mitigation Program is expected to be completed in 1997.

Noise Element - The last update to the Noise Element was approved in May 1987. Implementation Measure No. 2 in the Land Use Element requires an update of the Noise Element to reflect the City's planned circulation system. The update is also required to reflect the revised land use plan adopted in 1992. The Technical Appendices for the Noise Element were completed in 1994. In 1995, the City Council approved a Professional Services Agreement with Mestre Greve to allow completion of the Noise Element update, which is expected to be completed in 1996.

Open Space, Conservation, and Recreation (OSCAR) Element - The City's adopted OSCAR Element is dated August 1986. Implementation Measure No. 2 in the Land Use Element requires an update of the OSCAR Element to ensure consistency of open space and park designations and policies with the Land Use Element. In 1995, the City Council approved a Professional Services Agreement with the Planning Corporation to prepare an updated OSCAR Element, which is expected to be completed in 1997.

Housing Element - The current Housing Element was approved in October 1989. The Housing Element was scheduled to be updated in 1994; however, in September 1993, the State Legislature approved a two-year extension, and in 1995, the Legislature approved another two-year extension. The revised Housing Element update schedule is now June 30, 1998. The City's progress in implementing the Housing Element is discussed in a subsequent section of this report.

Safety Element - The Safety Element was adopted in July 1986. An addendum to the Safety Element is planned to be prepared in 1996, in conjunction with the processing of the Specific Plan No. 8 project. The Specific Plan No. 8 area is not addressed in the current Safety Element, because it is located outside the City limits. The Safety Element may also need to be amended to include more updated information on earthquake faults, including identification of active faults and policies on setbacks and development constraints.

General Plan Amendment Applications

Specific Plan No. 1/Hitch Ranch Specific Plan (Applicant: Richard S. Hambleton, Jr.) - An application for a General Plan amendment (GPA No. 93-2) was filed in 1993 for the Specific Plan No. 1 project. The application is not yet complete, because a draft specific plan document has not yet been submitted. Preparation of an Environmental Impact Report (EIR) has been initiated. The only known General Plan amendment action required for the proposed project is a revision to the land use plan in the Land Use Element to show exact land use designations to be approved for Specific Plan No. 1. Several of the circulation plan alternatives under

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consideration would require an amendment to the Circulation Element if approved.

Specific Plan No. 2 (Applicant: Morrison-Fountainwood-Agoura) - An application for a General Plan amendment (GPA No. 95-2) was filed in 1995 for the Specific Plan No. 2 project. The application is not yet complete. A draft specific plan document was submitted on August 6, 1996. Preparation of an Environmental Impact Report (EIR) has been initiated. The only General Plan amendment actions required for the proposed project are a revision to the land use plan in the Land Use Element to show exact land use designations to be approved for Specific Plan No. 2 and amendment of Circulation Element figures to show new collector roadways and planned bikeways and trails. Several of the circulation plan alternatives under consideration would also require an amendment to the Circulation Element figures. The Safety Element may need to be amended to include information from the geotechnical investigation of the Specific Plan No. 2 area, including the location of faults and required setbacks.

Specific Plan No. 8/Hidden Creek Ranch Specific Plan (Applicant: Hidden Creek Ranch Partners) - An application for a General Plan amendment (GPA No. 93-1) was filed in 1993 for the Specific Plan No. 8 project. The Planning Commission public hearings on the Draft EIR were held in 1995, and the Project public hearings began in January 1996. The Specific Plan No. 8 Project will require revisions to General Plan exhibits including an amendment to the land use plan exhibit in the Land Use Element to show specific land use designations, a Safety Element addendum (as discussed previously), and amendments to Circulation Element figures to show new collector roadways and planned bikeways and trails.

Moorpark Country Club Estates (Applicant: Bollinger Development Corporation) - An application for a General Plan amendment, zone change, tract map, residential planned development permit, conditional use permit and parcel map was filed in 1994 for a planned residential and golf course development. The land use designation and zoning for the project site would have only allowed

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approximately 131 dwelling units based on the minimum lot size of 5 acres. The applicant requested 216 single-family dwelling units, two golf courses, and related facilities. The Planning Commission public hearings began in 1995, and the City Council approved the General Plan amendment in April 1996.

Special Devices Inc. Project (Applicant: Special Devices, Inc.) - An application was filed in 1995 for a General Plan amendment (GPA-95-1) for the SDI project to revise the Open Space 2 land use designation to allow commercial and industrial development on 51.38 acres of a 297.92-acre site. The City Council approved the requested General Plan amendment on August 21, 1996.

General Plan Amendment Pre-Screening Applications

City Council Resolution No. 94-1055 requires a pre-screening of all requests for General Plan amendments to determine, based on adopted criteria, those requests for which the City shall accept a formal General Plan amendment application.

Ventavo 2 - A pre-application for a General Plan amendment and annexation proposal was submitted in December 1994 from property owners located in what is referred to as the Ventavo 2 subdivision (Kaiser Aetna Development), containing approximately 522 acres. The request is that the City consider a General Plan Amendment, Pre-zoning, and annexation of the 522-acre area that is bounded by Los Angeles Avenue on the South, and Grimes Canyon Road on the west and north. The requested land use designation change is from Agriculture (40 Acre+) to Rural Low (5 Acre) and the requested zone change is from Agricultural Exclusive 40 Acre to Rural Exclusive 5 Acre. The Community Development Committee met with the Ventavo applicants on March 6, 1995, and recommended that the application be amended to include those properties between the westerly boundary of the City and the current applicants, and that there should be a more coordinated planning effort to identify and plan for needed infrastructure improvements. No further submittals have occurred. The applicant's representative has informed staff that the application should be considered inactive.

Colmer Development Company - In 1995, Colmer Development Company received approval of a pre-screening application to process a General Plan amendment to change the land use designation from Medium Density to High Density for a site located on the north side of Los Angeles Avenue and west of the proposed expansion of Mission Bell Plaza. In January 1995, the City Council authorized the processing of a General Plan amendment and a formal application (GPA-95-3) was filed by Colmer Development Company in September 1995. Colmer Development Company subsequently withdrew its General Plan amendment application, and processing was discontinued.

PROGRESS IN MEETING SHARE OF REGIONAL HOUSING NEEDS

The following information is provided to comply with the progress reporting requirements of the Government Code in regard to meeting share of regional housing needs.

Share of Regional Housing Need

The City's Housing Element was approved by the City in October 1989 and sets forth the City's housing objectives for a five-year period ending July 1, 1994 (extended by State Legislature actions to June 30, 1998). The following table identifies Moorpark's share of regional housing need from July 1, 1989 through the amended date of June 30, 1998. The City's share amounts to a total of 2,743 new units to be developed during the revised time period.

TABLE 1
**CITY OF MOORPARK - SHARE OF
REGIONAL HOUSING NEED 7-1-89 TO 6-30-98**

<u>Income Group</u>	<u>Number</u>	<u>Percentage</u>
Very Low	444	16.2%
Low	515	18.8%
Moderate	707	25.8%
High	1,077	39.2%
	<hr/>	
	2,743	100.0%

Table 2 consists of a list of new dwelling units which have received occupancy approval since July 1, 1989, and an approximate identification of whether those units are considered affordable to households with incomes categorized as Very Low (less than 50 percent of Ventura 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 price or construction cost only. Actual affordability is based on many factors including, but not limited to, financing terms, required down-payment, permitted debt ratio and household size (number of persons in family).

TABLE 2

NEW DWELLING UNITS APPROVED
FOR OCCUPANCY 7-1-89 TO 12-31-95

<u>Tract No.</u>	<u>Units Occupied</u>							<u>Income Category</u>
	<u>1989</u> (July-Dec.)	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	
3049	12	68	0	0	0	0	0	80-High
3963	113	38	20	0	0	0	27	5-Moderate 193-High
4081	0	0	0	3	0	3	1	7-High
4095	0	0	0	27	0	0	0	5-Low 22-Moderate
4140	5	8	2	0	0	0	0	15-High
4147	20	31	11	0	0	0	0	25-Very Low 37-Low
4338	40	14	0	0	0	0	0	54-High
4340	0	0	9	13	16	22	36	96-High
4341	0	0	0	31	33	27	22	113-High
4342	0	0	9	15	33	47	37	141-High
4792	0	0	0	0	30	74	81	18-Low 167-Moderate
Misc.	1	3	6	3	7	1	0	4 Low 12-Moderate 5-High
Total Units:	191	162	57	92	119	174	204	999

Total Units per Income Category from 7-1-89 through 12-31-95:

Very Low -	25
Low -	64
Moderate -	206
High -	<u>704</u>
	999 Total

Demolitions in 1995: 4

Based on the new construction and demolitions that occurred in 1995, as of January 1, 1996, there were approximately 8,652 total dwelling units in the City. The new residential dwelling units that were approved for occupancy from July 1, 1989, through December 31, 1995, total 999. In addition, as of June 30, 1996, there were approximately 580 dwelling units approved for construction (planned development permits and/or subdivision maps approved) that had either not yet been built or received occupancy approval.

Measure F, the City's growth management ordinance, expired on December 31, 1995. The only area in the City that is currently subject to growth management regulations is the Carlsberg Specific Plan area. The Settlement Agreement and Mutual Release agreed to by the City and the Carlsberg Specific Plan area property owners in 1994 requires that all residential development within the boundaries of the amended Specific Plan shall be subject to the provisions of amended Measure F, notwithstanding that the residential development management system imposed by amended Measure F may no longer be in effect.

Housing Objectives and Programs

Progress that the City has made towards achieving Housing Element objectives and development of specific programs is summarized below.

Approved Land Use Element Amendments - In May 1992, the City approved a comprehensive General Plan Update which included the adoption of updated Land Use and Circulation Elements. The amended land use plan allows an increase of approximately 3,520-4,900 dwelling units above the number which could have been constructed based on the previous land use plan. The majority of the future

dwelling units in the City will be located within six areas designated for specific plans: Specific Plan No. 1 (Hitch Ranch), Specific Plan No. 2 (Morrison-Fountainwood-Agoura), Specific Plan 8 (Hidden Creek Ranch), Specific Plan No. 9 (Moorpark Unified School District), Specific Plan No. 10 (Westview Development), and the Carlsberg Specific Plan. These six specific plan areas are planned to include from 4,076 to 5,456 dwelling units, and a range of housing types will need to be provided to comply with General Plan policy.

Redevelopment - In June 1989, the City of Moorpark adopted a Redevelopment Plan which estimated that \$25,000,000 would be available for housing programs over a 45-year time period. Litigation deferred the actual start up of the City's Redevelopment Program until June 1993, at which time the County of Ventura released impounded funds to the Agency. A \$10,000,000 Tax Allocation Bond was issued in June 1993, to initiate start up programs including land acquisition.

In December 1993, redevelopment housing funds were used to purchase land within the Redevelopment Area for an affordable housing project (referred to as the Gisler Field Project). After several unsuccessful attempts to obtain developer interest in construction of 50 for-sale housing units for very low and low-income households, in 1995, the City Council determined that the Gisler Field site should be sold and that the revenue from the sale would be used to develop affordable housing at some other location within the City. Sale of the property has not yet been achieved.

In 1994, the City Council authorized the use of Affordable Housing Funds to acquire three, contiguous, tax-defaulted properties from the County of Ventura. These properties were acquired in 1995 and are located within the Redevelopment Area, north of the Arroyo Simi, and east of the Le Club apartments. Further study of the flood constraints and development potential of the properties is required. Based on the lot sizes and configurations, the developable area is probably slightly larger than one acre.

As previously discussed, the Housing Rehabilitation Grant and Loan Program was successfully initiated in 1995, with approval of seven

rehabilitation loans and completion of the majority of the rehabilitation improvements for those seven loans.

Villa Campesina Subdivision - This development was constructed since 1989 and provided a total of 62 single-family homes for very low and lower-income households (25 of the homes were very low-income units and 37 were lower-income units). The 62 homes were built by the purchasers through a program called "sweat equity." Community Development Block Grant funds were used to provide no-interest second mortgages that are payable at time of sale or property transfer. As of the end of 1995, a total of 21 of the 62 homes in the Villa Campesina tract had either been sold or refinanced, and the total amount of money received by the City through payoff of the second mortgages for those 20 homes was \$160,088. That money has been deposited into the City's Affordable Housing Fund.

Tract 3963 First Time Home Buyer Program - Five single-family homes were sold in 1990 to moderate-income, first time home buyers. The City originally held a second mortgage of \$30,000 for each of those units. The City subsequently purchased two of those units, due to foreclosure action by the first mortgage holder. Both of those homes were removed from the First Time Home Buyer Program in 1994 (one was purchased by the City in December 1993 and then re-sold in September 1994, and the other was purchased by the City in December 1994, was rented out during 1995, and then was re-sold in 1996).

Westland Residential Project - In 1991, the City approved the Westland Residential Project, totaling 291 dwelling units, of which 10 single-family units and 90 multi-family units were required to be sold to moderate-income, first-time home buyers. The affordable housing agreement for that project was never finalized, and the Westland Company lost the proposed project site through foreclosure. The Residential Planned Development Permits for the Westland Residential Project expired in 1995.

On August 27, 1996, the Overland Development Company filed an application for a revised project consisting of 305 dwelling units. The affordable housing component of the project has not been fully

detailed by the applicant; however, staff's opinion is that the current affordable housing production requirements of the Community Redevelopment Law are applicable to the Overland project, since the project site is located within the Redevelopment Area.

Community Development Block Grant (CDBG) Funding - CDBG funds were allocated in 1995 for housing services, including money to support Catholic Charities (which provides emergency rental assistance), fair housing counseling and a fair housing impediment study, long term care ombudsman, and Channel Counties Legal Services. In addition, the City has continued its use of CDBG funds to provide needed street and sidewalk improvements in lower income neighborhoods.

Assessment District Rebate Program - For City assessment districts, assessment rebates are available to Very Low and Low Income homeowners. In Fiscal Year 1994-95, \$3,500 was allocated, and there were 62 participants that received rebates; for Fiscal Year 1995-96, \$5,500 has been allocated and there are currently 83 participants.

Density Bonus - The Housing Element emphasizes the use of density bonuses, as mandated by State law, to obtain affordable housing units. Due to the economic situation since adoption of the Housing Element in 1989, there has been minimal developer interest in density bonus opportunities. The City's primary opportunity to obtain additional affordable housing is expected to be in conjunction with development of the specific plan areas. The residential development range for five of the specific plan areas (Nos. 1, 2, 8, 9, and 10) is based on the requirement that the developer provide a substantial public benefit to the community in order to obtain the density limit. The provision of affordable housing beyond the density bonus provision allowed by State law (and beyond any mandated inclusionary requirement) could be determined to be a public benefit allowing the developer to obtain the higher density within the specific plan area.

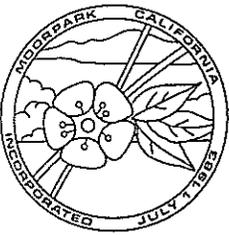
LOCAL EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS TO THE
MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING

Steps that the City has taken to remove governmental constraints that hinder the development of affordable housing include the following:

1. Continued implementation of the City's General Plan, as discussed previously in this report.
2. Continued processing of Specific Plans (Nos. 1, 2, and 8), which will include affordable housing requirements.
3. Zoning Ordinance revisions, including the addition of language which allows the City Council more flexibility in approving reductions in standards for affordable housing projects.
4. Settlement of all legal actions filed against the City's Redevelopment Plan, allowing initiation of Redevelopment programs, including the acquisition of land for affordable housing and the development of a Housing Rehabilitation Grant and Loan Program.
5. Compliance with the housing production requirements of the Community Redevelopment Law.
6. Allocation of CDBG funds for housing services and street improvements in lower income neighborhoods.
7. The provision of assessment district rebates to Very Low and Low Income homeowners.

NM/DST

cc: Governor's Office of Planning and Research
State Department of Housing and Community Development
Planning Commission
Steven Kueny, City Manager



MOORPARK

799 Moorpark Avenue Moorpark, California 93021

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MAR 27

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

MEMORANDUM

TO: The Honorable City Council

FROM: Jaime Aguilera, Director of Community Development
Deborah S. Traffenstedt, Senior Planner *DST*

DATE: March 13, 1995

SUBJECT: CITY OF MOORPARK GENERAL PLAN ANNUAL REPORT - INCLUDING HOUSING ELEMENT PROGRESS REPORT

Government Code Section 65400(b) requires that the planning agency of local governments shall provide an annual report to the legislative body on the status of the General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Section 65583(c)(3). A copy of the annual report is required to be submitted to the Office of Planning and Research and the State Department of Housing and Community Development by October 1 of each year. The following information is provided in compliance with Government Code requirements.

STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS

General Plan Elements

Land Use Element - An updated Land Use Element was adopted in May 1992. Progress towards implementation in 1994 included the approval of an amendment to the Carlsberg Specific Plan and continued processing of applications for two new specific plan areas (1 and 8). Environmental impact reports are currently under preparation for those two projects.

Other progress towards implementation included continued work on the development of a draft growth control ordinance. In 1994, the City Council reviewed a draft ordinance developed by an ad hoc committee and sent the draft ordinance back to the ad hoc committee for further work to resolve legal concerns. Staff also completed an inclusionary housing study and provided information to the City Council pertaining to inclusionary housing ordinances adopted by other jurisdictions. A comprehensive amendment to the City Zoning Ordinance was approved and a draft hillside grading ordinance was prepared by staff and reviewed by the Planning Commission and City Attorney. The City also moved forward towards achieving redevelopment goals with the approval of the development plans for

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Councilmember

the buildout of Mission Bell Plaza, including a new grocery store and theater complex; the development of design plans for a downtown park; and the development of a preliminary site plan for an affordable housing project on Redevelopment Agency acquired land. The City Council, acting as the Agency, also approved Guidelines for the Moorpark Redevelopment Area Housing Rehabilitation Grant and Loan Program (prepared by staff) and a Housing Implementation Plan (prepared by Urban Futures). The Annual Report for the Moorpark Redevelopment Area will discuss redevelopment activities in further detail.

Circulation Element - An updated General Plan Circulation Element was adopted in May 1992. An important component of that Circulation Element update was the development of a City Traffic Model. An update and recalibration of the City's traffic model was completed in 1994, including the development of a year 2000 model. The primary reason for the update was to re-examine the traffic conditions following the completion of the State Routes 23 and 118 connector bridges in late 1993. Traffic counts were conducted throughout the City in 1993 and 1994, and the new count information, as well as revisions to the land use data base, were incorporated into a new existing year (1994) model. The year 2010 traffic model was then recalibrated, and a year 2000 traffic model was developed to achieve consistency with the Ventura County Congestion Management Plan.

Work on a Citywide Transportation Improvement Fee Program continued in 1994. Completion had been delayed pending the submittal of SR-118 and SR-23 alignment and profile information from Caltrans. That information was received from Caltrans in 1994, and the City Traffic Engineer subsequently developed cost estimates for planned bypass arterials that are under consideration for funding by a citywide traffic mitigation fee. Work on development of the Program is expected to be completed in 1995.

Noise Element - The last update to the Noise Element was approved in May 1987. Implementation Measure No. 2 in the Land Use Element requires an update of the Noise Element to reflect the City's planned circulation system. The update is also required to reflect the revised land use plan adopted in 1992. In 1993, the City Council approved a contract for noise testing and the development of new noise contour maps (both existing and projected conditions). The Technical Appendices for the Noise Element were completed in 1994. The Noise Element update is expected to be completed in 1995.

Open Space, Conservation, and Recreation (OSCAR) Element - The City's adopted OSCAR Element is dated August 1986. Implementation Measure No. 2 in the Land Use Element requires an update of the OSCAR Element to ensure consistency of open space and park designations and policies with the Land Use Element. An update to the OSCAR Element was initiated in 1993, and a draft document was prepared by staff in 1994. Adoption is scheduled for 1995.

Housing Element - The current Housing Element was approved in October 1989. The Housing Element was scheduled to be updated in 1994; however, in September 1993, the State Legislature approved a two-year extension (Assembly Bill 2172). The revised Housing Element update schedule is now June 30, 1996, and June 30, 2000. The City's progress in implementing the Housing Element is discussed in a subsequent section of this report.

Safety Element - The Safety Element was adopted in July 1986. The only update work planned is to incorporate information for the Specific Plan No. 8 area, which is currently outside the City limits. An addendum to the Safety Element is planned to be prepared in 1995 in conjunction with development of the Specific Plan No. 8 project and environmental impact report.

General Plan Amendment Applications

Carlsberg Specific Plan Amendment (Applicant: Carlsberg Financial Corporation) - In September 1994, the City Council approved an amendment to the Carlsberg Specific Plan, including an amendment of the General Plan Land Use Element to reflect revised land use designations. The number of dwelling units allowed within the Carlsberg Specific Plan area was increased from 405 to 552.

Specific Plan No. 1 (Applicant: The Levy Company) - An application for a General Plan amendment was filed in 1993 for the Specific Plan No. 1 project. The application is not yet complete, because a draft specific plan document has not yet been submitted. Preparation of an environmental impact report has been initiated. The only General Plan amendment action required for the proposed project is a revision to the land use plan in the Land Use Element to show exact land use designations to be approved for Specific Plan No. 1. Several of the circulation plan alternatives under consideration would require an amendment to the Circulation Element if approved.

Specific Plan No. 8 (Applicant: Hidden Creek Ranch Partners) - An application for a General Plan amendment was filed in 1993 for the Specific Plan No. 8 project. City staff have reviewed administrative drafts of the specific plan document and environmental impact report, and public circulation of the draft specific plan and environmental impact report will occur after all

staff comments have been responded to. The project will require revisions to General Plan exhibits including an amendment to the land use plan exhibit in the Land Use Element to show specific land use designations, a Safety Element addendum (as discussed previously), and amendments to Circulation Element figures to show new collector roadways and planned bikeways and trails.

Moorpark Country Club Estates (Applicant: Bollinger Development Corporation) - An application for a General Plan amendment, zone change, tract map, residential planned development permit, conditional use permit and parcel map was filed in 1994 for a planned residential and golf course development. The current land use designation and zoning for the project site would allow approximately 131 dwelling units based on the minimum lot size of 5 acres. The applicant has requested 216 single-family dwelling units, two golf courses, and related facilities. An environmental impact report is currently under preparation.

General Plan Amendment Pre-Screening Application

Ventavo 2 - City Council Resolution No. 94-1055 requires a pre-screening of all requests for General Plan amendments to determine, based on adopted criteria, those requests for which the City shall accept a formal General Plan amendment application. A pre-application for a General Plan amendment and annexation proposal was submitted in December 1994 from property owners located in what is referred to as the Ventavo 2 subdivision (Kaiser Aetna Development), containing approximately 522 acres. The request is that the City consider a General Plan Amendment, Pre-zoning, and annexation of the 522-acre area that is bounded by Los Angeles Avenue on the South, and Grimes Canyon Road on the west and north. The requested land use designation change is from Agriculture (40 Acre+) to Rural Low (5 Acre) and the requested zone change is from Agricultural Exclusive 40 Acre to Rural Exclusive 5 Acre. The Community Development Committee is currently reviewing the Ventavo 2 pre-application.

Rescinded Authorization to Process General Plan Amendment Applications

In May 1994, the City Council rescinded their prior authorization to allow the processing of two separate General Plan amendment applications for Abe Guny's 42-acre property, located west of Walnut Canyon Road, and William and Mildred La Perch's 25.73-acre property, located east of Walnut Canyon Road. The primary reason for the action to rescind authorization was due to inactivity (no formal General Plan amendment applications had been submitted).

PROGRESS IN MEETING SHARE OF REGIONAL HOUSING NEEDS

The following information is provided to comply with the progress reporting requirements of the Government Code in regard to meeting share of regional housing needs.

Share of Regional Housing Need

The City's Housing Element was approved by the City in October 1989 and sets forth the City's housing objectives for a five-year period ending July 1, 1994 (extended by Assembly Bill 2172 to June 30, 1996). The following table identifies Moorpark's share of regional housing need from July 1989 through July 1994. The City's share amounts to a total of 2,743 new units to be developed during the revised period from July 1, 1989, to June 30, 1996.

Table 1

CITY OF MOORPARK - SHARE OF
REGIONAL HOUSING NEED 7-1-89 TO 6-30-96

<u>Income Group</u>	<u>Number</u>	<u>Percentage</u>
Very Low	444	16.2%
Low	515	18.8%
Moderate	707	25.8%
High	1,077	39.2%
	<u>2,743</u>	<u>100.0%</u>

Table 2 on the following page consists of a list of new dwelling units which have received occupancy approval since July 1, 1989, and an approximate identification of whether those units are considered affordable to 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 price or construction cost only. Actual affordability is based on many factors including, but not limited to, financing terms, required down-payment, permitted debt ratio and household size (number of persons in family).

Table 2

NEW DWELLING UNITS APPROVED
 FOR OCCUPANCY 7-1-89 TO 12-31-94

<u>Tract No.</u>	<u>Units Occupied</u>						<u>Income Category</u>
	<u>1989</u> (July-Dec.)	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	
3049	12	68	0	0	0	0	80-High
3963	113	38	20	0	0	0	5-Moderate 166-High
4081	0	0	0	3	0	3	6-High
4095	0	0	0	27	0	0	5-Low 22-Moderate
4140	5	8	2	0	0	0	15-High
4147	20	31	11	0	0	0	25-Very Low 37-Low
4338	40	14	0	0	0	0	54-High
4340	0	0	9	13	16	22	60-High
4341	0	0	0	31	33	27	91-High
4342	0	0	9	15	33	47	104-High
4792	0	0	0	0	30	74	10-Low 94-Moderate
Misc.	1	3	6	3	7	1	4 Low 12-Moderate <u>5-High</u>

Total New Units Approved for Occupancy:

795

Total Units per Income Category:

Very Low - 25
 Low - 56
 Moderate - 133
 High - 581

Demolitions in 1994: 2

Based on the new construction and demolitions that occurred in 1994, as of January 1, 1995, there were approximately 8,452 total dwelling units in the City. The new residential dwelling units that were approved for occupancy from July 1, 1989, through December 31, 1994, total 795. In addition, there are approximately 1,046 additional dwelling units approved for construction (planned development permits and/or subdivision maps approved) that either have approved residential development allocations or are exempt from the City's growth control regulations (i.e., Measure F). At this time, there are a total of 1,311 residential development allocations available that have not been awarded to any specific project. Measure F expires in December 1995, and any allocations not awarded will expire, unless a subsequent ordinance provides for a carryover. Allocations awarded but not used will also expire unless a project is vested. The Settlement Agreement and Mutual Release agreed to by the City and the Carlsberg Specific Plan area property owners in 1994 requires that all residential development within the boundaries of the amended Specific Plan shall be subject to the provisions of amended Measure F, notwithstanding that the residential development management system imposed by amended Measure F may no longer be in effect.

Housing Objectives and Programs

Progress that the City has made towards achieving Housing Element objectives and development of specific programs is summarized below.

Approved Land Use Element Amendments - In May 1992, the City approved a comprehensive General Plan Update which included the adoption of updated Land Use and Circulation Elements. The new land use plan allows an increase of approximately 3,520-4,900 dwelling units above the number which could have been constructed based on the previous land use plan. The majority of the future dwelling units in the City will be located within six areas designated for specific plans (5 of these specific plan areas are new and the other is the Carlsberg Specific Plan area). The five new specific plan areas are planned to include from 3,524 to 4,904 dwelling units, and a range of housing types will be provided. An amendment to the Carlsberg Specific Plan and General Plan Land use Element was approved in September 1994, and the number of dwelling units permitted within the Carlsberg Specific Plan area has increased from 405 to 552.

Redevelopment - In June 1989, the City of Moorpark adopted a Redevelopment Plan which estimated that \$25,000,000 would be available for housing programs over a 45-year time period. Litigation deferred the actual start up of the City's Redevelopment Program until June 1993, at which time the County of Ventura

released impounded funds to the Agency. A \$10,000,000 Tax Allocation Bond was issued in June 1993, to initiate start up programs including land acquisition.

In December 1993, redevelopment housing funds were used to purchase land for an affordable housing project (referred to as the Gisler Field Project). The City's preliminary goal is that 50 for-sale housing units for very low and low-income households will be developed on that property. Conceptual site plan analysis was accomplished in 1994, including preliminary design of the lot layout and the adjacent downtown park and circulation system.

In 1994, the City Council authorized the use of Affordable Housing Funds to acquire three, contiguous, tax-defaulted properties from the County of Ventura. These properties are located within the Redevelopment Area, north of the Arroyo Simi, and east of the Le Club apartments. Further study of the flood constraints and development potential of the properties is required after the acquisition is completed in 1995. Based on the lot sizes and configurations, the developable area is probably slightly larger than one acre.

As previously discussed, other housing related Redevelopment Area accomplishments in 1994 included the development of Guidelines for a Housing Rehabilitation Grant and Loan Program and the approval of a Housing Implementation Plan.

Villa Campesina Subdivision - This development was constructed since 1989 and provided a total of 62 single-family homes for very low and lower-income households (25 of the homes were very low-income units and 37 were lower-income units). The 62 homes were built by the purchasers through a program called "sweat equity." Community Development Block Grant funds were used to provide no-interest second mortgages that are payable at time of sale or property transfer. As of the end of 1994, a total of 20 of the 62 homes in the Villa Campesina tract had either been sold or refinanced, and the total amount of money received by the City through payoff of the second mortgages for those 20 homes is \$152,510. That money has been deposited into the City's Affordable Housing Fund.

Tract 3963 First Time Home Buyer Program - Five single-family homes were sold in 1990 to moderate-income, first time home buyers. The City originally held a second mortgage of \$30,000 for each of those units. The City subsequently purchased two of those units, due to foreclosure action by the first mortgage holder. Both of those homes were removed from the First Time Home Buyer Program in 1994 (one was purchased by the City in December 1993 and then re-sold in September 1994, and the other was purchased by the City in December 1994).

Westland Residential Project - In 1991, the City approved the Westland Residential Project, totaling 291 dwelling units, of which 10 single-family units and 90 multi-family units were required to be sold to moderate-income first time home buyers. The affordable housing agreement for that project was never finalized. A preliminary application for a revised project consisting of approximately 40 fewer units and a revised affordable housing component was filed in 1994. In addition, applications for a Minor Modification to the three Residential Planned Development Permits were filed in October 1994 for a requested modification to a condition of approval to extend the time period for the planned development permits. The Director of Community Development denied the Minor Modification requests, and the applicant has appealed the decision. At the request of the applicant, the appeal hearing has been postponed until after some consensus is reached by the Economic Development/Affordable Housing Committee on the affordable housing component for a revised project. The Committee will then provide a recommendation to the City Council. The project site is located within the Redevelopment Area, and the current affordable housing production requirements of the Community Redevelopment Law are applicable to any new project within the Redevelopment Area. Work on the revised project is expected to continue in 1995.

Inclusionary Housing Study - In 1994, the City Council directed staff to continue to work with the City's Economic Development/Affordable Housing Committee to develop inclusionary housing recommendations for new specific plan areas and the redevelopment area of the City. The intent is to ensure that a percentage of all new specific plan area residential development will be affordable to very low, lower, and moderate-income households, and to ensure that the housing production requirements of the Community Redevelopment Law are complied with.

Community Development Block Grant (CDBG) Funding - CDBG funds were allocated in 1994 for housing services, including money to support the Ventura County Fair Housing Council, homeless and long term care ombudsman, and other information referral and legal services.

Density Bonus - The Housing Element emphasizes the use of density bonuses, as mandated by State law, to obtain affordable housing units. Due to the economic situation since adoption of the Housing Element in 1989, there has been minimal developer interest in density bonus opportunities. The City's primary opportunity to obtain additional affordable housing is expected to be in conjunction with development of the specific plan areas. The residential development range for each of the five new specific plan areas is based on the requirement that the developer provide a substantial public benefit to the community in order to obtain the density limit. The provision of affordable housing beyond the density bonus provision allowed by State law (and beyond any

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mandated inclusionary requirement) could be determined to be a public benefit allowing the developer to obtain the higher density within the specific plan area.

LOCAL EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING

Steps that the City has taken to remove governmental constraints that hinder the development of affordable housing include the following:

1. Continued implementation of the City's General Plan, as discussed previously in this report.
2. Zoning Ordinance revisions, including the addition of language which allows the City Council more flexibility in approving reductions in standards for affordable housing projects.
3. Settlement of all legal actions filed against the City's Redevelopment Plan, allowing initiation of Redevelopment programs, including the acquisition of land for affordable housing and the development of a Housing Rehabilitation Program
4. Continued work on the development of inclusionary housing recommendations for specific plans and the Redevelopment Area, as discussed previously in this report.

JRA/DST

cc: Governor's Office of Planning and Research
State Department of Housing and Community Development
Planning Commission
Steven Kueny, City Manager