MADE BY MOORPARK

General Plan 2050




CITY OF MOORPARK

Draft 2021-2029 Housing Element

February 2022

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4.1 Introduction

4.1.1 Background

The City of Moorpark encompasses 12 square miles and is one of 10 incorporated cities of Ventura County. It is bounded by Simi Valley to the east, the Tierra Rejada Valley and Thousand Oaks to the south, and unincorporated lands to the west and north. Lands west of the city are largely agricultural and protected from development by the Save Open Space and Agricultural Resources (SOAR) initiatives designed to preserve open space and limit urban sprawl. The city is connected to the broader region by State Route (SR-) 118 and SR-23 to the south and SR-118 to the west.

Incorporated on July 1, 1983, Moorpark's most dramatic period of growth occurred in its early years. This period saw a substantial shift in the Moorpark's center of activity, with large-scale development in many areas that had been used for agriculture. High Street and the surrounding area remained the social and retail center of Moorpark through the 1980s until commercial activity began to shift to the south, and suburban-style, multitenant retail centers grew along Los Angeles Avenue. Significant growth in home construction accelerated as the development of subdivisions such as Mountain Meadows and Peach Hill expanded the city's built footprint from the flatlands into the surrounding hillsides.

Looking forward, the City has set a course that is intended to yield community-wide benefits. Completion of specific plans will provide for a mix of housing suitable for different ages and income levels. These will not only include traditional single-family homes—condominiums, townhomes, and apartments will also enhance opportunities for residents of all incomes and ages to live in Moorpark. Mixed-use products will also be strategically introduced, lending to a more vibrant downtown, attracting commercial opportunities in activity centers, and supporting the unique blend of historic and modern themes. And special needs housing will be a priority for meeting unmet community needs.

Moorpark's 2021-2029 Housing Element is the City's comprehensive plan for addressing its current and future housing needs. The Housing Element goals and policies reflect a commitment to: maintaining the quality and character of the community; sustaining commercial and industrial business sector; complementing the historic flavor of downtown; reflecting the city's General Plan vision; identifying options and solutions to barriers for housing for all; providing housing for future generations of Moorpark residents; and furthering equal and fair housing opportunities for all residents.

4.1.2 Statutory Authority

California law requires that all local governments develop a Housing Element and housing programs to meet their "fair share" of existing and future housing needs for all income groups. Therefore, the City of Moorpark, along with all local governments in California, must prepare a Housing Element to meet its local housing needs. The Housing Element must contain goals, policies, and programs to facilitate the development, improvement, and preservation of housing commensurate with the housing need established by the city, regional government, and the State of California.

This Housing Element covers the planning period of 2021 to 2029. Requirements for the content of the Housing Element are found in Article 10.6 of Chapter 3 of Planning and Zoning Law, commencing with Government Code Section 65580 et seq. The Housing Element is the most complex chapter in the General Plan and the only element that must be completely updated on a fixed schedule and receive a letter of compliance from the State of California.

State law prescribes the scope of the Housing Element and various requirements in accordance with Section 65583 of the Government Code. The 2021-2029 Moorpark Housing Element contains the following sections:

- **Introduction**. Includes an overview, the statutory authority and requirements, related planning efforts, overview of the outreach process that informed the development of the Housing Element, and process for maintaining consistency with other parts of the General Plan.
- **Needs Assessment**. Analysis of demographic, social, and housing characteristics; special housing needs; and current and future housing needs due to population growth, demographic change, and other factors affecting housing need, including focus on fair housing.
- **Constraints Analysis**. Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities. This chapter includes an assessment of fair housing required under AB 686.
- **Housing Resources**. Inventory of resources available to address the city's housing needs, including available land for housing, and the financial resources and administrative capacity to manage housing programs. This includes a focus on fair housing.
- **Housing Plan**. The goals, policies, and programs to address the development, improvement, and conservation of housing and provision of fair housing opportunities to meet the needs of residents. Also includes an evaluation of accomplishments of the prior element.

The 2021-2029 Housing Element update replaces the City's previously adopted 2014-2021 Housing Element and its associated implementation plan.

4.1.3 Related Planning Efforts

Moorpark's 2021-2029 Housing Element is directly related to local-, regional-, and state-mandated planning efforts. The following text describes the relationship of the Housing Element with these planning efforts and how the City maintains consistency with each effort.

General Plan

In 2020, the City of Moorpark began a comprehensive update of its General Plan, including its Housing Element. The 2021-2029 Housing Element is updated in concert with other elements of the General Plan to ensure consistency. Changes in the land use element will plan for the appropriate amount of land and land use designations necessary for the City to meet its local housing needs, and the Housing Element's goals, policies, and programs will reflect these changes. As required by California law, the safety element has been updated in concert with the Housing Element, and the safety element has provided critical information about the location of natural and human caused hazards that informed the Housing Element. As required by state law, the Housing Element will periodically be updated over the 2021-2029 planning period to maintain consistency with the Moorpark General Plan as amendments are proposed.

Regional Housing Needs Assessment

As the metropolitan planning organization for Ventura County jurisdictions, including Moorpark, the Southern California Association of Governments (SCAG) has the responsibility for allocating the regional fair share of housing needs, assigned by the State of California, to the jurisdictions under its planning authority. The allocation of housing needs is based on statewide and local projections of population, employment, and household trends. California requires local governments to ensure that adequate sites, public facilities, infrastructure, and services are available to facilitate housing production in accordance with their assigned share of the Regional Housing Needs Assessment (RHNA). The RHNA for the 2021 to 2029 planning period is 1,289 new housing units divided into affordability levels. The Housing Element contains goals, policies, and programs to address the City's share of the region's housing need.

Other Related Planning Efforts

During the 2021-2029 planning period for the housing element, the City of Moorpark continues to implement adopted plans and will conduct initiatives that implement the Housing Element. Three adopted specific plans provide sites to accommodate the housing goals set forth in the 2021-2029 RHNA. These plans are the Carlsberg Specific Plan, Downtown Specific Plan, and Moorpark Highlands (Phase II). The Zoning Code, and a planned comprehensive update, will be initiated following adoption of the general plan update to implement proposed revisions to development processes, zoning districts, and other associated items. The Housing Element is consistent with its adopted specific plans and zoning codes and will be amended, as necessary, to address the City's RHNA or maintain consistency with related planning efforts, to the extent required by and in accordance with state law.

4.1.4 Public Engagement

State law requires cities to make a "diligent effort" to achieve participation by all segments of the city in the Housing Element. As the Housing Element update is part of an overall update to the General Plan, Moorpark solicited input from the public throughout the Housing Element process—during development of the draft element, public review of the draft element, and the adoption process. The City's public participation program included three major venues, described briefly below and in Chapter 4.6.3.

- **General Plan and Housing Element outreach.** An extensive public engagement and participation program was implemented for the General Plan update and Housing Element. These included
  - » Community Events. Multiple community workshops.
  - » Community Surveys. Conducted General Plan and quality of life surveys.
  - » General Plan Advisory Committee (GPAC). More than one dozen meetings.
  - » Special Needs Consultations. More than a dozen interviews with stakeholders.

The many comments received from the above venues were incorporated into the housing needs assessment, constraints analysis, and the goals, policies, and programs of the Housing Element.

- **Housing Element Posting and Hearing.** The City maintained a website for the General Plan update; moorparkgeneralplan.com. The website includes notifications and results of opportunities for public engagement, surveys, and documents, including the draft Housing Element. The draft Housing Element was posted on December 22, 2021 and was available online for 30 days before public hearing. Comments received during the public review and comment period were included in the public record and brought forward to the Planning Commission for consideration on January 13, 2022 and to the City Council on January 19, 2022.
- **State of California Review.** The draft Housing Element was transmitted to the California Department of Housing and Community Development (HCD), which is required to thoroughly review the draft for compliance with statutes. In making their review, HCD incorporates third party comments and issues a letter to the City on their findings. HCD's letter(s) on the City's Housing Element can be accessed online at: https://www.hcd.ca.gov/community-development/housing-element/index.shtml. Once received, the City made revisions to the draft Housing Element where needed.
- **Public Hearings.** The City held one public hearing and will hold two additional public hearings on the draft Housing Element. The first public hearing, held on February 3, 2021, occurred prior to submittal of the Housing Element to HCD for their review. Comments received at the hearing were incorporated into the draft. Following receipt of the draft comments and incorporation into the Housing Element, the City will hold two public hearings for adoption. The Planning Commission will review the draft on January 13, 2022, and the City Council will consider adoption the Housing Element on January 19, 2022. The final Housing Element can be found online at: www.moorparkca.gov/HousingElement.

4.2 Community Profile

This chapter discusses Moorpark's demographic, economic, housing, and special needs characteristics and trends in order to identify the city's existing and future housing needs. This community profile provides a foundation for responsive goals, policies, and programs in the element.

4.2.1 Population and Household Characteristics

Population Growth

Moorpark is the sixth most populous city in Ventura County, with a population of 36,284 as of 2020, according to the Department of Finance. Moorpark experienced significant growth during its first decade following incorporation, increasing by more than 500% as large specific plan developments replaced former agricultural lands; the city was one of the fastest growing cities in the nation. Following the initial rise in development typical for most newly incorporated communities, Moorpark's population growth slowed in later decades.

Communities in the eastern Ventura County region have seen residential development in recent decades, resulting in corresponding population growth. Shown in Table 4-1, surrounding communities saw substantial increases in population growth from 2000 to 2020. Compared to its neighbors, the City of Camarillo has grown the fastest (24%), followed Moorpark (15%) Simi Valley (13%), Thousand Oaks (9%), and Santa Paula (7%).

Table 4-1 Population Estimates, 2000-2030

	Population Estimates				% Change	
Jurisdiction	2000	2010	2020	2030	2000-2020	2020-2030
Moorpark	31,415	34,421	36,284	40,259	15%	11%
Simi Valley	111,351	124,237	126,356	134,390	13%	6%
Thousand Oaks	117,005	126,683	126,966	133,880	9%	5%
Camarillo	57,077	65,201	70,741	74,239	24%	5%
Santa Paula	28,598	29,321	30,657	32,849	7%	7%

Sources: Department of Finance, City/County Population and Housing Estimates.
Note: Projected population is based on extrapolation of average household size in 2020 applied to the 2021-2029 RHNA.

Looking forward, the City of Moorpark expects continued residential development on remaining vacant lots, underperforming nonresidential areas, and in specific plans (such as Moorpark Highlands, Hitch Ranch, and others.). As the General Plan update designates future areas for residential growth, the city will see gradual increase in population from 2020–2030, and is projecting an 11% growth rate.

Population Characteristics

Moorpark's population characteristics influence housing need. Different age groups have different needs based on lifestyles, family types, income, and housing preference. Typically, younger households seek affordable rental housing as they begin a career and build wealth. As adults spend more time in the workforce and form families, they may seek opportunities to build equity through ownership. Seniors may eventually trade down large homes that once accommodated children to smaller, more affordable homes.

Over the 2000s, Ventura County cities have aged as a whole, and Moorpark is no exception. In Moorpark, the median age stands at 38 years, an increase from the median age of 35 recorded in 2010. The largest single age group, as of 2018, is the 45 to 64 years age group, comprising 29%of residents (Table 4-2). Seniors ages 65 years and older have been the fastest growing age group, increasing 78%. Children and youth declined 12%, a decline that has been going on for some time.

Moorpark has seen more-modest race and ethnic changes in its population since 2010. The largest group, at 54% of the city's population, reported white as their race. Hispanic, the second largest group, comprised 32% of the population. Over the past eight years, all race and ethnic groups in Moorpark, apart from whites, increased in number. As a result, the white share of the population decreased while all other groups increased their shares of the city's population from 2010 to 2018.

Table 4-2 Population Characteristics in Moorpark

Population Characteristics	2010[1]		2018[2]		Percent Change
	Number of Residents	Percent of Total	Number of Residents	Percent of Total	
Age Characteristics					
0-17 years (dependent)	9,459	27%	8,362	23%	-12%
18-24 years (youth-in-transition)	3,631	11%	3,767	10%	4%
25-44 years (family forming years)	8,825	26%	9,145	25%	4%
45-64 years (move up housing)	10,051	29%	10,632	29%	6%
65+ years (retirement years)	2,455	7%	4,368	12%	78%
Total	34,421	100%	36,274	100%	5%
Race and Ethnicity					
White	19,654	57%	19,650	54%	0%
Hispanic	10,813	31%	11,541	32%	7%
Asian	2,309	7%	2,849	8%	23%
Black	486	1%	574	2%	18%
All Others	1159	3%	1,660	5%	43%

Sources: 1. U.S. Census, 2010.
2. American Community Survey 5-Year Estimates, 2014-2018.

Household Characteristics

Household makeup also influences housing need. For instance, single-person households often occupy smaller apartments or condominiums, such as one-bedroom units. Couples often prefer larger single-family homes, particularly if they have children. As the baby boomer generation continues to age, there has been an increased demand from empty nesters and retirees to downsize to more affordable units that are easier to maintain. These patterns underscore the need for housing opportunities for people of all ages and income levels. Table 4-3 shows the changes in household characteristics in Moorpark.

Although Moorpark is smaller than neighboring cities, it has seen significant changes in the composition of households. In 2018, married family households with children made up 30% of Moorpark's households, a 7% decline from 2010, and the married households without children made up 40% of households, a 36% increase from 2010. Moorpark's average household size in 2018 was 3.2, a slight, decrease from 2010 when the average household size was 3.3.

Moorpark's slight reduction in average household size is largely the result of the increase in senior households, the decline in the number of families with children, and the significant increase in single-person households. Looking forward, the city can expect a continued, gradual decline in the average household size due to demographic trends in Ventura County and Moorpark. The 2020 Census should provide greater insight into continued changes in household characteristics.

Table 4-3 Household Characteristics in Moorpark, 2010-2018

Households	2010[1]		2018[2]		Percent Change
	Number of Households	Percent	Number of Households	Percent	
Household Type					
Total Households	10,484	100%	11,282	100%	8%
Family Households	8,586	82%	9,260	82%	8%
Married with Children	3,656	35%	3,409	30%	-7%
Married No Children	3,310	32%	4,493	40%	36%
All Other Families	1,620	15%	1,358	12%	-16%
Nonfamily Households	1,898	18%	2,022	18%	7%
Household Size					
1-person households	1,337	13%	1,605	14%	20%
2-4 person households	7,183	69%	8,027	71%	12%
5+ person households	1,964	19%	1,650	15%	-16%
Average household size	3.28	—	3.22	—	--

Sources: 1. U.S. Census, 2010.
2. American Community Survey 5-Year Estimates, 2014-2018.

Economic Characteristics

Moorpark's job sector offers approximately 13,128 jobs, and 17,847 residents are employed (ratio of 0.74). Due to the characteristics of the local employment sector (e.g., size, industries, and wages offered), most residents commute to jobs in other communities. Fortunately, Moorpark's transit line makes distance commuting possible to cities throughout the greater Los Angeles and Ventura County regions. Moorpark residents are highly employed; the City's 3.8% unemployment rate in 2021 is significantly lower than the 5.3% unemployment rate countywide and is the second lowest after Fillmore.

Moorpark's occupational profile includes a broad range of jobs and income levels, shown in Table 4-4. For Moorpark residents, the primary occupational group—management, business, science, and arts occupations—makes up 47% of all jobs. Full-time employees earn a median income of $90,823 annually. The next largest category of occupations held by Moorpark residents is sales/office occupations, which comprise 24% of all jobs. These moderate-income jobs have earnings from $36,216 to $52,784 annually, depending on full-time status.

Generally, almost half of all employed residents are in services, production, and sales sectors, which offer lower wages. Services comprise 14% of all occupations held by residents, and these occupations pay between $23,571 (all jobs) and $31,620 for full-time work. Services comprise a broad range of jobs and often pay lower incomes than other occupations. The last two categories—production/ transportation/material-moving occupations and natural resources/construction/maintenance—together total about 14% of all jobs and have median earnings ranging from $25,979 and $50,302.

Table 4-4 Employment Characteristics in Moorpark, 2018

Occupational Characteristics[1]	Jobs Held by Residents		Median Incomes
	Number	Percent	
All Occupations Held by Residents (within and outside of Moorpark)	19,209	100%	All Jobs: $49,988 Full-time Jobs: $66,560
Management, business, science, and arts occupations	9,121	47%	All Jobs: $77,381 Full-time Jobs: $90,823
Service occupations	2,758	14%	All Jobs: $23,571 Full-time Jobs: $31,620
Sales and office occupations	4,609	24%	All Jobs: $36,216 Full-time Jobs: $52,784
Natural resources, construction, and maintenance occupations	1,094	6%	All Jobs: $44,435 Full-time Jobs: $50,302
Production, transportation, and material moving occupations	1,627	8%	All Jobs: $25,979 Full-time Jobs: $38,209

Sources: 1. American Community Survey, 2014-2018.
2. LEHD Origin-Destination Employment Statistics, 2017.

Household Income

Household income is a fundamental factor affecting one's ability to afford housing in Moorpark, which is generally more expensive than surrounding communities. Moorpark is an affluent city in Ventura County as well as the state of California. The median household income for the city is approximately $104,500—the second highest for any Ventura County city after Thousand Oaks. Moorpark also ranks in the top 5% of all communities in California with respect to median household income. Moorpark's household income profile is summarized in Table 4-5 and described below.

Moorpark's household income varies by tenure; the median income of owner-occupied households is about $122,400—almost twice that of renter households ($63,800). Approximately 64% of owner households earn more than $100,000 in annual income compared to only 24% of renters. Conversely, 12% of homeowners earn below $50,000 in income compared to 34% of renters. Moorpark's household income differences by tenure, coupled with housing prices and asking rents, have implications for housing overpayment, overcrowding, and other housing problems.

The State of California groups income categories relative to the area (or county) median income (AMI) These groups include very low-incomes (0 to 50% of AMI), low-income (50 to 80% of AMI), moderate-income (81 to 120% of AMI), and above moderate-income (120%+ of AMI). Among homeowners, the majority of households earn moderate or above moderate-incomes. Among renters, the distribution of income among households is more uniform. The high percentage of very low-income renters is due to the number of renters who are seniors and families residing in affordable housing.

Table 4-5 Household Income Characteristics

Household Income[1]	Tenure			Total Households (Percent)
	Owners	Renter	Total	
Households by Income	8,580	2,702	11,282	100%
Less than $24,999	3%	11%	663	6%
$25,000 to 34,999	3%	8%	499	4%
$35,000 to 49,999	6%	15%	915	8%
$50,000 to 74,999	10%	22%	1,488	13%
$75,000 to 99,000	14%	16%	1,594	14%
$100,000 to 149,999	22%	14%	2,283	20%
$150,000 and more	42%	10%	3,840	34%
State Income Levels[2]				
Very Low (< $56,450)	8%	32%	13%	–
Low ($56,451-$90,350)	11%	19%	13%	–
Moderate ($90,350-$117,350)	20%	24%	21%	–
Above Moderate (Above $117,350)	62%	24%	53%	–

Sources: 1. American Community Survey, 2014-2018.

Household Tenure

An optimal mix of homeownership and rental opportunities is important for communities because it allows residents of all ages, incomes, and household sizes to choose the type of housing and location best suited to their needs. Vacancy rates, in combination with housing tenure, are also important because they affect the prices and rents for housing available in Moorpark. Household tenure is usually determined by the types of housing built in a community coupled with household income levels.

Moorpark has a high rate of homeownership; 76% of homes are owner occupied versus 24% renter occupied. This is the highest rate of owner occupancy in Ventura County, followed by Simi Valley and Thousand Oaks. The median owner occupancy rate for all cities in Ventura County is an estimated 59%, much lower than Moorpark's rate, whereas the median renter occupancy rate for all cities in Ventura County is an estimated 41%, much higher than Moorpark's rate. This is due in part to the prevalence of single-family homes and the higher incomes of residents than in surrounding cities.

Housing vacancies are a measure of how well the supply of housing matches the demand for housing. Typically, housing vacancy rates of 5 to 6% for apartments and 1 to 2% for homes are considered optimal. This amount of housing vacancy ensures that consumers have sufficient choices for different types of housing products, that prices are generally moderate, and that developers have a financial incentive to build housing. While higher vacancy rates lead to price depreciation, lower vacancy rates indicate a tight market and cause housing rents and prices to increase.

Table 4-6 shows the trend in housing occupancy and vacancy rates by household tenure in Moorpark. In 2018, the housing vacancy rate was 0.9% among owner-occupied housing units and 3.8% among renter-occupied housing units. Anecdotal information indicates that vacancy rates have declined further over the past few years, contributing to increasing housing rents and sales prices.

Table 4-6 Household Tenure and Vacancy, 2010-2018

	2010 Composition[1]		2018 Composition[2]		Change 2010 to 2018	
Housing Tenure	# of Units	% of Units	# of Units	% of Units	#	%
Total Housing Units	10,738	100%	11,796	100%	1,058	10%
Occupied Housing Units	10,484	98%	11,282	96%	798	8%
Owner Occupied	8,182	76%	8,580	73%	398	5%
Renter Occupied	2,302	21%	2,702	23%	400	17%
Vacant Housing Units	254	2%	514	4%	260	102%
Rental Vacancy Rate	2.9		3.8		—	
Homeowner Vacancy Rate	1.0		0.9		—	

Sources: 1. U.S. Census 2010.
2. American Community Survey, 2014-2018.

4.2.2 Neighborhoods

Moorpark has a variety of neighborhoods defined by topography (e.g., hillsides, canyons, and washes), built infrastructure (e.g., major streets, highways, and railroads), and historical patterns of development. Understanding these neighborhoods helps in prioritizing policies and programs to meet the unique needs of each. Figure 4-1 on the following page illustrates the general location of residential neighborhoods.

Los Angeles Avenue Corridor/Downtown

The Los Angeles Avnue Corridor/Downtown occupies the center of Moorpark. It is generally bounded by the Arroyo Simi to south, Poindexter and Charles Avenue to the north, and city limits to the west/east. The northern most neighborhoods includes the High Street Corridor. High Street is the earliest developed core where residents purchased goods, worked, dined, and enjoyed entertainment and culture. It includes the adjacent Charles Street neighborhood, which consists of small-lot single-family homes and small apartments. The southern subdistrict consists of a mix of multiple-family and single-family housing, with big-box multitenant commercial centers along both sides of Los Angeles Avenue. This area includes all eight apartment properties in the city along with condominium complexes.

Championship, Gabbert, and Hitch Ranch

This area covers three subdisticts in northwest Moorpark–Championship, Gabbert, and Hitch Ranch. The Championship subdistrict is a highly amenitized community of multi-million dollar hilltop homes, expansive golf course, and high level of amenities. Moving south down from the Championship is the Gabbert subdistrict, which offers larger ranch lots, equestrian uses, and semi-rural natural environment. The Hitch Ranch subdistrict extends south of Gabbert to the outer edges of Downtown. Most of the residential projects approved or pending development are located within this subdistrict. Hitch Ranch will include a highly diversified mix of single-family and attached multiple-family housing.

Mountain Meadows

The Mountain Meadows neighborhood takes its name from a 2,500-unit development that was approved by the county in the 1980s. It is bordered by Arroyo Simi on the north and by the utility lines' public right-of-way on the east, then Tierra Rejada Road to the north, and the city boundaries to the south and west. Mountain Meadows consists of master-planned, single-family-detached residential neighborhoods, which have been built in phases and include a number of smaller phases with homeowner associations. This neighborhood is distinguished by curvilinear streets, parks and open spaces, and local schools. Single-family homes sell for an average of $850,000 or more; attached condos/townhomes sell for above $500,000. In the westernmost area near the city's edge, housing prices exceed an average of $1 million.

Carlsberg Specific Plan / Peach Hill

The Carlsberg Specific Plan and Peach Hill neighborhoods are bounded by Arroyo Simi and New Los Angeles Avenue to the north, Ronald Reagan Freeway to the east, and Tierra Rejada Road to the south. The Peach Hill neighborhood lies to the west, the Carlsberg neighborhood is on the east. These neighborhoods largely consist of master-planned, single-family-detached residential neighborhoods. with some of the newer neighborhoods having controlled gated access. To the east of the public utility right-of-way, the Carlsberg Specific Plan includes a mix of single-family-detached homes, commercial centers, schools, and parks. Homes-have multiple amenities and sell for an average price of $1 million. To the west, Peach Hill is a master-planned area of residences, parks, schools, and other uses. Housing is more moderately priced, averaging approximately $750,000 over the past several years.

Moorpark Highlands

This general area is bounded by Amtrak/Metrolink railroad lines and Poindexter Lane to the south, and includes neighborhoods on Spring Road to the east, and the city limits to the north and west. This area is characterized by intensely sloped hills and limited development but does include single-family-detached residential neighborhoods. The area has two primary neighborhoods. Moorpark Highlands encompasses the residential neighborhoods, parks, and schools along Spring Road that are within the Moorpark Highlands Specific Plan. Prices average around $900,000. The Walnut Canyon neighborhood runs along Walnut Canyon Road to the city limits to the north and west. This area captures neighborhoods accessed by Walnut Canyon Road that are along Championship Drive and Grimes Canyon Road. This neighborhood surrounds the Moorpark Country Club, and homes sell for an average price of $1.6 million.

College Neighborhood

This neighborhood surrounds Moorpark College and is bounded by State Route 118 to the south, neighborhoods along College Heights Drive to the west, and the city boundaries to the north and east. Census tracts in this area overlap several developments to the south, such as Villa del Arroyo and Virginia Colony, but the latter areas are separated by the SR-118 and topography from the College neighborhood. In the College neighborhood, residential uses feature a mix of single-family homes, but offers more variety, including older small-lot neighborhoods, multifamily condominium / townhome complexes, and newer traditional single-family subdivisions. Moorpark College occupies the northeast edge of the city. Its location, topography, and freeways largely isolate it from the rest of Moorpark and its neighborhoods. Housing prices average $675,000 for single-family homes, and $450,000 for condos and townhomes.

Virginia Colony

Virginia Colony is south and east of the SR-118/23 curve and Arroyo Simi to the south and east. In many respects, Virginia Colony is physically isolated from the remainder of Moorpark, cut off by the freeway and only accessed by Princeton Avenue. Virginia Colony is one of the city’s earliest developments, with 50 single-family homes and a neighborhood park. The neighborhood has a largely Hispanic population and its physical development dates back to the City’s agricultural days prior to incorporation. Approximately two-thirds of the area north of the Colony is developed with two large industrial parks with large-footprint, concrete, tilt-up buildings; surface parking lots; and extensive landscaping. The Colony also contains the Villa Del Arroyo Mobile Home Estates, located just south of the SR-118.

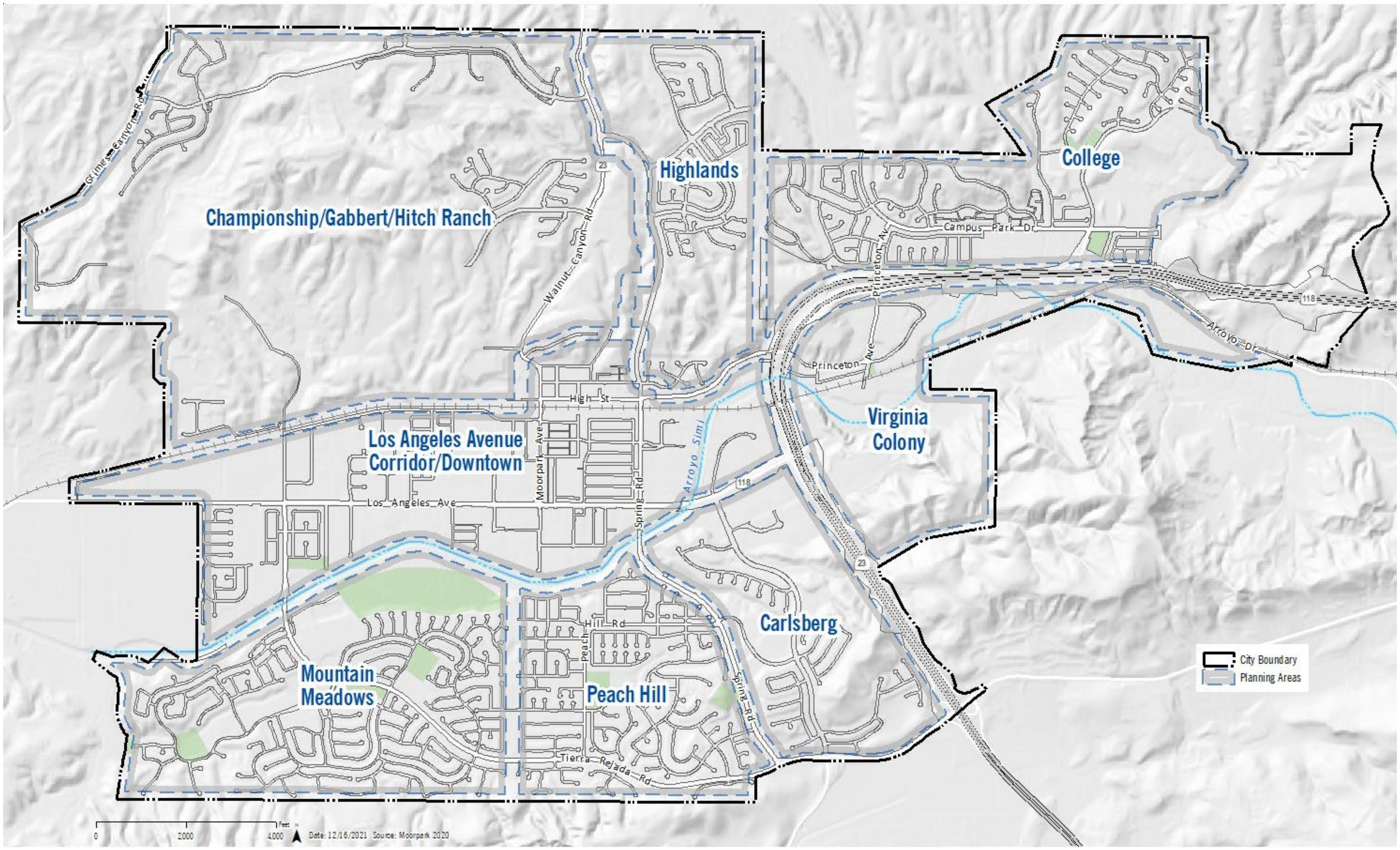

Figure 4-1 Moorpark Neighborhood Areas

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4.2.3 Housing Characteristics

This section describes housing characteristics to provide a basis for assessing the match between the demand and supply of available housing. These include housing growth trends, housing characteristics, age and condition, housing prices and rents, homeownership, and affordable housing.

Charles Street Affordable Housing

Housing Growth

Moorpark's housing stock increased considerably between 2000 and 2020, by about 29%. Of the approximately 2,600-unit increase in housing built during the past twenty years, 20% was due to the development of the Waterstone, Vintage Crest, Charles Street, and Walnut Avenue Apartments. This increase was significantly higher than most cities in the county. In the four surrounding cities, Camarillo's housing stock increased the most after Moorpark in the percentage of units built (27%), followed by Simi Valley, Thousand Oaks, and Santa Paula.

Looking forward, the City of Moorpark expects continued residential development. According to its 2021-2029 RHNA, the City of Moorpark is expected to increase its housing stock the greatest percentage, at 11% by 2030. Based on the 2021-2029 RHNA goals, the cities of Santa Paula and Simi Valley are expected to increase the next fastest, at 7% and 6%, respectively. Thousand Oaks and Camarillo are expected to increase 5% in the number of units by 2030, although their 2021-2029 RHNA is larger than the other neighboring cities. Table 4-7 shows the historical growth of housing and projected growth based on the 2021-2029 RHNA.

Table 4-7 Housing Estimates, 2000-2030

	Housing Estimates				Percent Change	
Jurisdiction	**2000**	**2010**	**2020**	**2030***	**2000-2020**	**2020-2029**
Moorpark	9,094	10,738	11,756	13,044	29%	11%
Simi Valley	37,272	42,506	43,927	46,720	18%	6%
Thousand Oaks	42,958	47,497	48,131	50,752	12%	5%
Camarillo	21,946	25,702	27,828	29,204	27%	5%
Santa Paula	8,341	8,749	9,187	9,844	10%	7%

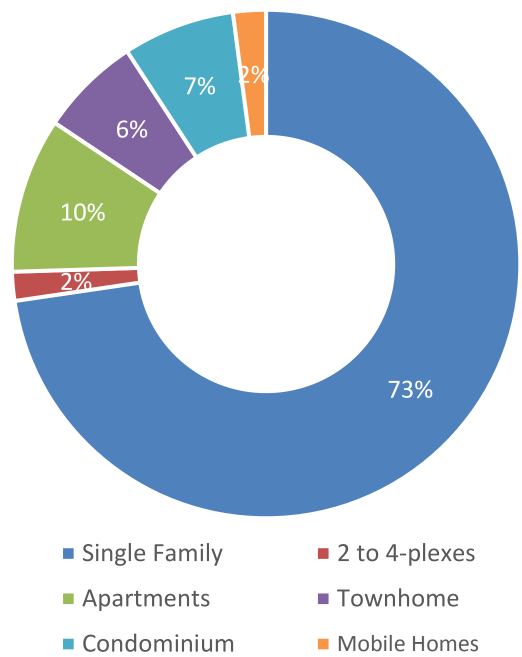
Sources: Department of Finance, City/County Population and Housing Estimates, 2021-2029 RHNA
* Year 2030 is referenced since it is based on housing projections from January 2021- October 2029.

Housing Composition

Single-Family Residential

Moorpark consists primarily of single-family homes, which account for 73% of the housing stock. Moorpark is tied with Fillmore for the highest share of single-family detached housing of cities in Ventura County—and well above the countywide average (61%). This is largely the result of how the city was developed with single-family residential subdivisions throughout much of Moorpark's history, including a period of rapid suburbanization following its incorporation.

Figure 4-2 Housing Type in Moorpark



Attached and Multiple-family, 2-4 units

As shown in Figure 4-2, only 2% of the City's housing stock is duplexes, triplexes, and quadplexes. Condominums comprise and additional 7% and townhomes another 6%. Moorpark has five townhome and six condominium developments, which total about 1,500 units. These products are more moderately priced and are clustered around Moorpark College, Los Angeles Avenue, and in selected larger developments.

Apartments

Moorpark has eight apartment properties providing 1,132 housing units or 10% of the city's stock. Four projects are deed restricted and provide 100% affordable housing to lower income residents. Two of the affordable housing properties are age restricted to seniors, and both are disabled friendly. The other four apartment properties are market rate developments, two of which are Class A (high level of amenities) and two which are Class B/C (generally investment grade, older, less amenity-rich). Of the market rate developments, a smaller percent are deed restricted as affordable. Taken together, 25% to 30% of the city's apartment stock is deed restricted as affordable to lower income households.

Mobile Homes and Other Units

Mobile homes and accessory dwelling units (ADU) make up the remaining 2% of all housing units. The city has one mobile home park—Villa de Arroyo mobile home park—south of SR-118 in northeastern Moorpark. This project provides 240 units of affordable housing for residents. ADUs, a newer form of housing, provide an additional unknown numbr of housing units in the city. With changes in state law, it is anticipated that the number of ADUs will increase as part of new and existing housing developments. These are not included in the above figure as the number of units is very limited to date.

Housing Age and Condition

Standard single-family home

Moorpark takes great pride in its neighborhoods, quality housing, and overall desirability of the community. According to a recent National Community Survey (2021),[1] more than 9 of 10 survey respondents reported Moorpark as a good or excellent place to live, and nearly 8 in 10 respondents rated their neighborhood as good or excellent places to live. The quality of housing, availability and condition of amenities, and safety of neighborhoods all help to create great places to live and therefore are priorities for the City.

Most of the city's housing was built after 1980 and is generally in good condition. However, homes begin to show some wear and tear after 30 years and require improvements such as roof repair, painting, landscaping, and exterior finishes. Homes between 30 and 50 years typically require more significant maintenance and even renovation. Generally, homes built 50 or more years ago (unless well-maintained) are more likely to require substantial repairs or need renovation to meet current building codes. Apartments and multiple-family residences may require more frequent maintenance and repair given the higher intensity use. Table 4-8 summarizes Moorpark's housing stock by the decade when the structure was built.

Table 4-8 Housing Built by Decade

	Housing Characteristics	
Decade Built	Number of Units	Percent of Units
Built 2010 or later (≤10 years old)	332	3%
Built 2000 to 2009 (11 to 20 years old)	1,878	16%
Built 1990 to 1999 (21 to 30 years old)	1,522	13%
Built 1980 to 1989 (31 to 40 years old)	5,559	47%
Built 1970 to 1979 (41 to 50 years old)	1,325	11%
Built 1960 to 1969 (51 to 60 years old)	323	3%
Built 1950 to 1959 (61 to 70 years old)	584	5%
Built before 1950 (≥ 71 years old)	273	2%
Total Units Sampled	11,796	100%

Sources: American Community Survey 5-Year Estimates, 2014-2018
Note: Sample counts are not consistent with Department of Finance estimates as of 2020.

[1] Moorpark, CA; Community Livability Report 2020, National Community Survey, ICMA

Housing Conditions

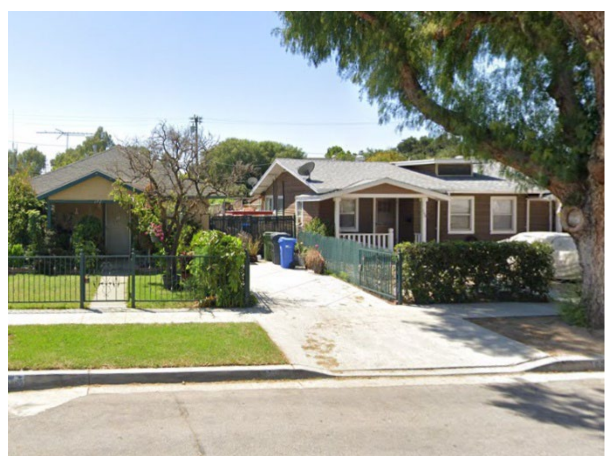
Moorpark is generally recognized as having high quality of life, and the majority of homes are still in good structural condition. However, Moorpark has smaller, "pocket" areas that have needs—some infrastructure-related, some housing condition-related, and some related to property maintenance. Areas requiring special attention include the following.

- **Virginia Colony**. Virginia Colony is south of the SR-118/SR-23 intersection. Approximately two-thirds of land uses are industrial; however, the southwest portion between Princeton and the railroad tracks is home to one of the city's earliest developments, the Virginia Colony. This area consists of about 50 older homes along narrow streets adjacent to the railroad tracks. Many homes in this area require rehabilitation. The area has poor connectivity to the downtown and also needs infrastructure repairs to improve circulation.

Virginia Colony

- **Villa Campesina**. The Villa Campesina tract consists of 62 single-family homes surrounded by Leta Yancy Road, Unidos Avenue, Juarez Avenue, James Weak Avenue, and Villa Campesina Avenue. This project was originally a sweat-equity project for farmworkers and was built by People's Self-Help Housing. Though still in good condition, the tract is aging and could benefit from housing repair and roadway maintenance.

- **Downtown Moorpark**. Downtown Moorpark is also one of the original neighborhoods, with portions of it dating back to the early 1900s. Today, the neighborhood is a mix of older single-family homes interspersed with apartments. This area has the greater overcrowding in the city, and some homes could benefit from maintenance and repair. The neighborhood has the highest concentration of Spanish-speaking households.



Downtown Area

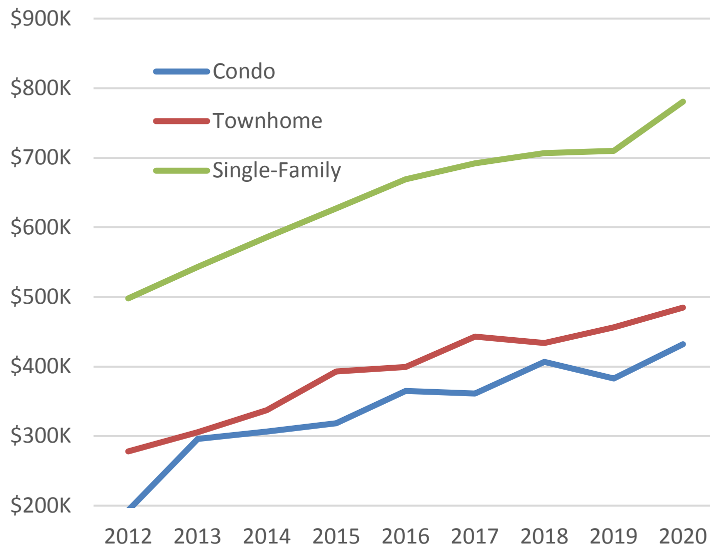
The Housing Plan contains a program to explore options for targeted assistance to areas most in need of housing maintenance and improvement.

Housing Prices

Moorpark experienced significant escalation in housing prices over the decade. According to Redfin, the median price of single-family homes increased 57%, townhomes by 75%, and condominiums by 125%. Due primarily to limited housing construction over the decade, housing prices soared in 2021 to all-time highs.

Single-family homes are the primary housing type in Moorpark. As of 2020, citywide, a single-family home sold for a median price of $781,000. Home prices varied from $500,000 for a two-bedroom unit to more than $1.1 million for a larger, 5-bedroom home (source: Redfin.com). Hillside homes sold for higher prices.

Figure 4-3 Housing Prices in Moorpark, 2012-20



Source: Redfin, 2012–2020

Townhomes and condominiums, which make up about 20% of the city's housing stock, provide housing for middle/moderate-income residents. In 2020, the median sales price was approximately $485,000 for townhomes and approximately $432,000 for condominiums according to Redfin. Sales price for townhomes were similar to condominiums, though townhomes were more expensive—most likely since they are more similar to single-family homes in terms of privacy, space, lot size, and yard. Mobile homes were the most affordable units, with a median sales price of $193,500 according to Redfin. Table 4-9 displays the median sales price for housing in Moorpark as of calendar year 2020.

Table 4-9 Housing Sales Prices in Moorpark

Housing Type	Median Price	Median Prices by Unit Size			
		2 bed unit	3 bed unit	4 bed unit	5+ bed unit
Single-family	$781,000	$506,000	$637,000	$795,000	$1,100,000
Condominiums	$432,000	$395,000	$437,000	----	----
Townhome	$485,000	$467,000	$463,000	----	----
Mobile homes	$193,000	$200,000	$207,000	----	----

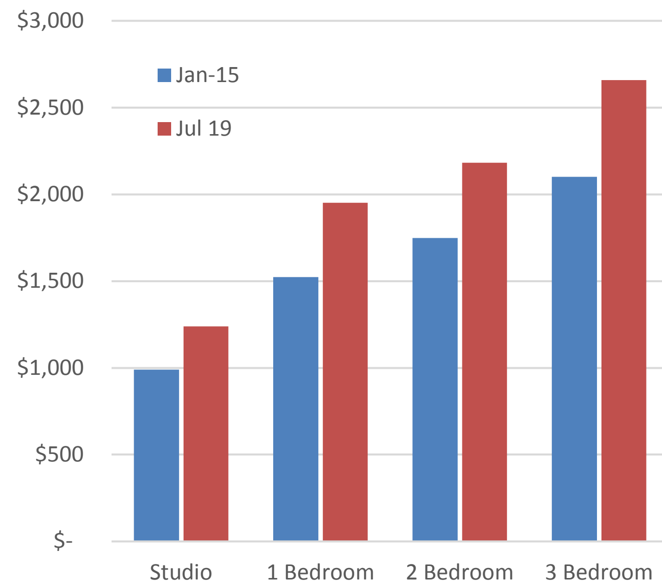
Source: Redfin.com, 2020.
Note: Median sales prices calculated from survey of homes sold during the full calendar year 2020.
The sample size for condominium and townhome sales is small; and therefore, the median prices may not be as representative.

Housing Rents

Moorpark has eight apartment complexes—four market rate and four deed restricted as affordable. Based on a survey of market rate apartment units, rents increased by more than 25% between 2015 and 2019, faster than changes in median household income. The percentage of increase was nearly identical regardless of the size of the apartment unit, except that three-bedroom units, the most limited in number, recorded the greatest change over the past five years.

As of 2019, the average apartment rent is $2,170. The average rent ranges from a low of $1,951 for a 1-bedroom unit to a high of $2,659 for a 3-bedroom unit, the higher price due to the difference in square footage and fewer number of large apartments in the city.

Figure 4-4 Moorpark Apartment Rents, 2015-19



Single-family homes offering two to four bedrooms (including condominiums and townhomes) typically rent in the range of $2,500 to $3,500 per month in Moorpark, depending on the number of bedrooms and amenities. In addition to conventional units, ADUs, both regular and junior, are an increasingly popular rental option. These units vary in rent depending on the size. Homeowners increasingly seek permits to develop such units on their property. While ADUs are most often reserved for family members, the median rent when charged is $1,500 (see Table 4-10).

Table 4-10 Housing Rents in Moorpark

			Rent Characteristics		
Unit by Bedroom	**Survey**	**Rent/Sq. foot**	**Low**	**High**	**Average**
Apartments					
Studio	2 units	$2.07	$1,240	$1,240	$1,240
1 - bedroom	186 units	$2.82	$1,430	$2,007	$1,951
2 - bedroom	560 units	$2.42	$1,675	$2,330	$2,182
3 - bedroom	120 units	$2.34	$2,210	$2,659	$2,600
Accessory Dwellings		--	790	2,075	$1,500

Source: City Survey; Dyer Sheeran Group, July 2019 Ventura County Apartment Market Survey.

Note: As discussed in the section on regional housing needs, the vast majority of ADUs are provided to family members free of rent. Where rents are charged, the median rent charged was $1,500 based on a three-month survey in Moorpark.

Housing Affordability

Housing affordability refers to how much a household can afford to pay for an apartment, townhome, or single-family home. Typically, housing affordability is defined as the ratio of housing expenses to income, referred to as a "cost burden." The housing industry typically assumes that the "affordable" payment for a homeowner should range from 30 to 40% of gross monthly income, with the latter figure being used in the California Association of Realtors' first-time homebuyers' index. For renters, the appropriate cost burden varies from 30 to 40%, with the latter being used under the federal housing choice voucher program. This Housing Element uses a midpoint of 35% cost burden for ownership (as many expenses are tax deductible) and 30% for renters as the threshold for housing overpayment.

Table 4-11 shows the amount that households of different incomes can afford for a home in Moorpark, and the following description compares housing affordability for different incomes and housing types.

Table 4-11 Affordability of Housing

Income Category	Household and Unit Size				
	1-Person (Studio)	2-Person (1 bdrm)	3-Person 2-bdrm)	4-person (3-bdrm)	5-person 4-Bdrm)
Income Limits[1]					
Extremely Low	$23,700	$27,100	$30,500	$33,850	$36,600
Very Low	$39,550	$45,200	$50,850	$56,450	$61,000
Low	$63,250	$72,300	$81,350	$90,350	$97,600
Moderate	$82,150	$93,900	$105,600	$117,350	$126,750
Maximum Affordable Price[2]					
Extremely Low	$36,000	$53,000	$69,000	$85,000	$99,000
Very Low	$113,500	$133,000	$145,000	$169,000	$188,000
Low	$198,000	$218,000	$253,000	$289,000	$317,000
Moderate	$257,000	$302,000	$348,000	$394,000	$402,000
Maximum Affordable Rent[3]					
Extremely Low	$507	$581	$641	$700	$743
Very Low	$903	$1,033	$1,149	$1,265	$1,353
Low	$1,495	$1,711	$1,912	$2,113	$2,268
Moderate	$1,968	$2,251	$2,518	$2,788	$2,997

Source: PlaceWorks, 2020.
1. 2020 HCD Income Limits for Ventura County based on surveys by the U.S. Dept of Housing & Urban Development.
2. Assumes 30-year fixed mortgage, $25,000 down payment, 4% interest rate, 1.2% property tax, 1% property insurance, and maximum payment of 36% debt-income ratio toward housing. Sales prices calculated using FreddieMac.
3. Monthly affordable apartment rent based on monthly payments of less than 30% of gross household income and monthly utility allowance determined by the Area Housing Authority of Ventura County.

Housing Affordability by Income Level

The following summarizes the affordability of rental and ownership housing based on Table 4-11. This analysis will be used later to determine how the City can meet its RHNA requirement.

Extremely Low (affordable to 0 to 30% AMI)

Extremely low-income, four-person households can afford a home priced $85,000, depending on household size. No market rate housing units of any type or size in Moorpark are affordable to extremely low-income households. This is also true for apartment rentals, as extremely low-income households can afford a monthly rent of about $500 to $750—contingent on household size—which is below the market rate rents charged in Moorpark.

Very Low-Income (affordable to 31 to 50% AMI)

Very low-income, four-person households can afford a home priced up to $169,000, depending on household size. Given these limitations, there are no for-sale, market rate housing units of any type or size that would be affordable to very low-income households. Neither are there any adequately sized apartment units that would be affordable to these households, since very low-income households can afford a monthly rent of about $900 to $1,350, depending on household size. This is below most of the market rate rents being charged in Moorpark.

Low-Income (Affordable to 51 to 80% AMI)

Low-income, four-person households can afford a for-sale home priced up to $289,000, depending on household size. Given these limitations, there are no for-sale, market rate housing units of any type or size in Moorpark that would be affordable to low-income households. Low-income renters can afford $1,500 to $2,268 per unit in rent, which is generally around the average rent charged for a two-bedroom unit. ADUs and junior ADUs are often affordable to lower income individuals. Separate, larger guest houses may also be affordable to low and moderate-income households.

Moderate-income (Affordable to 81 to 120% of AMI)

Moderate-income households can afford a home up to $394,000 and rent up from $2,000 to $3,000. The only for-sale market rate housing units in Moorpark affordable to moderate-income households would be 2- to 4-bedroom mobile homes for households consisting of 3 to 5 persons. All other for-sale market rate housing is unaffordable to moderate-income households. Townhomes and condominiums, which historically provided affordable ownership housing, are no longer affordable to moderate-incomes. Larger guest houses of 1,000 square feet and larger are also affordable to moderate-income households. However, a moderate-income household should be able to afford any apartment in Moorpark.

Housing Problems

According to the federal government, housing problems refer to the prevalence of overpayment, overcrowding, and substandard housing in a community. Housing overpayment refers to paying too much for housing relative to one's income, and overcrowding refers to situations where residents are living in crowded housing. Substandard housing refers to housing that does not meet habitability standards. These situations are disproportionately concentrated among lower income and special needs households. As summarized below and in Table 4-12, housing problems in Moorpark include:

- **Overcrowding**. Overcrowding can be moderate or severe. Moderate overcrowding is defined as 1 to 1.5 persons per room, and severe overcrowding is anything higher. In 2018, 2% of homeowners and 6% of renters in Moorpark lived in overcrowded situations. Countywide, 3% of owners and 12% of renters live in overcrowded housing. While overcrowding rates are low citywide, approximately 25% of housing units in the downtown area are overcrowded.
- **Overpayment**. Overpayment can be either moderate or severe. Moderate overpayment refers to paying 30 to 49% of income toward housing, and severe overpayment is paying more than 50% of income. In Moorpark, 30% of owners and 65% of renters overpay for housing. Countywide, 32% of owners and 55% of renters overpay for housing. However, more than half of all the households in the downtown Moorpark area overpay for housing.
- **Substandard housing**. Substandard housing has been traditionally defined as units lacking complete kitchens, bathrooms, or heat. According to the ACS, less than 10 units have been surveyed as having incomplete kitchens or plumbing, and 344 units lack heating fuel. However, because many ADUs could be included, these statistics could be misleading. The City estimates are that up to 100 homes would be considered in need of rehabilitation beyond just normal investments typical for homes.

Table 4-12 Housing Overpayment and Overcrowding

	Overpayment		Overcrowding	
Severity of Housing Problems	Renter Households	Owner Households	Renter Households	Owner Households
None	888	6,001	2,536	8,407
Moderate	951	1,731	80	166
Severe	683	848	86	7
Total	2,522	8,580	2,702	8,580
Percent Amount				
None	35%	70%	94%	98%
Moderate	38%	20%	3%	2%
Severe	27%	10%	3%	0%

Source: American Community Survey 5-Year Estimates, 2014-2018.

4.2.4 Special Housing Needs

Special needs are those associated with specific demographic or occupational groups that call for specific housing program responses. State law specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

This section contains a discussion of the housing needs of special needs groups, as defined in state law, who reside in Moorpark. The analysis of each special-needs group includes:

- A quantification of the total number of persons and households in the special housing needs group, including tenure (rental or ownership) where possible.
- A quantification and qualitative description of the need (including a description of the potential housing problems faced by the special needs groups).
- A general description of any existing resources or programs, and an assessment of unmet needs for each of these special need groups.

Following this analysis, the constraints analysis and program sections of the Housing Element identify potential program or policy options and resources to address unmet housing and service needs.

Table 4-13 summarizes the prevalence of each group in Moorpark.

Table 4-13 Special Housing Needs Groups in Moorpark

Special Needs Group	Prevalence	
	Number of People or households	Percent of Population or Households
Senior citizens	4,368 people	12%
People with disabilities	3,493 people	10%
Large families	1,650 households	15%
Single-parent families	457 households	4%
College students	13,569 people	--
People who are homeless	12 people	<1%
Agricultural Workers	<100 people	<1%

Sources: 1. City of Moorpark, 2020.
2. Ventura County PiTC Census, 2020.
3. Moorpark College, ACS 2014-2018.

Senior Citizens

Seniors are typically defined as persons 65 years or older, although for housing purposes the age may be as low as 55 years. Moorpark has an estimated 4,368 seniors in 2,393 senior households (ACS, 2014-2018). Among this population, most of Moorpark's senior households (2,053 or 86%) own their own homes, and 340 senior households (14%) rent housing. Reflecting the increasing health and longevity of seniors, 10% of senior households are headed by a member who is 85 years or older.

Overall, some of the more pressing issues that Moorpark seniors may have living in their homes are:

- **Disabilities.** Seniors tend to have a higher prevalence than other age groups of disabilities that can make it increasingly difficult to go outside or take care of personal needs. This underscores a need for housing that is accessible to those with disabilities.
- **Income Limitations.** Seniors tend to have lower and fixed incomes due to retirement. This makes seniors, especially renters, more susceptible to increases in rental housing costs and housing overpayment, which leaves less disposal income for other expenses.
- **Overpayment.** Senior renters have the highest rates of overpayment due to their limited retirement income. Compared to senior homeowners without a mortgage, overpayment is especially prevalent for senior renters, who are subject to annual rent increases despite fixed incomes.

Many Moorpark seniors reside in conventional single-family homes. However, providing appropriate housing designed for seniors has become increasingly important. As this group approaches retirement or senior years, many may seek different types of senior housing, from smaller condominiums to independent or assisted age-restricted housing. In addition to housing, an appropriate mix of affordable support services (e.g., transportation, health care, home maintenance) provided locally can help seniors live as independently as possible. Housing options available for seniors include:

- **Age-restricted apartments.** Moorpark has two senior housing projects, with a combined total of 219 units, restricted for those aged 55 and above. Vintage Crest Apartments is a privately managed senior housing complex with 189 age-restricted units for lower-income households that was funded by Low-Income Housing Tax Credits. Tafoya Terrace Apartments features 30 units for lower-income seniors.
- **Retirement facilities.** These facilities provide a variety of living arrangements, from independent living to more supportive settings. Moorpark has one facility operated by Enduring Oaks Assisted Living with capacity for six residents. In 2019, the City approved Oakmont, a 77-unit (84-bed) assisted living and memory care facility. The City also recently approved the 390-unit Aldersgate senior project.
- **In-home supportive services.** Moorpark is home to two in-home care organizations that serve a combined total of 13 patients in the city. Home Instead Senior Care provides in-home personal, home help, and hospice services for 4 senior patients in Moorpark. Access TLC Caregivers provides in-home healthcare, transportation, and hospice services for 9 senior patients in Moorpark.

Family Households

Providing decent and affordable housing for families is an important policy goal for Moorpark. Housing Element law identifies three types of families as having special needs—large families, female-headed families, and single-parent households with children—and requires proactive programs. The reasons for their special need status differ, but generally includes lower incomes, the presence of children and additional associated costs, and the lack of adequately sized rental and ownership housing.

Large families with five or more persons have special housing needs due to a lower per capita income, the need for affordable childcare, or the need for affordable larger units. Moorpark has an estimated 1,650 large family households, out of which 1,258 families (76%) own a home and 392 families (24%) rent housing. Single-parent households also have special needs due to their limited incomes and higher expenses. Moorpark has 457 single-parent families with children, out of which 147 are male-headed households and 310 are female-headed households. Lower income single parents, particularly renters, generally experience the highest prevalence and severity of overpayment and overcrowding.

Providing housing opportunities for families in Moorpark is a challenging task. Moorpark has housing stock to help address the housing needs of special needs families:

- **Large Units**. Of Moorpark's total 11,796 housing units, 45% have four or more bedrooms (ACS 2014-2018). Based on the City's affordable housing list, 46 four-bedroom attached units and about 50 additional apartments provide units suitable for large families.
- **Public Housing**. The Area Housing Authority of Ventura County (AHACV) accepts applications for 4-bedroom public housing units for income-qualified families with 4 members earning an income of up to $79,900. In Moorpark, 121 heads of household receive housing choice vouchers from the AHACV.
- **Affordable Apartments**. In Moorpark, two low-income housing tax credit (LIHTC) projects (Charles Street and Walnut Apartments) are intended for low-income families. Together, these apartments provide 42 units of affordable housing to extremely low, very low, and low-income households.

Families with children have additional expenses related to health care, food, and other living expenses. In 2012, the City built the Ruben Castro Human Services Center (RCHSC), a 25,000-square-foot multiservice location for people and families needing assistance. Local nonprofits, including Catholic Charities, Interface, and the Ventura County Human Services Agency, all have offices and operate from this location. The RCHSC also houses the county 's family medical clinic.

Many working parents place their children in childcare while they work. The city has 14 licensed childcare centers and large family day care homes that serve more than 700 children. However, the cost of childcare for an infant or preschooler can range from $10,000 to $16,000 annually per child, far beyond what most families can afford (Kidsdata.org, 2018). This is particularly difficult for single working parents, who have limited options for a spouse or significant other to care for their children.

Persons With Disabilities

Physical, mental, and/or developmental disabilities are impairments that substantially limit life activities and make it difficult to care for oneself. Because of that, persons living with disabilities have special needs for accessible housing. These conditions can also impede a person from being able to leave the home alone or to work at a job. In Moorpark, 9.6% (3,493 residents) live with a disability. The number of persons living with disabilities is anticipated to increase with the aging of Moorpark's residents.

Based on census data and California Department of Development Services, Moorpark residents have the following disabilities (many have multiple disabilities):

- **Hearing Disability.** Deafness or serious difficulty hearing—1,176 people
- **Vision.** Blind or having serious difficulty seeing—525 people
- **Independent Living.** Difficulty doing errands alone—1,106 people
- **Cognitive disability.** Impaired learning, memory, concentrating—1,508 people
- **Self-care disability.** Restricted ability to care for oneself—699 people
- **Ambulatory.** Serious difficulty walking or climbing stairs—1,372 people
- **Developmental.** An array of developmental disabilities—323 residents

Many disabled people live in independent housing. However, ensuring that housing is designed and accessible to people with a disability is difficult. The majority of single-family homes are inaccessible to people with mobility and sensory limitations. Housing units may need to have wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to "barrier-free" housing. Location is also important for disabled people, because they often rely on public transit to travel to services, like grocers or medical offices.

In some cases, more severely disabled individuals require a group living environment where supervision and assistance with activities of daily living are provided. These include facilities that provide 24-hour nonmedical care for residents who are physically handicapped, developmentally disabled, and/or mentally disabled. Moorpark has two such facilities. An anticipated 77 housing units for seniors with age-related memory disabilities will be coming online. Outside of the city, the Tri Counties Regional Center provides advocacy for and assistance to developmentally disabled people in Moorpark.

For Moorpark disabled residents, a comprehensive approach is required to live within the community. This approach includes, among others: 1) a continuum of accessible and affordable housing options; 2) a mix of appropriate services within the city; 3) a responsive transit system that allows people to conveniently access services; 4) equal access to city services, programs, and facilities; and 5) a discrimination-free environment. The Housing Plan provides both policy and programmatic guidance for addressing the needs of Moorpark residents of all abilities.

Persons Experiencing Homelessness

Homelessness is a pressing issue for many communities, and the varied dimensions of homelessness have significant implications for the type and extent of housing and services provided. The 2020 Ventura County Continuum of Care Alliance point-in-time count (PiTC) identified 1,743 persons living on the streets or in housing facilities that serve homeless persons in the county. This is an approximately 50% increase in homeless people counted than the 1,142 count in 2017. In Moorpark, however, there were no persons counted as experiencing homelessness in 2020, according to the PiTC.

Other data sources point to a larger estimate of people who are either homeless or precariously housed. The State of California maintains data on students considered homeless. Approximately 5 to 15 students in Moorpark schools over the past several years were reported as living in 1) shared housing, 2) a hotel or motel, 3) a temporary shelter, or 4) unsheltered. Moorpark College staff indicate that up to 49% of college students are precariously housed at some point during the college year. Ventura County reported 43 households at risk of homelessness and 27 literally homeless households in Moorpark. These statistics suggest that homelessness or precarious housing situations are more prevalent.

Homelessness has regional and local dimensions. On the regional level, the County of Ventura serves as the lead agency for the County Continuum of Care (CoC), which includes public agencies, social service providers, nonprofit organizations, city leadership, and other regional stakeholders who work together across the county to end homelessness in Ventura County. The County CoC has developed a coordinated entry system, called Pathways to Home, to coordinate services provided to homeless individuals, reduce duplication of effort, and identify the most effective and efficient services to move homeless individuals out of a state of homelessness as quickly possible.

The City has signed an Memorandum of Understanding (MOU) pledging to participate in countywide efforts to address homelessness. This includes requiring local service providers to sign onto the MOU with the CoC; developing a crisis response system for those who present as homeless in the city; pursuing permanent housing across the continuum of care of housing needs (including transitional, permanent supportive, and extremely affordable) in their Housing Elements; 4) requiring that all entities that receive funding for homeless or housing services from their city/county commit to the Pathways to Home program; and 5) committing to consult with the CoC as the city/county considers recommendations for programs and funding related to homelessness.

Services for homeless people are coordinated from the Ruben Castro Human Services Center (RCHSC), which includes the Moorpark Family Medical Clinic and the County Human Services Agency (HSA). The HSA operates the Homeless Services Program, which connects people to agencies that provide health care, mental health services, substance abuse treatment, temporary housing, and other benefits. HSA also operates a Rapid Rehousing program to get homeless people into housing as soon as possible. The RCHSC also houses Catholic Charities, Interface Children Family Services, and First 5 Neighborhoods for Learning—all of which provide direct or referral services to individuals who are homeless or precariously housed. Ruben Castro Charities also provides a food pantry operation at Moorpark College.

College Faculty, Staff, and Students

Moorpark is one of 116 cities in California with a community college. Founded in 1967, Moorpark College has long been a community asset, predating the city's incorporation in 1983. The college enrolls approximately 14,000 students and employs more than 600 faculty, administrative, and support staff. Many residents in Moorpark or family members have attended the college at some point, and the institution is a source of local pride. College students and faculty are not among the "mandated" special-needs groups cited under state Housing Element law. However, the number of Moorpark students, faculty, and staff and their contribution to the local economy and community underscore the importance of addressing the housing needs of this group.

Moorpark College campus

Moorpark College students range in age, with 76% of students below 24 years of age, and 87% below 30 years old. Students are a special needs group since they are often underemployed and might not command enough income to afford tuition, housing, and other expenses. College faculty are often adjunct, or part-time, which pays much less than full-time, tenure-track faculty, who earn between $65,000 and $80,000 annually. The median price of single-family homes, at $825,000, and median apartment rents, at 2,000+ per month, are unaffordable. Indeed, student surveys estimate that up to 50% of students may be precariously housed at any given time during the academic year.

As is the case with most community colleges, Moorpark College does not provide on-campus dormitories or housing for students or employees. Because of the limited supply and high cost of suitable housing in the community, Moorpark College is a commuter school. The three largest cities where students live are Simi Valley (26%), Thousand Oaks (13%), and Moorpark (9%). The remainder come from other Ventura County cities. With the Simi Valley and Moorpark student populations combined, 35% of all students live close to campus, and 65% commute in. For Moorpark College's estimated 600 employees, the vast majority commute into Moorpark from other cities. The Housing Element can provide proactive policy and program guidance to address this unmet need.

Looking forward, Moorpark College will be studying the demand for housing that can accommodate students, faculty, and/or staff attending or employed at Moorpark College. Should the market demand study yield a favorable result, additional measures will be undertaken to partner with organizations to determine feasible options for expanding housing in the community to meet local needs. Ruben Castro Charities also operates a food pantry in the immediate vicinity of the college campus. The Housing Plan provides policy guidance and a program to work with the college to facilitate the development of suitable housing that is affordable to students, faculty, and others employed at or attending the college.

Agricultural Employees

Underwood Farms

Unlike most areas of the Southern California region, agriculture is still a sizable component of the economy in Ventura County. According to the 2017 Agricultural Census, the entire county has an estimated 1,151 farms of approximately 260,000 acres. Farm operators reported a total 22,624 hired farm workers countywide, with more than half working less than 150 days per year. With respect to migrant farmworkers, there was a total estimate of 3,595 migrant workers in Ventura County, totaling about 14% of the farmworker labor force.

Moorpark has only 400 acres of land designated for agriculture; 2% of the city's existing land is used for cropland, pasture, orchards and vineyards, nurseries, and ranches. However, Moorpark is surrounded by agricultural land. Tierra Rejada, Apricot Lane, Underwood Family Farms, IronGate Ranch, Sierra Pacific, Water Ranches, Leavens Fairview Ranch, and various agricultural operations in the Santa Rosa Valley are a few of the agricultural operations within/adjacent to Moorpark. Major crops include apricots, avocados, berries, lemons, and other vegetables and fruits. The region is also known for a sizable number of small, sustainable, and organic farming operations.

Agricultural employment is diverse, ranging from individuals working at corporate offices to those working in processing/manufacturing operations to field laborers. In addition, the nature of agricultural crops plays an important role in the need for agricultural workers. The 2014-2018 ACS reports that 301 residents are employed in agriculture, forestry, farming, and mining inside or outside of the city. There is no authoritative census of agricultural workers nor whether they are permanent, seasonal, or migrant. Though there are more than 1,000 students in the county eligible for migrant education countywide, no children attending Moorpark schools are currently eligible for this program.

Farmworker housing is limited countywide, in part due to the lack of a reliable farmworker census. The City provides opportunities for caretaker and farm worker dwellings, though it is unclear if any exist today. The City worked with Cabrillo Economic Development Corporation to finance and develop the 62-unit Villa Campesina project for farmworkers, many of whom worked at "Egg City" before it closed. Farmworker housing is under construction in Somis, an unincorporated area five miles east of Moorpark, which will add 360 new units and serve as the largest single farmworker project in Ventura County.

The Housing Plan contains an affirmative program to update municipal codes to permit employee and agricultural housing in accordance with the California Health and Safety Code §§17021.5 and 17021.6. Code amendments will be made to reduce barriers to and facilitate farmworker housing. The Housing Plan also proposes to cooperate with nonprofit organizations to fund a farmworker study and to explore opportunities for farmworker housing, countywide and locally.

Lower Income Households

Nearly one of every four households living in Moorpark is a lower income household. Extremely low-income households, defined as those with incomes under 30% of AMI, earn an annual income of $33,800 for a four-person household in 2020, and very low-income households earn up to $56,000. Housing residents who earn extremely low or very low-incomes can be especially challenging. These groups typically consist of minimum-wage workers, seniors on fixed incomes, disabled persons, college students, etc.—all of whom have difficulty finding affordable housing. Table 4-14 documents the prevalence of lower income households in Moorpark.

Housing problems are disproportionately concentrated in lower income households. The most prevalent housing problem among lower income households is housing overpayment, which far exceeds rates of housing overcrowding. Among extremely low-income households, 81% of owners and 100% of renters overpay for housing, and less than 1% of homeowners and 7% of renters live in overcrowded housing. Though the prevalence of overpayment decreases as household income increases, a significant number of lower income households still overpay for housing.

Responding to the needs of lower income households requires more than a one-size-fits-all strategy. The most appropriate program depends on the age of the household, tenure, and housing needs. For homeowners, particularly elderly living on a fixed income, providing housing support services (e.g., grants to fix homes or social services) may be most needed. For college students seeking housing, providing more options for them to secure apartment living or accessory units may be needed. For renters, they can benefit most from housing choice vouchers or subsidized rental housing. And for disabled people, the issue may be the simple lack of housing suited to their specific needs.

Table 4-14 Housing Problems of Lower Income Households

Tenure	Total Households	Percent Overpaying[1]	Percent Overcrowded[2]	Any Housing Problem[3]
Owners				
Extremely Low-Income	240	81%	0%	79%
Very Low-Income	415	73%	7%	77%
Low-Income	910	52%	0%	53%
Renters				
Extremely Low-Income	315	100%	7%	84%
Very Low-Income	495	91%	19%	92%
Low-Income	520	90%	4%	92%

Source: Comprehensive Housing Affordability Strategy, 2014-2018.
Notes:
1. Overpayment refers to households spending more than 30% of their income on housing.
2. Overcrowding refers to a housing unit with 1.0 or more persons living in a habitable room.
3. Housing problem refers to a household that experiences overpayment, overcrowding, or substandard housing.

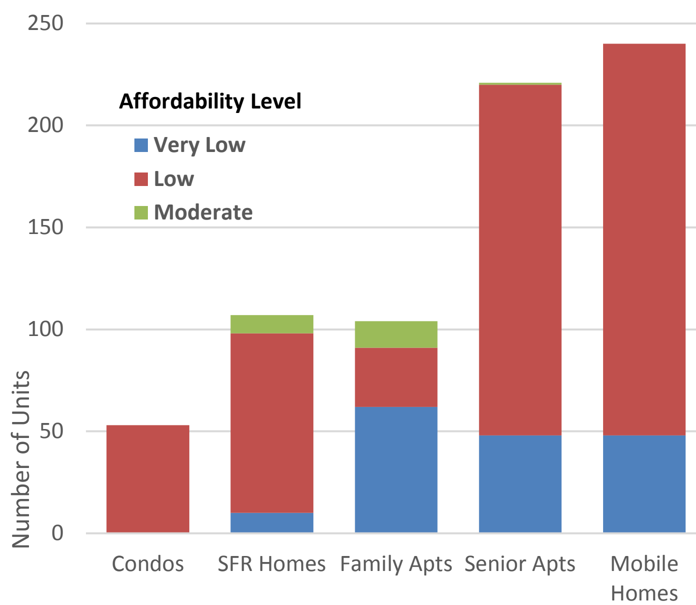
4.2.5 Affordable Housing Projects

Affordable housing is in short supply throughout the county, with demand largely outpacing supply. Over its short history since incorporation, the City has been facilitating and assisting in the financing and development of affordable housing for its residents. Since the City's affordable housing efforts started in the early 1990s, about 725 housing units (6% of the city's housing stock) is deed restricted as affordable to lower and moderate-income households. This section describes the affordable housing provided in Moorpark along with the required analysis for projects at risk of conversion.

Figure 4-5 illustrates the City's affordable housing projects by the type of housing provided, level of affordability, and occupancy. The majority of affordable housing for lower income residents is provided by senior apartments or the mobile home park. Affordable developers have provided some single-family units affordable to lower income households, such as the Villa Campesina.

Still, market rate developers have also provided condominiums and single-family homes for lower income households. The City's primary tool for facilitating the production of affordable housing has been the inclusionary housing requirement—10 to 15% of all units in a new project must provide and deed restrict units affordable to lower or moderate-income households.

Figure 4-5 Moorpark Affordable Housing



The City is also active in using its limited land holdings to reduce the overall costs of developing housing. This was the case for the Charles Street Apartments, which was developed by the Area Housing Authority and Many Mansions. The City also provides financial assistance, often through the deferral or waiver of developer fees or issuance of seller carryback loans.

Table 4-15 provides a summary of each affordable housing project that has been developed in Moorpark and the applicable funding source, where known. Taken together, 725 affordable housing units have been built with the following affordability distribution to households of different income levels: 23% very low-income, 74% low-income, and 3% moderate-income.

Table 4-15 Publicly Assisted Affordable Housing

Project Name and Address	Project Characteristics				
	Target Group	Total Units	Affordable Units	Funding Source	Built/Earliest Expiration Date
Tafoya Terrace 344 Charles Street	Senior Apts	31	30 lower income units	Public Housing	Built: 1986 Perpetuity
Vintage Crest 4700 Park Lane	Senior Apts	189	48 very low; 141 low-income	Revenue Bond; LIHTC; City assistance	Built: 2002 Covenant: 2057
Charles Street Terrace 396 Charles Street	Family Apts	19	15 very low 4 low-income	LIHTC; RDA land, HOME; red Fee	Built: 2012 Perpetuity
Waterstone 4767 Moorpark Ave	Family Apts	62	29 very low; 21 low; 12 Mod	DDA; Inclusionary units	Built: 2003 Perpetuity
Walnut Apartments 80 Everett Street	Family Apts	24	19 very low-income units	VCHTF; HOME; fee waiver; LIHTC	Built: 2018 Covenant: 2073
High Street Station 226 High Street	All Ages Apts	79	10 moderate-income	DDA; AHA Inclusionary	Built 2022 Perpetuity
Villa Del Arroyo 15750 Arroyo Drive	All Ages MHP	240	(20%) 48 very low-income	MHP Revenue Bonds; RDA	Built: 1978 Covenant: 2040
Villa Campesina Cabrillo EDC	Farmworkers SFR	62	62 lower income units	RDA funds; DDA CDBG Funds	Built 1989 Perpetuity
Waverly Place Pardee Home	All Ages TH/Condo	102	28 lower income units	DDA; AHA Inclusionary	Built: 2008 Perpetuity
Ivy Lane Shea Homes	All Ages TH/Condo	99	18 lower income unit	DDA; AHA Inclusionary	Built: 2015 Perpetuity
Canterbury Lane Shea Homes	All Ages TH/Condo	102	7 lower income unit	DDA; AHA Inclusionary	Built: 2010 Perpetuity
Smart Living Pardee Homes	All Ages SFR	133	7 lower income unit	DDA; AHA Inclusionary	Built: 2014 Perpetuity
Mountain View Cabrillo	All Ages SFR	59	4 VL Income 11 Low-Income	DDA; AHA Inclusionary	Built: 2002/04 Perpetuity
Brighton Hovnanian-	All Ages SFR	250	4 VL; 4 LI 9 Moderate	DDA; AHA Inclusionary	Built: 2015 Perpetuity
Moonsong Colmer	All Ages SFR	22	2 Very Low 4 Low	DDA; AHA Inclusionary	Built: 2004 Perpetuity

Source: City of Moorpark.
LIHTC: California Low-Income Housing Tax Credits
HOME: federal grants issued to cities for affordable housing
RDA: funds provided by the former Moorpark RDA
DDA: City Disposition and Development Agreement
Public housing: Owned by the County Housing Authority
VCHTF: Ventura County Housing Trust Fund

Pursuant to §65583(a)(9) of the Government Code, the Housing Element must include an analysis of multiple-family projects built with public subsidies and show whether the housing is at risk of converting to market rents. Where projects are at risk of conversion, the Housing Plan must propose a program to encourage and facilitate the preservation of these units. None of the above projects are at risk of conversion during the Housing Element planning period.

Qualified Entities

Owners of government-assisted developments cannot terminate subsidy contracts, prepay a federally assisted mortgage, or discontinue use restrictions without first providing an exclusive "notice of opportunity to submit an offer to purchase" to each identified qualified entity. State law requires the Housing Element to identify local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects.

The entities in Table 4-16 are certified for Ventura County and can be found at: https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml.

Table 4-16 List of Qualified Entities in Ventura County

Corporate Entity	Address	City	Developed housing in Moorpark
Century Housing Corporation	1000 Corporate Pointe	Culver City	No
A Community of Friends	836 Avalon Ave	Lafayette	No
Long Beach Affordable Housing, Inc	5855 Naples Plaza	Long Beach	No
Peoples' Self-Help Housing	3533 Empleo St.	San Luis Obispo	Yes
Housing Corporation of America	31423 Coast Highway	Laguna Beach	No
Nexus for Affordable Housing	1572 N. Main Street	Orange	No
Many Mansions, Inc.	1459 E. Thousand Oaks Bl.	Thousand Oaks	Yes
Coalition for Economic Survival	514 Shatto Place	Los Angeles	No
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	No
Abbey Road Inc.	15305 Rayen Street	North Hills	No
Innovative Housing Opportunities,	19772 Macarthur Blvd.	Irvine	No

Source: California Department of Housing and Community Development, 2020.

The City of Moorpark has additional organizations involved in housing development. These include Habitat for Humanity, Area Housing Authority of Ventura County, and private developers who build market rate projects and restrict a portion as affordable to low and/or moderate-income households.

4.3 Housing Constraints

Housing constraints refer to land use regulations, housing policies, zoning, and other factors that influence the price and availability of housing opportunities. This section provides an overview of the City's General Plan, zoning ordinance, and other documents that identify public policies and governmental regulations that may limit or enhance housing opportunities in Moorpark.

4.3.1 Nongovernmental Constraints

Nongovernmental constraints with respect to Housing Elements are those that constrain the building and development community and its ability to build housing, especially housing affordable to low and moderate-income households. The most significant constraints are: high land costs, high construction costs (for labor, materials and financing), financing availability, and the availability of state funds (such as tax credits). While these considerations are generally acknowledged to affect cities throughout Southern California, there are different reasons driving each consideration in Ventura County.

Development Costs

Land cost is one of the primary costs of building housing. Land costs include the costs of raw land, site improvements, and all associated costs. Residential land in Ventura County is expensive compared to land prices in other Southern California markets, but for different reasons. Land costs are influenced by: overall availability within a given subregion; environmental conditions; public service and infrastructure availability; and aesthetic considerations such as views, terrain, and vegetation. For an investor, the allowable density of residential development also determines the per unit cost of land.

Vacant Residentially Zoned Site

According to Redfin, land for single-family homes in the suburban core is priced from $25 to $50 per square foot. The full development cost will be higher depending on site improvements, allowed density, location, view, and suitability for residential development. This is particularly the case for hillside lots, which have significant viewsheds. Land zoned for higher density housing is generally priced higher due to local regulations that allow for more units per acre. An acre of vacant land zoned for multifamily residential use (allowing 20 units per acre) can cost between $50 and $75 per square foot. Where feasible, the City has assisted affordable housing developers by purchasing and donating land.

Moorpark is surrounded by steep hillsides. These hillside residential lots differ in price because they are subject to different zoning and development regulations and have environmental constraints associated with topography, wildfire hazards, infrastructure, and other potential constraints.

Other than land, construction is also a significant part of the overall cost of developing housing. Labor and material costs are typically more standardized and vary less between different types of housing. However, the amenities offered can drive construction costs, particularly higher end amenities, exterior design features, and interior finishes. Often lesser known but equally important is the availability of infrastructure to serve development, particularly whether water, sewer, and drainage facilities need to be installed or the site can be served by existing utilities. The cost of utilities, including undergrounding of utility lines, can also materially add to the overall construction costs.


Residential neighborhood in Moorpark.

Construction cost estimates are typically provided either by cost estimation companies or developers. R.S. Means, Reed Construction Data, and other cost estimation firms provide construction cost manuals for calculating the average cost per square foot of residential construction. Since regional estimates may not accurately reflect the actual costs in Moorpark, estimates were provided by local developers. Construction costs for a good quality 1,800-square-foot home range from $180 to $250 per square foot. This translates into a cost of $315,000 to $340,000 per unit according to Habitat for Humanity. However, the cost per housing unit with a higher level of amenities or custom construction would increase the average cost per unit.

The California HCD analyzed approximately 400 low-income housing tax credit projects and found that construction costs were approximately 70% of the cost of developing affordable housing. Total costs averaged $250,000 per unit or $300 per square foot. Other costs included developer fees (13%), demolition and site preparation (8%), and other fees (10%). An in-lieu housing fee study prepared in 2019 analyzed prototypical apartment projects in Ventura and Santa Barbara County and found that the average, per-square-foot, direct construction cost was $334,000 per unit or $372 per square foot—similar to the direct per unit construction costs of $327,000 for Walnut Avenue Apartments.

The building industry is continually interested in reducing the cost of construction, as it affects the profit margin and affordability of the home. A reduction in construction costs can be brought about in several ways: 1) a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance); 2) approval (by the local building departments) of materials and construction methods that are at least equivalent to those prescribed by applicable State building codes; or 3) prefabricated, factory-built housing. If a city decides on any of these three cost reduction measures, careful consideration must be given to long-term value of the housing.

Rather than reduce construction quality, the City's approach to reducing development costs has been to provide a combination of low-cost land, reduction or waiver in fees, and access to low-cost financing.

Growth Controls: Save Open and Agricultural Spaces

Growth management has long been a concern in Ventura County. In 1999, the City adopted the "SOAR" (Save Open Space and Agricultural Resources) Initiative. This initiative originated from public concern that rapid urban development was threatening agricultural, open space, watershed, sensitive wetlands, and riparian areas vital to Ventura County. Voters thus passed an initiative amending the General Plan to direct population growth into incorporated areas where infrastructure is in place. SOAR establishes city-urban restriction boundaries (CURB) around the perimeters of each city in Ventura County. If city leadership seeks to expand its CURB beyond the existing limits into the sphere of influence, it must have the approval of a majority of voters in the county.

In Moorpark, SOAR was re-extended by Measure E to continue until 2050. Unlike the city's SOI boundaries, the CURB boundaries in Moorpark are not universally coterminous with its geographic boundaries. In 1998, one property near the Moorpark Marketplace was transferred to Moorpark's jurisdiction from Ventura County. Since it is intended for open space conservation and no urban growth is permitted in this area, it is not within the CURB boundary. In 2015, the City Council studied the potential annexation of a property abutting Moorpark's western boundary, but ultimately decided against the annexation and subsequent CURB boundary expansion. Apart from the transfer of the open space property in 1998, the CURB boundary has remained unchanged since SOAR was originally enacted.

If sufficient land resources are not available to address the City's RHNA allocation, the SOAR Initiative allows the City Council to amend the CURB line to comply with state law regarding the provision of housing for all economic segments of the community. In order to invoke this provision, the council must make the following findings:

- The land is immediately adjacent to existing compatibly developed areas, and adequate services have or will be provided for such development.
- The proposed development will address the highest priority need identified (e.g., the provision of lower income housing to satisfy the RHNA).
- There is no existing residentially zoned land available within the CURB, and it is not reasonably feasible to redesignate land within the CURB for such purposes.
- No more than 20 acres may be brought within the CURB (annexed into a community) for the purpose of development on an annual basis.

The SOAR Initiative is intended to prevent the accelerated conversion of agricultural land and loss of open spaces that define the landscape of Ventura County. Although this measure is a growth limitation initiative, it will not prevent the City from meeting its RHNA for the following reasons: (1) the City has a large reserve of vacant land within its corporate limits; (2) the City makes wide use of development agreements to require inclusionary units or in-lieu fees; and (3) the SOAR Initiative has specific amendment procedures that allow a city to accommodate the lower-income RHNA targets.

Environmental Constraints

Moorpark's natural environment is marked with hillsides, canyons, lush vegetation, and other natural features that add visual character but also require additional care with respect to development. Primary environmental features that affect the feasibility and cost of residential development include seismic, wildfire, and flooding concerns.

Seismic Concerns

Moorpark is in a seismically active area, as is the majority of Southern California. Five major faults are near the city and capable of generating a 6.6 magnitude earthquake. These include the San Andreas Fault Zone, Oak Ridge Fault, San Cayeano Fault, and Santa Susana Fault. The Simi-Santa Rosa Fault Zone extends 17 miles east-west from the Santa Susana Mountains along the northern margin of the Simi and Tierra Rejada valleys and along the Las Posas Hills to their westerly termination. This fault system is also designated an Alquist-Priolo Earthquake Fault Zone, and it crosses southeastern Moorpark.

Wildfire Hazards

Moorpark is framed by the Santa Susana Mountains to the north and the Simi Hills and Santa Monica Mountains to the south. Topography ranges from 550 to 800 feet above sea level. Major ridgelines, canyons, woodlands, rolling hillsides and knolls, and significant stands of trees define the community. Rolling hillsides and canyons include Campus Canyon, Rustic Canyon, Happy Camp Canyon, Gabbert Canyon, Walnut Canyon, and Strathearn Canyon. The Board of Forestry and Fire Protection has designated areas to the north, south, and east as Very-High Fire Hazard Severity Zones.

Flooding Concerns

Scattered portions of the city are designated Zone A, which represents areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Three types of Zone A designation are present throughout the city—Zones A, AE, and AH. In addition, the Arroyo Simi, Walnut Canyon, Peach Hill Wash, and Happy Camp Canyon are designated Zone A (1% annual chance of flood hazard). Peach Hill Wash and Arroyo Simi are designated "Regulatory Floodways."

These environmental features add character but influence construction costs. The City amended the 2019 California Building Code and Residential Code to include stricter standards for foundation design and footings; swimming pools; expansive soil conditions; and fire-resistant construction, including roof materials, unreinforced footings, and engineered truss systems. These codes are designed to protect structures from damages that could result from natural hazards in Moorpark.

On- and Off-Site Improvements

Residential developers are required to provide on- and off-site improvements that are necessary to ensure public safety and quality of life, to mitigate identified environmental impacts, and to ensure orderly development of land. Such improvements are also mandated by the State Subdivision Map Act and the California Environmental Quality Act (CEQA). The City sets these requirements through the General Plan, municipal code, or typical improvement conditions placed on all new development.

The municipal code requires a mix of "on-site improvements" or "off-site improvements" adjacent or near the site. If not in place, their installation will be required as conditions of approval for the subdivision, parcel map, or site development permit. These include: (1) interior streets, driveways, and other public rights-of-way; 2) street improvements, including streetlights, street trees, traffic signals, sidewalks, etc.; 3) utilities, including water, sewer, storm drains, and dry utilities underground to support new housing; and 4) land for park and recreation or easements for utilities, drainage, and other public improvements.

As shown in Table 4-17, Moorpark's street standards vary by roadway designation and location. A typical local residential street requires a 56-foot right-of-way, with two 18-foot travel lanes; these widths vary based on project location and circulation design needs. Streets are also required to be outfitted with utilities, street trees, light poles, and sidewalks on one or both sides. Rural collectors will have the least required infrastructure. However, bicycle lanes and associated rights-of-way may be required.

Table 4-17 Street Infrastructure Requirements

Street Classification	Number of Lanes	Right of Way	Curb-Curb Width	Other Street-Related Improvements
6-lane arterial	6	110-120′	90-104′	Bicycle lanes, lighting, trees, utilities, and sidewalks may be required.
4-lane Arterial	4	80-100′	60-80′	
Local Collector	2	50-70′	35-54′	
Rural Collector	2-4	70-90′	54-64′	

Source: Moorpark Municipal Code, 2020.
Note: Roadways must also meet all applicable fire safety standards required by the Ventura County Fire Protection District.

The City of Moorpark's Capital Improvement Program (CIP) is the planning document used to plan for physical improvements to the infrastructure of the community. It contains a description and schedule of public improvements, including streets, bridges, and other facilities for the continued buildout of the city. The CIP helps to ensure that construction of public improvements is coordinated with public financing, private financing, and private development. Although development fees and improvement requirements increase the cost of housing, cities have little choice but to establish such requirements because of the limitations on property taxes and other revenue sources needed to fund public improvements.

Development Fees

Moorpark charges fees and assessments to cover the cost of processing permits and providing adequate public facilities, infrastructure, and municipal services are available to support residential projects. Fees are based on appropriate local cost studies and nexus studies and are derived in accordance with state law requirements. For planning fees, developers pay a deposit and then City staff charge direct processing time based on an hourly rate. Table 4-18 lists the fees that make up the fee burden.

Table 4-18 Residential Planning and Building Fees

Types of Fees	Notes	Residential Development	
		Single-Family	Multiple-Family
Building Permit Plan Check	Based on valuation	75% permit fee	
Mechanical, Electrical, Plumbing	Based on Valuation	50% permit fee (each)	
Engineering Fees	Based on Cost Estimate		
Planning Applications	Hourly basis	$120 to $270/hour	
Administrative Permit	Flat fee	$860	$860
Conditional Use or Variance	Deposit (hourly)	$5,500	$5,500
General Plan/Zoning Change	Deposit (hourly)	$5,700	$5,700
Tentative Parcel/Tract Map	Deposit (hourly)	$7,900 to $10,000	
Vesting Tentative Tract Map	Deposit (hourly)	$28,500	$28,500
Planned Development Permit	Deposit (hourly)	$21,500	$21,500
Development Agreement	Deposit (hourly)	$34,000	$34,000
Specific Plan	Deposit (hourly)	$43,000	$43,000
Planning Condition Compl. Review	100% Map/PD deposit	$21,500	$21,500
Landscape & Lighting Plan Review	and inspection	100% City cost +15% admin fee	
Environmental Reports	Deposit (hourly)	$5,700 to $7,200	
Environmental Analysis	Deposit (hourly)	100% of cost plus 15% fee	
Impact Fees			
Average Area of Contribution	Flat Per Unit	$9,638	$9,638
Citywide Traffic Mitigation	Flat Per Unit	$12,500	$12,500
Fire Protection Facilities	Flat Per Unit	$979	$722
Police Facilities	Flat Per Unit	$1,167	$1,167
Library Facility	Flat Per Unit	$926	$597
Park-In Lieu	Calculated need	$8,240	$10,500
Art Fee	1% Bldg Value	$3,825	$1,410
Air Quality Fee	Flat Per Unit	$1,709	$1,203
Sewer Connection (per ERU)	Flat Per Unit	$4,985	$4,985
VCWD#1 Construction Charge	Flat Per Unit	$2,592	$2,592

Source: City of Moorpark, 2021. Posted at https://www.moorparkca.gov/DocumentCenter/View/11764/Schedule-of-Fees-and-Service-Charges?bidId=

While fees are a necessary part of the development review and application process and are required to provide quality residential projects, fees can be considered a constraint if they are inordinately high. To assess the financial burden of fees on the development and feasibility of new residential development, the City developed three prototypes–accessory dwellings, single-family housing, and multiple-family housing–of similar sized projects. The building valuation for each type of residential project was calculated. Fees were determined by contacting city, county, school, and outside agencies.

As summarized in Table 4-19, total residential development fees ranged from approximately $57,000 to $58,000 per single or multiple-family unit or approximately 17% of valuation. Accessory dwelling unit fees are substantially less, at about $14,000 per unit or 4 of project valuation.

Table 4-19 Residential Development Fee Burden in Moorpark

Types of Fees	Residential Fees Per Unit		
	Accessory Unit 1,200 sf	Single-Family 1,200 sf	Multiple-Family 1,200 sf
Planning Fees			
City Planning/Admin Fees	$515	$530	$519
City Building Fees	$6,550	$6,786	$6,613
City Facility Fees	$3,192	$3,132	$2,546
City Engineering Fees	None	$1,500	$1,500
CEQA Fees	None	$2,000	$2,000
Impact Fees			
City Development Fees	None	$31,838	$31,141
County Water and Sewer	N/A[1]	$9,046	$9,046
School Fees	$3,792	$4,032	$4,032
Total Fees Per Unit	$14,050	$58,864	$57,397
Project Valuation	$326,000	$345,000	$330,000
Fee as percent of Value	4.3%	17%	17%

Source: City of Moorpark, 2020

Note:
1. No county water and sewer fees apply if built on a lot with an existing home and no upgrade in the lateral is required.

The City recognizes that developer fees materially add to the overall cost of residential development and may, for certain projects, discourage the development of housing. In some cases, the City has waived or reduced exactions (e.g., utility undergrounding requirements) to reduce the fees required of developers. The Housing Plan commits to a comprehensive fee study that will examine the cumulative impact of fees and that will lead to adjustments to achieve full cost recovery, provide for needed infrastructure and services, and allow for fee reductions to incentivize production of affordable housing.

Other Nongovernmental Factors

There are number of other nongovernmental factors that affect the timing of development. Government Code §65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in the housing sites inventory. The analysis must also indicate the length of time between a developer receiving approval for housing development and the submittal of a building permit application. Further, the analysis must look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the RHNA by income category.

Findings of this assessment are as follows:

- **Density of Development.** The City is known for lower housing densities than in urbanized counties or urbanized portions of Ventura County. It is not uncommon for affordable housing to be built at densities of 18 to 22 units per acre. Developers have obtained competitive grants to build affordable housing for large families, seniors, and disabled people. Condominiums, townhomes, and single-family homes are built at much lower densities to accommodate private yards, though the City is considering new forms of housing at higher densities. Affordable projects built at maximum densities include:
  - » **Walnut Avenue Apartments.** 100% affordable project built at a density of 20 du/ac
  - » **Charles Street Apartments.** 100% affordable project built at 24 du/ac (125%)
- **Timing of Development**. The length of time between receiving approval for a housing project and submittal of an application for a building permit varies. If the subdivision is new and requires infrastructure, the developer could delay submittal for a building permit until infrastructure is in place. For tracts with infrastructure in place, developers who received project approval will submit construction documents for building permit in a shorter timeframe. Recent examples include:
  - » **Walnut Avenue Apartments.** Application May 2015. Occupided Sept. 2018
  - » **Shea Homes - Canterbury Lane.** Application Novermber 2010. Constructed 2015
  - » The City is reivising the application process for Residential Planned Development permits, which is the primary means of approving residential developmens that are four or more units. The timeframes above will therefore change as the new procedures are in place.
- **Public Health Emergencies.** Like communities across California, the COVID pandemic has impacted the timing of residential development. Though it was initially estimated to last only six months, the pandemic has now extended to triple that length. It is not uncommon for projects to be stalled due to labor shortages, public health directives, or other market side effects (e.g., shortages and price increases for lumber). The economic disruption is causing higher rates of inflation, again putting pressure on materials and construction costs. The long-term impact of these factors is unknown, but these market disruptions affect all communities in the southern California region. Thus time timeframes

4.3.2 Land Use and Housing Opportunities

The City of Moorpark is characterized as a suburban community containing a mix of residential neighborhoods, commercial corridors and centers, industrial districts, civic and educational facilities, parklands, and open spaces. This section describes the types, distribution, intensity, and character of land uses allowing for residential land uses in the community.

General Plan Land Use

The land use element of the General Plan prescribes land use categories that guide the type, intensity, or density of residential development in various locations of the community. Table 4-20 provides a summary of the residential land use categories in the land use element. Basically, the General Plan provides for seven primary residential land use categories, allowing for densities up to 20 units per acre. Zoning districts and specific plans, discussed in the next section, provide further guidance for residential development. The current general plan is being updated and land use designations may change.

Table 4-20 Existing General Plan Residential Land Use Categories

Category	Purpose of Land Use Category	Permitted Density
Rural Low Residential	Allow residential estate lots on minimum five-acre lots or using clustering techniques for areas characterized by significant site constraints, or areas of important visual and natural resources.	0.2 du/ac
Rural High Residential	Allow residential uses on rural large estate lots or clustered single-family homes, with significant permanent open space, consistent with the constraints of the land.	1 du/ac
Low Density Residential	Allow single-family homes on half acre lots or larger, or by clustered single-family homes which are sensitive to the natural terrain and minimize grading requirements.	1 du/ac
Medium Low Density Residential	Single-family residential development either in standard subdivision form or using clustering techniques to minimize grading and to conserve slopes of 20% or greater.	2 du/ac
Medium Density Residential	Allow for single-family homes in standard residential subdivision form or innovative designs which utilize clustering, zero lot line, or planned development features.	4 du/ac
High Density Residential	Allow attached and detached single-family and multiple family attached units. Areas should have adequate and convenient access to local streets, neighborhood commercial and recreational facilities.	7 du/ac
Very High Density Residential	Allow attached units, apartments and condos near major community facilities, business centers and major arterials. Projects should use innovative site planning and provide onsite recreational amenities	16–20 du/ac

Source: Moorpark General Plan Land Use Element, 1992, Amended 2009.
Note: Additional mixed uses are allowed in the Downtown Specific Plan.

Housing Opportunities

State law requires the Housing Element to identify adequate sites with appropriate zoning and development standards to encourage the development of single-family and multifamily housing, factory-built housing, mobile homes, housing for homeless people, care facilities, single-room occupancy, and agricultural housing, among others. Table 4-21 highlights the zones where housing is allowed and indicates the permitting process. Each of the permit procedures (zoning clearance, administrative permit, conditional use permit, etc.) is described in Section 4.3.4, "Development Permit Procedures."

Table 4-21 Residential Land Uses by Zone

	Open Space	Rural Residential			Urban Residential			
Residential Use	**OS-AE**	**R-A**	**R-E**	**R-O**	**R-1**	**R-2**	**R-P-D**	**RPD-20 U-N-D**
Single-family Units (< 5 du)	AP	AP	AP	AP	AP	AP	AP	
Manufactured Housing	AP	AP	AP	AP	AP	AP	AP	
Factory-Built Housing				See text				
Duplex, Triplex, Quads						AP[2]	AP[2]	
Multiple-family (5 or more)							RPD	ZC
Mobile Homes		CUP	CUP	CUP	CUP	CUP	CUP	
Mixed Uses				See text				
Accessory Dwellings	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Affordable or Senior (<5 du)					AP[2]	AP[2]	AP[2]	
Residential Care, Small	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Transitional Housing	NZC	NZC	NZC	NZC	NZC	NZC	NZC	
Supportive Housing	NZC	NZC	NZC	NZC	NZC	NZC	NZC	
Emergency Shelter		CUP[1]	CUP[1]	CUP[1]	CUP[1]	CUP[1]	CUP[1]	
Low Barrier Navigation Ctr				See text				
Single-Room Occupancy				See text				
Dwelling, Caretaker	AP	AP	AP	AP	AP	AP	AP	
Farm Labor Dwelling	ZC[3]	ZC[3]	ZC[3]					

Source: City of Moorpark, Zoning Code, 2020.
Notes:
ZC = zoning clearance; CUP = conditional use permit; AP = administrative permit; NZC = no zoning clearance required
1 Allowed when in association with places of religious assembly pursuant to a conditional use permit.
2 Less than 5 affordable or senior housing units when in compliance with Chapter 17.64 of the Zoning Code.
3 Allowed in accordance with requirements in MMC Chapter 17.28, Standards for Specific Uses.

Conventional Housing

The Moorpark Municipal Code (MMC) (Title 17, Zoning) permits a wide range of conventional single-family and multiple-family housing in numerous zoning districts within the community. The following describes these provisions, permits required, and compliance with state law. Later sections of the constraint analysis describe and analyze permitting processes in greater detail.

Single-Family Housing

The MMC (§17.08.010) defines a single-family dwelling as a detached building constructed in conformance with the Uniform Building Code and designed or occupied exclusively for a one family dwelling. A dwelling unit means one or more rooms providing complete independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation; but containing only one set of kitchen-related fixtures capable of serving only one kitchen for the exclusive use of one family. Single-family homes are allowed in all residential zones pursuant to an administrative permit.

Manufactured Housing and Mobile Homes

In accordance with Government Code §65852.3, Moorpark allows manufactured homes certified under national manufactured housing construction and safety standards on a permanent foundation in zones that allow single-family homes. The City also allows mobile homes and mobile home parks. Except for architectural design, the MMC requires adherence to the same residential development standards to which a single-family home on the same lot would adhere. The City allows for mobile homes in single- and multiple-family zones in accordance with a conditional use permit. The City has one mobile home park (Villa del Arroyo Mobile Home Estates) that provides 240 housing units. Given the limited areas remaining in the city for development, the City does not anticipate a new mobile home park.

Factory Built Housing

"'Factory-built housing' means a residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner… that is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled onsite in accordance with state building standard." Factory-built housing does not include a mobile home, a recreational vehicle, or a commercial modular. The current municipal code is unclear on whether such uses are explicitly permitted. The Housing Plan therefore includes a program to clarify where factory-built housing is permitted and include a by-right permitting process in accordance with state law as part of the zoning code update.

Duplexes, Triplexes, and Quadplexes

The MMC defines "multifamily dwelling" as a building, or portion of a building, containing three or more dwelling units. This would include triplexes, quadplexes, and larger projects. As is the case with most cities, Moorpark has a limited housing stock of duplexes, triplexes, and quadplexes. These uses are allowed in either the R-2 or RPD zone with an approved administrative permit. Up to four affordable or senior housing units could also be built in these zones with an approved administrative permit.

Multifamily Residential

Multifamily dwelling means a building, or portion of a building, containing three or more units. Multifamily housing is permitted in higher density urban residential zones, namely the R-2 and RPD zones. An administrative permit is required for the R-2 zone. A residential planned development (RPD) permit is required for all multiple-family housing (condominiums and apartments) in the RPD zone. These permits have been used successfully to facilitate the development of townhomes, condominiums, and apartment projects, including those offering deed restricted housing units affordable to lower income households. However, multiple-family housing with five or more units are required to secure a RPD permit.

Mixed Use Residential

The Downtown Specific Plan (DTSP) allows mixed use development within the Commercial Old Town Zone (C-O-T). Mixed commercial-residential projects are defined as those in which commercial uses occupy all or a portion of the street level of a building or group of buildings, and residential uses primarily occupy portions or all of the upper floors of the same building(s). Residential uses may be allowed on the street level so long as they are tucked behind commercial uses or hidden from the street frontage. In 2020, the DTSP was amended to allow further flexibility in development standards for mixed uses. Mixed uses are a conditionally permitted use and require an RPD permit.

Accessory Dwelling Unit

An ADU is an attached or detached unit on a lot with an existing single-family home, where the ADU provides complete independent living facilities for one or more persons, including permanent provision of living, sleeping, eating, cooking, and sanitation. An attached ADU is within the living area of the existing single-family dwelling, where "living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure. AB 2406 added Government Code §65852.22, providing an option for Junior ADUs. JADUs are adaptations of the ADU concept, but are allowed to be created within the walls of a proposed or existing single-family residence.

The MMC allows ADUs in all residential zones with a zoning clearance and allows JADUs and qualified ADUs without a zoning clearance depending upon the unit specifications. The MMC currently allows (J)ADUs in all zones that allow for residential uses, except for the O-S and TPD zones. The MMC §17.28.020 provides other standards related to accessory dwellings. The Housing Plan commits to an amendment of the municipal code to allow (J)ADUs in all zones allowing either residential or mixed uses and to review, and if needed, revise, regulations to ensure consistency with changes in state law.

Housing for Homeless People

State law requires cities to identify adequate sites and standards to facilitate and encourage the development of emergency shelters, transitional housing, and permanent supportive housing to address the needs of homeless people. The following briefly summarize the provisions for such housing.

Emergency Shelters

The MMC (§17.08.010) defines "emergency shelters" as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, and where no individual or household may be denied emergency shelter because of an inability to pay. Such uses are allowed conditionally in all residential zones with permitted places of religious assembly and in the C-2 zone with a zoning clearance. Emergency shelters are required to have a management plan. Limitations include one shelter per lot, which must be at least 500 feet from any other shelter. Overnight occupancy is limited to one bed per 70 square feet of sleeping area. Maximum occupancy is 30 beds.

Transitional Housing

The MMC (§17.08.010) defines "transitional housing" as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is allowed in all residential zones (no zoning clearance required) and is subject to the same zoning requirements and procedures as other residential uses of the same type in the same zone. There are no occupancy requirements, parking requirements, or special building standards for such uses.

Supportive Housing

The MMC (§17.08.010) defines "supportive housing" as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive-housing resident with retaining the housing, improving their health status, and maximizing their ability to live and work in the community. Supportive housing is allowed in all residential zones (no zoning clearance required) and is subject to the same zoning requirements and procedures as other residential uses of the same type in the same zone. There are no occupancy requirements, parking requirements, or special building standards for such uses.

Low Barrier Navigation Center

A "Low Barrier Navigation Center" is a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing by providing temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. As required by Government Code §65662, a city must permit a Low Barrier Navigation Center development as a by-right use in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The Housing Plan proposes a program to update the MMC to allow a low barrier navigation center in accordance with Government Code §65662.

Sites for Emergency Shelters

In conformance with Senate Bill 2 (Government Code §§65583 and 65589.5), the zoning code allows emergency shelters by right subject to objective development standards in the C-2 zone, and also at existing established places of worship in residential zones, provided that the use is established in coordination with an existing permitted religious facility. As shown in Figure 4-6, the C-2 zone in downtown is approximately 7.5 acres and includes several vacant and underutilized sites that could accommodate at least one year-round shelter for Moorpark's limited homeless population. In addition, 11 permitted places of worship throughout Moorpark can provide shelter with a conditional use permit.

The C-2 zone in downtown Moorpark is suitable for siting a small emergency shelter. Resources are available within close proximity. Within a one-square-mile area, residents can access supportive services, including Moorpark Family Medical Clinic, First Five, Catholic Charities Pantry Plus, Ruben Castro Charities, two smaller food markets, and other services. In addition, two Moorpark transit lines (Routes 1 and 2) run from 6 am to 6 pm along Moorpark Avenue, with stops one block south at Los Angeles Avenue, providing opportunities for residents to access employment nearby. Also, the library, senior center, community center, city hall, and other public services are within a mile.

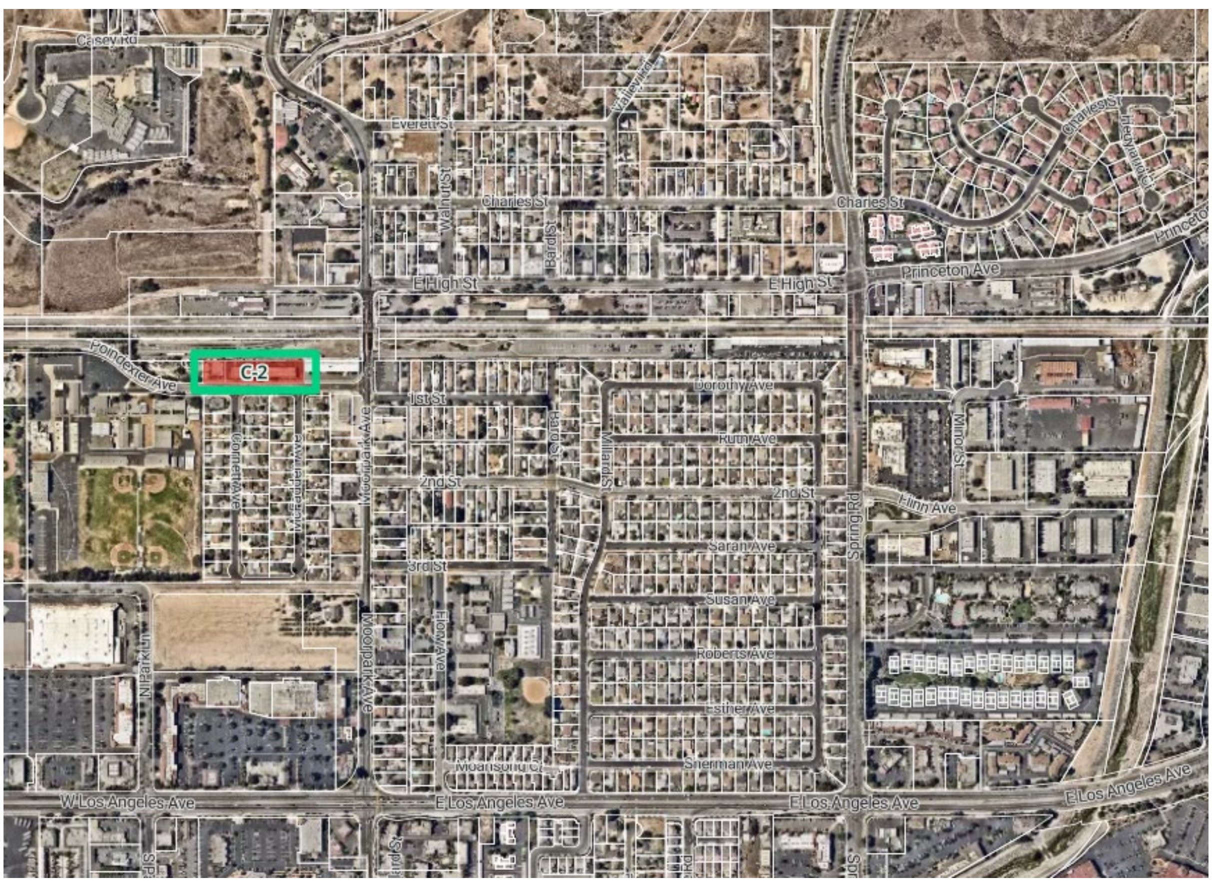


Figure 4-6 Locations Where Emergency Shelters Are Permitted

Housing for Senior and Disabled Persons

The MMC provides various codes to help encourage housing suited to people with disabilities and seniors in the community in accordance with state law. The following paragraphs highlight examples of three such housing facilities—small residential care facilities, single-room occupancy, and senior housing.

Residential Facilities

The MMC (§17.08.010) defines a residential care facility as "a facility providing nonmedical care on a 24-hour basis to people who are mentally ill, mentally handicapped, physically disabled, or elderly, or are dependent or neglected children, wards of the juvenile court, or other persons in need of personal services, supervision or assistance essential for sustaining the activities of everyday living or for protection of the individual." State law preempts most local regulations for facilities serving six or fewer clients—requiring that facilities serving six or fewer people be allowed by right in all residential zones and not be subject to more stringent development standards, fees, taxes, and permit procedures than required of the same type of housing in the same zone. The MMC does not list small residential care facilities in the land use table as the City abides by the requirements within state law. The Housing Plan proposes a program to review and, if needed, revise municipal codes to clarify how to treat these uses.

Single Room Occupancy

Single-room-occupancy (SRO) facilities are intended to provide housing opportunities for lower-income, one- or two-person households that cannot typically afford apartments. SROs are small, one-room units occupied by a single individual and may have either shared or private kitchen and bathroom facilities. SROs can provide a valuable form of affordable housing for lower income individuals, seniors, and persons with disabilities. State law requires local Housing Elements to make provisions for such uses. The MMC defines a single room occupancy unit as a housing unit in a multiple-unit building or facility consisting of a single room with private/shared bath facilities and with private/shared cooking facilities. The MMC permits SROs in the C-2 zone that meet development standards (e.g., unit sizes, spacing requirements), receive a zoning clearance, and submit an operational plan required by MMC Chapter 17.28.

Senior Housing

With the aging of the baby boom population in many cities, senior housing is increasingly needed. The MMC does not define senior housing because such uses often cover a wide range of residential uses, such as continuing retirement communities, age-restricted apartments, assisted living, and other housing types. Several senior housing projects have been recently approved in Moorpark. The MMC allows senior housing with five or fewer units, like other multiple-family projects, subject to an administrative permit, within the R-1, R-2, and RPD zones. Larger units are permitted through a planned development permit. Recent projects approved for seniors include Aldersgate and Oakmont. To provide more clarity with respect to permitting, development standards, regulations, and density or other incentives, the Housing Plan includes a program to review and, if necessary, revise municipal code provisions regarding senior housing to facilitate and encourage the development of this type of housing in Moorpark.

Farmworker Housing

Moorpark, like many communities in Ventura County, was an agricultural community and, due to SOAR, many agricultural uses remain in the county. However, with the residential development in Moorpark over the past 40 years, only 2% of the land remains for such uses. Nonetheless, State law requires that local Housing Elements and city municipal codes and regulations make provisions for farmworker, employee, and agricultural housing. These codes are generally found in Health and Safety Code §§17021.5 and 17021.6.

The MMC defines farmworker dwellings as “a dwelling unit used by a farm worker, and his or her family, employed and working on or hired from the premises.” The MMC allows farmworker housing by right pursuant to a zoning clearance in rural zones (O-S, A-E, R-A, and R-E). Standards for such housing include:

- A minimum lot size of 5 acres as required for agricultural uses.
- Farm worker dwellings of no more than 12 units designed for use by a single-family or household or 36 in group sleeping quarters.
- Parking requirements of one covered space per unit or three beds in the group sleeping quarters.
- A permit from HCD as required by the Employee Housing Act and restricted farmworker occupancy.
- Occupancy limitations to reserve housing to farm workers and their families.
- General development, lighting, and maintenance requirements.

The MMC defines a caretaker dwelling as a dwelling unit used by a caretaker and their family, employed and working on the premises. Caretaker means an employee who must be on the property for a substantial portion of each day for security purposes or for the vital care of people, plants, animals, equipment, or other conditions of the site, and who does not have a possessory interest in the property. The MMC also permits caretaker housing in its agricultural, open space, and residential zones with an approved zoning clearance and adherence to development standards.

The California Health and Safety Code §17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters, or 12 units or less designed for use by a single-family or household to be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance is required for this type of employee housing that is not required of any other family dwelling (§17021.5 facility) or agricultural activity (§17021.6 facility) in the same zone. Such uses cannot be subject to any business taxes, local registration fees, use permit fees, or other fees to which other agricultural activities in the same zone are not subject.

Though the MMC appears to address some of the requirements, the Housing Plan proposes a program to review the current statutory requirements, including for employee housing, and if needed, revise the code to mirror the regulations in the California Health and Safety Code.

4.3.3 Residential Development Standards

The City requires adherence to residential development standards, building codes, and other requirements as a condition of building housing in Moorpark. As described herein, these standards are designed to maintain the quality of housing built in the community. Additional flexibility is offered for projects that meet community goals, including the production of affordable housing.

Residential Development Standards

The zoning code (Title 17of the MMC) provides residential development standards for different types of housing. The zoning districts are the City's codes and regulations by which it controls and permits activities and the physical form of structures. The zoning districts are more stringent than the land use designations because they apply the general vision of the land use element to reflect the specific characteristics, opportunities, and challenges for each property. Table 4-22 provides a summary of the residential development standards for the primary residential, commercial, and mixed-use zones.

Table 4-22 Residential Development Standards

	Open Space	Rural Residential			Urban Residential		
Standards	**OS | AE**	**R-A**	**R-E**	**R-O**	**R-1**	**R-2**	**R-P-D[1]**
Building Standards							
Density (maximum)	0.1 | 0.25	1.0	2.0	4.0	7.0	15.0	20.0
Unit size (minimum)	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Structure height max)	35′ | 35′	35′	35′	35′	35′	35′	35′
Lot Standards							
Net lot area (sqft.)	10 | 40 ac	1 ac	20,000	10,000	6,225	6,500	By permit
Max lot coverage (%)	20 | 10	35	35	35	50	50	By permit
Lot Width	110′ | 110′	100′	80′	80′	60′	60′	By permit
Lot Depth	150′ | 150′	150′	100′	100′	100′	100′	By permit
Building Setback							
Front Yard Setback	20′ | 20′	20′	20′	20′	20′	20′	20′
Side Yard (Interior lot)	10′ | 10′	5′	5′	5′	5′	5′	5′
Side Yard (Street lot)	10′ | 10′	10′	10′	10′	10′	10′	10′
Rear Yard Setback	15′ | 15′	15′	15′	15′	15′	15′	15′
Residential Parking (See Table 4-23)							

Source: Moorpark Municipal Code, 2020.

1 R-P-D zoning and development standards for lot standards will vary depending on the size of the lot, environmental features, and ultimate density sought. Final standards are agreed upon through an approved development agreement.

Parking Standards

Adequate parking is an important component of well-designed development and is intended to contribute to the value of a project; the safety of residents; and the project's appearance and overall livability. The City's parking regulations are also intended to promote efficient land use, reduce street congestion and traffic hazards, promote vehicular and pedestrian safety, and improve the ability to finance a project. Table 4-23 lists the parking requirements for residential developments.

Table 4-23 Residential Parking Requirements

Housing Type	Base Parking Standard	Guest Parking Requirement
Dwellings, single or two units on a lot	2 spaces in a garage for dwellings ≤ 2,800 sq. ft. 3 spaces in a garage for dwellings > 2,800 sq. ft.	None Required
Dwellings, multiple (greater than 2 units)	1 covered space for each bachelor or studio unit 1.75 covered space for each 1 bedroom unit 2 spaces per 2bedroom unit, 1 covered in a garage	for all units (except one-bedroom units) 0.5 guest space per unit
Mobile Home Parks	2 tandem spaces covered in a garage or carport	1 guest space for each 4 mobile homes
Care Facilities < 12 people in a single-family home	2 spaces in a garage	None Required
Care facilities not in a single-family home	1 space per 2 beds plus 1 space per 500 square feet	None Required
Farmworker dwellings	1 off-street covered space for each home and one space for each three beds in group sleeping quarters	
Senior housing for residents 55 years plus	0.5 spaces per dwelling unit (0.25 spaces shall be in a garage or carport)	None Required
Emergency, transition & supportive housing	Not explicitly stated	
Single-Room Occupancy	Not explicitly stated	
Accessory Dwelling	1 parking space, + required parking for the existing single-family dwelling on the same lot.	None Required

Source: Moorpark Municipal Code, 2020.

The City has reduced parking standards through development agreements to encourage the production of affordable housing. The City also allows reduced parking, consistent with state density-bonus law (Government Code §65915), upon the developer's request. Parking waivers may be granted by the City Council after review and recommendation by the planning commission. The procedural requirements for a parking waiver are the same as for a variance (MMC §17.44.040(E)).

Flexibility in Development Standards

The MMC offers provisions for obtaining relief from the strict application of residential development standards. These zoning code provisions include the variance and administrative exception, which are detailed in MMC §17.44.040, Discretionary Permits. These provisions are distinct from modifications allowed through a density bonus because neither tool requires the provision of affordable housing.

Variance

A variance may be granted to allow deviations from residential standards such as setbacks, height, lot coverage, lot area and width, signs, off-street parking, landscaping and wall, fencing, and screening standards. A variance may not be granted to authorize a use or activity as a substitute to an amendment to these zoning regulations. Except when a variance is filed as part of a planned development permit or conditional use permit, variance requests are heard and decided by the Planning Commission through a public hearing process. Prior to approving, conditionally approving, or denying an application for a variance, the Planning Commission adopts written findings by resolution and based upon substantial evidence in view of the whole record to justify the decision. The decision-making authority may approve, conditionally approve, deny or modify, wholly or partly, the application being reviewed. Given the findings and process required for obtaining a variance, however, this tool is not often used.

Administrative Exception

An administrative exception may be granted by the community development director for minor adjustments to the zoning regulations. An administrative exception may be granted only once from the development code or approved PDP and may be granted only in the following situations:

- To allow a decrease of up to 20% in any required minimum setback, provided that such exception may be granted only once from the minimum standard adopted by this code.
- To allow walls, fences or hedges to exceed the height limit regulations by a maximum of one foot in setback areas, except in a required sight triangle.
- To allow an increase up to 10% for maximum building coverage, sign area, or sign height.

Conversations with developers emphasized the need for exceptions to facilitate the development of housing. Given the irregular shape and size of individual parcels, concern arose about the difficulty of finding an appropriate site and then “parking it” before determining the layout and building footprint that can be accommodated. While the density bonus program allows for parking reductions for affordable projects, there is not a similar provision for market rate projects, particularly townhomes. In addition, open space requirements can be challenging given drainage standards that require onsite percolation.

The administrative exception is not often used. The Housing Plan contains a program to review the administrative exception process to determine whether additional flexibility in existing development standards and other development standards is warranted in this code provision.

Suitability of Zoning for Affordable Housing

Pursuant to Government Code §65583.2(c)(3), the Housing Element must demonstrate the adequacy of density standards to accommodate a city's regional need for all income levels. To meet this statutory requirement, the Housing Element should provide an analysis demonstrating how adopted densities accommodate the regional housing need for lower income households. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.

Government Code §65583.2(c)(3)(B) allows local governments to use "default" density standards that are "deemed appropriate to accommodate housing for lower income households." The default density option is not a mandated density. The default density standard provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required, and the HCD must accept that density as appropriate in its review. The default density for Ventura County is currently 20 dwelling units per acre under state law.

The default density of 20 units per acre continues to be appropriate for Moorpark. During the past decade, the City has been successful in facilitating and encouraging the production of affordable units in the RPD-19 and RPD-20 zones. Table 4-24 lists three recent projects developed and approved during the 4th, 5th, and the 6th cycle Housing Elements that are affordable to lower income households.

Table 4-24 Suitability of RPD-20 Zone for Affordable Housing

	Affordable Projects		
	Charles Street	**Walnut Avenue**	**Essex (Vendra)**
Characteristics			
Year Built	2012	2018	Approved 2021
Zoning District	RPD-20U	RPD-20U	RPD-19U
Project Units	20	24	200
Project Density Achieved	21	24	18.9
Percent of Maximum Density	100%+	125%	100%
Incentives			
Donated Land	Yes	Yes	No
Fee Deferred/Waiver	Yes	Yes	Yes
Density Bonus	Yes	Yes	No
Regulatory/Financial Incentives	Yes	Yes	Yes

Source: City of Moorpark, 2020.

Affordable Housing Incentives

The MMC §17.64.010 was enacted to encourage the provision of housing affordable to very low, low, and moderate-income households. Specifically, the city's intent is not only to encourage the provision of housing affordable to very low, low, and moderate-income households, but to encourage the provision of housing for senior citizens, transitional foster youth, disabled veterans, and homeless persons, consistent with the latest adopted Moorpark General Plan, the requirements of Government Code §65915 et seq., and the MMC.

Under §17.64.030, the City Council shall grant a density bonus and, if requested by the applicant, concessions or incentives and/or waivers or reductions of development standards and/or parking ratios for eligible residential and mixed-use commercial development projects in accordance with state density bonus law and this chapter through the approval of a residential or mixed-use commercial planned development permit, development agreement in accordance with Chapter 15.40 of the MMC, and/or disposition and development agreement, and a housing agreement.

For density bonuses higher than required by state law, the City Council must find that: (a) the project will help to meet a local housing need for family housing as identified by the Housing Element of the General Plan; and (b) the project will be compatible with surrounding development. The City Council may grant density bonuses higher than required by state law in accordance with the following standards:

- When 100% of units in a housing project are restricted as affordable to low- or very-low-income households for the project's life, a density bonus up to 100% greater density than allowed by the existing zone may be granted by the City Council when considering project entitlements. The 100% density bonus is inclusive of all density bonuses allowed under state and local law.
- When at least 60% of units in a housing development project are restricted as affordable to low- or very-low-income households for the life of the project, a density bonus up to a maximum of 75% greater density than allowed by the existing zone may be granted by the City Council when considering project entitlements. The 75% density bonus is inclusive of all density bonuses allowed under Government Code §65915 et seq. and Chapter 17.64 of the zoning code.
- Density bonuses higher than required by state law may not be granted for age-restricted senior housing projects and housing projects for foster youth, disabled persons, and homeless persons.

Concessions and/or incentives determined by the City Council necessary in order to develop affordable units in lieu of or in addition to density bonuses may include, but are not limited to: a) a reduction in development standards by an amount not to exceed 20%, or a reduction in architectural design requirements beyond the minimum standards adopted by the city; and b) other regulatory incentives or concessions proposed by the developer or the city, which result in identifiable cost reductions.

The Housing Plan contains a program to review and revise the density bonus provisions to accommodate recent changes in state law since municipal code provisions were last updated in 2017.

Inclusionary Housing

The City's practice has been to require that 10 to 15% of all units in Specific Plan projects and 15 to 20% of all units in projects in the former redevelopment area be affordable to low and moderate-income households. Through a negotiated development agreement and affordable housing agreement, developers unable to provide onsite or offsite units are assessed in-lieu fees based upon the estimated cost of providing affordable units, or acquiring units or building units off-site, or providing land donations. The City Council's fee expenditure policy prioritizes how in-lieu housing fees should be spent: 1) first priority, for affordable housing production; 2) second priority, for subsidies for affordable housing; 3) third priority, for housing rehabilitation; and 4) fourth priority, for housing assistance.

Waverly Place Townhomes

The City's inclusionary program has been successful in creating affordable ownership and rental housing for Moorpark residents. Recent examples include 62 units of very low, low, and moderate-income affordable units at the Waterstone Apartments. In addition, the City required that the 102-unit Waverly Place Townhomes include 28 units affordable to lower income households. Moreover, as discussed in the regional housing needs section, residential development projects in the pipeline will provide more affordable ownership and rental units for income-eligible households.

While the inclusionary program has been successful in ensuring the development of affordable housing, the City recognizes that the program is limited in scope, covering only a portion of the city. Moreover, the program is initiated when a development agreement is required—such as when a developer proposes a project that requires a legislative action (zone change, General Plan amendment, etc.) In practice, these discretionary actions extend the time frame required to approve residential projects, adding significant and avoidable costs. In order to remove the requirement for discretionary agreements and still obtain affordable housing units, the Housing Plan proposes a program to develop an inclusionary program that can be applied citywide.

The City anticipates that the inclusionary housing program will continue, as amended, to ensure that obligations for providing affordable housing commensurate with the regional housing needs mandate will continue to be provided while also providing affordable housing to Moorpark residents. The inclusionary program, including in-lieu fee and land donation options, would be developed through a nexus study that meets applicable requirements under state law. The Housing Plan contains greater detail on the City's policies and programs regarding inclusionary housing obligations.

Building Codes and their Enforcement

The California Health and Safety Code requires cities to adopt the most recent edition of California Building Standards Codes (known as Title 24) related to building standards for buildings, building equipment, and other features. These codes are updated every three years by the California Building Standards Commission based on amendments proposed by various regulatory and professional organizations. The most recent edition of the building codes was for 2019 and was effective January 1, 2020. These codes replace the 2016 edition previously codified in the MMC.

In 2019, the City Council adopted Ordinance No. 474, adopting the California Building Codes (with amendments as allowed) as part of the MMC. This includes the 2019 version of the Ventura County Fire Code and the 2018 International Property Maintenance Code. Other codes adopted included the 2019 version of the California Building Code, Residential Code, Plumbing Code, Mechanical Code, Electrical Code, Green Building Code, Energy Code, and Historical Building Code. These codes reflect amendments made since the 2016 model codes were adopted.

Cities may adopt revisions to address local topographic, climatic, or hazards within their community. In addition, the legislature passed AB 2911 related to construction of new buildings and structures, and with vegetation and brush management to reduce the potential for wildfires in hazard zones. The City's amendments to the code include stricter standards for foundation design, swimming pools, expansive soil conditions, fire-resistive construction, unreinforced footings, and engineered truss systems. Amendments to the Fire Code address state requirements of the Board of Forestry and Fire Protection. These amendments are not unlike other jurisdictions in the vicinity of the city that have similar concerns.

The Code Compliance Division is responsible for ensuring that properties and buildings are maintained in compliance with City codes. In that effort, Code Compliance staff coordinates compliance actions with the Building and Safety Division, Engineering Division, Police Department (County Sheriff), City Attorney, and other City departments. The Code Compliance Division responds to citizen complaints and conducts surveys to identify, investigate, and remediate municipal code violations, housing and occupancy violations, property maintenance concerns, and other public nuisances. The City does not target code compliance efforts in any one neighborhood, but responds based on complaints.

The Code Compliance Division works with the community to investigate and resolve violations of the MMC; conditions of approval; and local, state, and federal law. On March 7, 2012, the City Council adopted Resolution 2012-3091 establishing Policy 4.3: Code Compliance Program, to create a clear and concise guide to achieve and maintain compliance with the MMC. This guidance is provided on the City's website to ensure clarity about expectations for property conditions and the process for addressing code compliance issues in the community.

In summary, the City's building and property maintenance codes are similar to those in surrounding cities and are enforced in a uniform and consistent manner, and therefore are not considered constraints to the feasibility of developing, maintaining, or improving housing in Moorpark.

Design Review

Design review is accomplished through three means—specific plans, through the RPD process for projects of five units or more, or through specific requirements of overlay zones. The RPD and design review process begins with a joint application submitted to the Community Development Department. City staff meet with the developer to discuss the project and, upon request by the applicant, provide appropriate direction and example projects that meet City design standards. Once the project schematics are completed, staff reviews the application to make sure it is complete, then prepares a written report assessing the overall design and consistency with City development standards.

Following staff review of the application, the Planning Commission then reviews the project to ensure it complies with the following findings:

- Is consistent with the intent and provisions of the City's General Plan and zoning chapter.
- Is compatible with the character of surrounding development.
- Would not be obnoxious, harmful, or impair the utility of neighboring property.
- Would not be detrimental to the public interest, health, safety, and welfare.
- Is compatible with the scale, visual character, and design of surrounding properties.

Currently, the City of Moorpark does not have stand-alone residential design guidelines that are applied citywide. Instead, residential design standards are negotiated on a project-by-project basis. At times, the lack of standards has resulted in delays for approving and conditioning applications for residential development projects. Regardless, the City's process has historically been successful in facilitating the development of large-scale residential projects, including the Moorpark Highlands, Carlsberg Specific Plan, and Downtown mixed-use and residential development.

Looking forward, the City seeks to provide greater certainty to the development community regarding the City's expectations for residential development and comply with applicable state law. The State of California requires streamlined housing approval by establishing a by-right, ministerial approval process for multifamily residential development. An important step to streamlining project approvals is the replacement of subjective design "guidelines" with objective design "standards." Senate Bill 35 (Government Code §65913.4) requires local governments to establish objective development and design standards to facilitate and encourage the development of residential uses.

To comply with this legislation, the Housing Plan contains a program to draft and adopt objective development and design standards that can improve certainty for the development community regarding the design of residential and mixed-use projects, and also meet the City's and community's expectations regarding the quality of new housing projects that provide lasting quality of life for residents.

Opportunities for Energy Conservation

Government Code §65583(a)(7) requires an assessment of housing needs and inventory of resources and constraints, including an analysis of opportunities for energy conservation with respect to residential development. This section inventories and analyzes the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design for residential development. Maximizing energy efficiency/conservation can contribute to reduced housing costs, promote sustainable community design, reduce dependence on vehicles, and reduce greenhouse gases.

The City incorporates energy conservation opportunities through its building codes, land use and zoning, permitting standards, and municipal codes:

- **Building Practices.** The City adopted the 2019 editions of the Green Building Standards Code and the California Energy Code, published by the International Code Council. These codes govern the development, improvement, and rehabilitation of housing with respect to energy efficiency and conservation. According to the California Energy Commission's FAQs, the 2019 standards will increase the cost of building a new home by $9,500 (but will save $19,000 in energy and maintenance costs over three decades) and add about $40 per month for the average home based on a 30-year mortgage (but save consumers $80 per month on heating, cooling, and lighting bills).
- **Permitting Standards.** The City adopted an expedited, streamlined permitting process for small residential rooftop solar energy systems and electric-vehicle charging stations in compliance with §§65850.5 and §65850.7 of the Government Code (Ord. 455 §2, 2017; Ord. 435 §2, 2015). The permit process, standard plan(s), and checklist(s) substantially conform to recommendations for expedited permitting, including checklist and standard plans in the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.
- **Clean Power Procurement.** The City is a member of the Clean Power Alliance, a nonprofit entity, formed through a joint powers authority and made up of 31 public agencies to bring clean, renewable power choices to communities. Clean Power Alliance offers three rate options—Lean Power, which provides 36% renewable content at the lowest possible cost; Clean Power, which provides 50% renewable content at competitive; and 100% Green Power, which provides 100% renewable content at a higher cost. The City's default option is Clean Power.
- **Planning and Zoning.** In 1994, the City adopted the R-P-D zone. The intent was to encourage: 1) coordinated neighborhood design and compatibility with existing or potential development of surrounding areas; 2) efficient use of land, particularly through the clustering of housing and the preservation of the natural features of sites; 3) variety and innovation in site design, density, and housing options, 4) lower housing costs through the reduction of street and utility networks; and 5) a more varied, attractive and energy-efficient living environment as well as greater opportunities for recreation than would be possible under other zone classifications. The RPD has become the primary method of reviewing developments with five or more units in Moorpark.

4.3.4 Development Permit Procedures

The City's development review procedures are designed to streamline permitting and ensure that residential development proceeds in an orderly manner and contributes to the community. Different mechanisms are used to approve residential projects based on the size, complexity, and potential impact. The approach is to allow by-right administrative approval for smaller projects with low potential for land use conflicts, with more complex projects being reviewed by the Planning Commission and City Council.

The most commonly used planning and development permit processes are summarized below and are articulated in further detail in the MMC §17.44.040, Discretionary permits and exceptions.

Zoning Clearance

The zoning clearance is applied to projects that are allowed by right. It is used to ensure that the proposed development is consistent with the General Plan land use designation and meets requirements of the zoning code. The zoning clearance is a ministerial permit granted by the Director of Community Development without a public hearing. Approval is typically granted within one to three days from submittal of a complete application. Examples of projects requiring only zoning clearance include ADUs, large family daycare homes; room additions; fences and walls greater than six feet in height; retaining walls greater than three feet in height; swimming pools, wading pools and spas; and maintenance and minor repair to buildings involving structural alterations.

Administrative Permit

An administrative permit is required prior to the initiation of uses and structures in a given zone where review and approval by the Community Development Director (without a public hearing) is required to assure compliance with the provisions of the Moorpark Municipal Code. An administrative permit application is subject to site plan and architectural review. Projects typically include standard construction single-family homes to ensure that structures are compatible and meet existing codes. These projects typically qualify for minor CEQA clearance, such as a categorical exemption. Project approval is typically received within one month from the submittal of a complete application. To facilitate the approval of administrative permits, the City provides a standard application on its website.

Conditional Use Permit

A conditional use permit is required for certain residential/group quarters (e.g., mobile home parks, boarding houses, emergency shelters in residential zones) where adjacency and operational requirements are needed. Development projects are required to meet site development standards and submit site plans and architecture plans. For residential developments, the decision-making body is the planning commission, with appeals heard by the city council. Typical review and approval time ranges from three to nine months, depending on project complexity and required CEQA review. The Planning Commission must make standard findings to approve a conditional use permit. To facilitate the review and approval of conditional use process, the City Council makes a standard application available on its website.

Residential Planned Development Permit

When Moorpark incorporated in 1983, the county's zoning and development code was originally brought into the City's zoning code. At that time, much of the City was zoned for agricultural purposes. Development sprang up quickly, and former agricultural lots were proposed for residential development. The two means for processing larger scale or higher density residential projects were either specific plans or residential planned development permits. These tools were suited to deal with the unique topography in Ventura County, environmental constraints, and the specific needs of developers and builders.

Residential planned development permits are still required for new projects of five or more dwelling units and for projects associated with land subdivision, land use or zone change, or development agreement. As part of the RPD permit process, the City often negotiates development agreements with larger property owners and developers to obtain commitments to affordable housing, such as a 15% inclusionary housing agreement, "in-lieu" fees, or land donation for affordable housing. Over time, the RPD permit has been used to permit larger projects and obtain affordable housing. Many of the pipeline projects with affordable units were processed through the RPD permit process.

The City offers the option of pre-application meetings to discuss project requirements with staff. These meetings help expedite the permit process by identifying key issues early, thereby avoiding multiple rounds of review, reducing design costs, and increasing development certainty. Typical review will vary significantly, depending on project complexity and the level of CEQA review required. Conditions of approval typically ensure compliance with existing standards in the municipal code to address parking, landscaping, trash storage and disposal services, minimum and maximum standards related to varieties of architectural designs of units, setbacks, and circulation and access.

Environmental Review

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines are intended to enhance the long-term protection of the environment, encourage public participation in the process, and inform decision makers of the potential environmental impacts from a project. They present objectives, criteria, and procedures for the evaluation of proposed residential development projects. The form of environment review may include the preparation of a categorical exemption, negative declaration (ND), mitigated negative declaration (MND), or environmental impact report (EIR).

For applications for typical residential projects, the environmental review is often accomplished with an Initial Study (IS)/ND if the project is consistent with the General Plan, or an M/ND if impacts can be mitigated. However, an EIR is required for residential projects whose impacts that cannot be mitigated to the applicable threshold of significance. In general, these are larger projects that will require additional time due to the complexity involved with complying with CEQA, additional technical studies needed to assess the project impacts, and mandated public review. Complying with CEQA is required but adds to the overall development processing time.

Time Frame

The time frame for reviewing and approving permit applications and discretionary approvals varies on a case-by-case basis. The time needed to review projects depends on the location, potential environmental constraints, the need to ensure adequate provision of infrastructure and public facilities, and the overall impact of large-scale developments on the city. For larger development projects subject to the residential planned permit, the City allows concurrent processing of a variety of actions (e.g., General Plan amendment and zone change) to help expedite the processing of development applications

Table 4-25 lists general time frames associated with discretionary and administrative permits required for the processing, review, conditioning, and approval of applications for residential development. Simultaneous processing of entitlements (e.g., subdivisions and planned developments permits) is also provided as a means of expediting the review process. These procedures help to ensure that the development review process meets all legal requirements without causing unwarranted delays.

Table 4-25 Development Time Frames

Permits and Review	Timeframe	Factors Affecting Time
Pre-application Review	4 months	Complexity; special study needs
Variance	6 months	Complexity and level of review
Zone Clearance	1–3 days	Scale of project
Administrative Permit	1 month	Completeness of application
Conditional Use Permit	3–6 months	Scale of project; environmental
Planned Development	6–8 months	Scale of project/completeness
Subdivision Map	6–12 months	Environmental/design issues
Zone Change1	12+ months	Complexity and level of review
General Plan Amendment[1]	12+ months	Complexity and level of review
Environmental Impact Report[1]	12+ months	Scale and complexity of project

Source: City of Moorpark, 2020.

[1] A negotiated development agreement is typically associated with these applications and can further impact the timing of the associated entitlements.

As mentioned above, the cumulative time frame to process residential development projects varies. Projects requiring an RPD permit or PD permit can be processed in less than a year, but if the project triggers a development agreement or other legislative action, the project can take two or three years. Smaller by-right projects can take well under a year to move through the development application process. The City has not received an SB 35 request for expedited permit processing, but a program will be included in the Housing Plan to develop a procedure for meeting timelines required under state law.

Reasonable Accommodation

Over the past decade, local governments have become more sensitive to creating accessible environments, from playgrounds to housing, that allow people with disabilities to live in their communities. In 2013, the City adopted Ordinance 420, establishing a process for requesting a reasonable accommodation that would allow for consideration of a modification or exception to the standards, regulations, policies, and procedures for the siting, development, and use of housing or housing-related facilities, to provide an individual with a disability the equal opportunity to use and enjoy a dwelling.

The community development director is the decision-maker for a reasonable accommodation that is not made in conjunction with a discretionary approval that would require Planning Commission review. The community development director may refer the processing of the reasonable accommodation to the Planning Commission for review if the request is submitted in conjunction with a request for a separate discretionary approval.

The reviewing authority shall approve the request for a reasonable accommodation if it finds, based on all of the evidence presented, that all of the following findings can be made:

- The requested accommodation is requested by or on the behalf of one or more disabled persons protected under the fair housing laws who will occupy the dwelling.
- The requested accommodation is necessary to give one or more disabled persons an equal opportunity to use and enjoy a dwelling.
- The requested accommodation will not impose an undue financial or administrative burden on the City, as “undue financial or administrative burden” is defined in the fair housing laws.
- The requested accommodation will not result in a fundamental alteration in the nature of the City’s zoning code, as “fundamental alteration” is defined in the fair housing laws.
- The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or physical damage to the property of others.

The reviewing authority issues a written determination to approve, conditionally approve, or deny a request for a reasonable accommodation. The reviewing authority may approve an alternative to the requested reasonable accommodation if the alternative would also allow an equivalent level of access or use to the residence but also reduce the impacts to neighboring properties or the surrounding area. The written determination is final unless appealed.

The City Planning Division has received very few requests for reasonable accommodations. Only one was received and approved during the prior Housing Element planning period. Because reasonable accommodations are a valued way to allow residents to age in place and remain in their homes, the Housing Plan contains a program to publicize the program to increase participation.

4.4 Fair Housing Assessment

This section addresses the fair housing requirements for Housing Elements. It begins with an overview of key requirements, describes outreach efforts to date, and then provides the requisite analysis. Programs to address concerns are detailed in the Housing Plan.

4.4.1 Introduction

One of the most significant trends in state Housing Element law has been in the arena of fair housing. With the passage of AB 686 in 2019, all Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of 2015.

AFFH means "taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws" (Government Code §8899.50(a)).

Defining Fair Housing Choice

Fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, disability, or other protected characteristics.

AFFH Guidance Memorandum, California HCD (2021)

The California Department of Housing and Community Development (HCD) has issued guidance for incorporating fair housing into the update of the Housing Element. The following AFH conforms to these requirements, including its structure to address three primary areas required by the State.[2]

- **Fair Housing Assessment**. A summary of fair housing issues, patterns of segregation, or other barriers to fair housing, and prioritization of contributing factors.
- **Sites Inventory.** The identification of sites for housing to accommodate all income levels of the city's RHNA that also further integrated communities (see Housing Resources Chapter).
- **Housing Programs**. Programs that affirmatively further fair housing, promote housing choice for protected classes, and address contributing factors identified in the AFH.

Before discussing fair housing issues in accordance with AB 686, the following provides a brief overview of the development history of the community that shaped the context for this assessment. Informative maps are also provided to support the findings of the fair housing assessment and can be found online at the California Department of Housing and Community Develomnent website.[3]

[2] Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements, California Department of Housing and Community Development (April 2021 Update)

[3] AFH maps can be accessed online at: https://affh-data-resources-cahcd.hub.arcgis.com/

History of Development

Eight years prior to its incorporation, the town of Moorpark was established in 1900 between two agricultural communities: Fremontville, to the southwest, and Epworth, to the northwest. When the Southern Pacific Railroad announced plans to relocate its Coast Line route from Los Angeles to San Francisco by way of Chatsworth, through the Santa Susana Mountains, and on to Ventura, land speculation ensued. Robert W. Poindexter gave the Southern Pacific Railroad an easement through his property to allow the route. Poindexter and his wife, Madeline, surveyed the area and laid out the town site in 1900. Trains soon followed and a postal office was established.

For most of the 20th century, and harkening to its past history, agriculture was the predominant industry in Moorpark. Throughout the first half of the century, Moorpark was known for its dry land farming for apricots. Its extensive apricot production endowed Moorpark with the title "Apricot Capital of the World." As irrigation techniques improved, however, walnuts and citrus became the major crops, the vestiges of which can be found in the namesake of parks and developments in the city. After World War II, the poultry industry became big business, with turkey, chicken, and egg ranches in the city. The town also became home to “Egg City,” a 200-acre and 3.5-million chicken farm that was the largest in the world.

The town’s shops and businesses, small homes, and a school grew around the railroad depot, eventually establishing Moorpark’s downtown. The town’s race/ethnicity was predominantly White and Hispanic. Prior to World War II, the town was largely segregated. The town’s Hispanic population was concentrated in the Charles Street District, with the railroad tracks serving as a physical barrier dividing Hispanic and White populations. On either side of the tracks, Whites and Hispanics had their own businesses, segregated schools, and cultural celebrations. Hispanic residents living “out of town” established Virginia Colony between the railroad tracks and the Arroyo Simi where land prices were more affordable.

Through the mid-1900s, Moorpark remained a very small town of less than 4,000 persons. Beginning in the early 1980s, the county approved large subdivisions, beginning with Peach Hill and Mountain Meadows, replacing former agricultural fields. Over the next decade, Moorpark’s population increased more than 500% as new residential subdivisions attracted families (primarily White) from the San Fernando Valley. By 1990, Whites made up 70% of Moorpark’s total population of 25,494 and the Hispanic population made up 20%. As White families populated Moorpark’s new suburban development, Hispanic residents remained the majority in the older downtown and Virginia Colony neighborhoods.

The 1990s and 2000s saw the development and completion of several larger specific plans (e.g., Carlsberg and Highlands) over former agricultural land. In 1998, Moorpark also adopted the Downtown Specific Plan that encompasses the downtown area and the City’s oldest neighborhoods along and surrounding Moorpark Avenue and High Street, which envisions transforming downtown into a vibrant commercial and residential destination in the heart of the City. Ten large residential developments are planned for the upcoming decade. Looking forward, the City is undertaking a comprehensive General Plan update that will fundamentally shape community development priorities through the buildout of Moorpark.

4.4.2 Fair Housing Assessment

To assess patterns of segregation and integration, this section contains an analysis of four characteristics: race and ethnicity, income, familial status, and population with a disability according to the American Community Survey (ACS), 2015-2019. Where data is available, updated 2020 census data is provided.

Integration, Segregation, and Disproportionate Need

Race and Ethnicity

Moorpark's history has followed a less typical pattern of demographic change. Prior to incorporation, Moorpark was largely an agricultural town; the city had 4,000 residents and 54% were Hispanic, primarily residing in the downtown. Following incorporation, Moorpark entered a significant period of growth with the development of larger residential subdivisions, attracting residents from nearby San Fernando Valley. Within less than a decade, Whites were the majority, comprising 70%, while Hispanics made up 22% of the population. Since then, and consistent with regional trends, Moorpark's population has diversified. As of the 2020 Census, White residents comprise 50%, Hispanics 33%, and Asians 11% of the population.

Today, Moorpark generally features a mixed Hispanic-White or Hispanic-White-Asian mix. The city continues to see a greater level of diversification in its population (Figure 4-7). However, the racial/ethnic mix in neighborhoods still show patterns of concentrations. Newer residential developments in north and south Moorpark have the highest concentration of Whites and Asians (see Table 4-26). However, Hispanics comprise the majority of residents in central Moorpark, the Downtown and Virginia Colony. The College Neighborhood shows the highest diversity of racial and ethnic groups. Of particular note, the Asian population has significantly increased in northern Moorpark in the past decade.

Table 4-26 Predominant Population by Neighborhood

General Neighborhood	Percentage White	Percentage Hispanic	Percentage Asian	Majority Race-Ethnic
Championship-Gabbert-Hitch	49%	25%	18%	**White-**Hispanic-Asian
Moorpark Highlands	48%	32%	12%	**White-**Hispanic-Asian
College	52%	33%	8%	**White-**Hispanic-Asian
Downtown/LA Avenue north	12%	80%	5%	White-**Hispanic**
Downtown/LA Avenue south	42%	41%	8%	White-Hispanic
Virginia Colony	46%	45%	3%	White-**Hispanic**
Mountain View	65%	19%	8%	**White-**Hispanic
Peach Hill	66%	18%	8%	**White-**Hispanic
Carlsberg	67%	12%	12%	**White-**Hispanic-Asian

Sources: University of California, Neighborhood Index, figures updated for 2020 U.S. Census
Note: Highlighted race and ethnicity denotes predominant group in the neighborhood

Household Income

Moorpark is one of the most wealthy communities in Ventura; its median household income of $107,000 is second only to Thousand Oaks and is 125% of the county household median income of $88,000. As is the case countywide, income levels vary among different groups depending on age, education, and race. Moorpark's White population earns a median income of about $108,000–nearly identical to the citywide median. Hispanics earn a median income of $82,000, which is 18% below the citywide median. Asians earn the highest median income of $132,000, which is 23% of the citywide median income.

As shown in Figure 4-8, Moorpark neighborhoods can be grouped into three econonomic levels:

- **Highest Income.** Moorpark neighborhoods north of downtown (Championship-Gabbert-Hitch Ranch, and Highlands) and in southern Moorpark (Mountain Meadows, Peach Hill, and Carlsberg) are associated with highly positive economic outcomes. These neighborhoods offer predominantly detached single-family homes and, in some limited areas, attached ownership products. Several of the neighborhoods have median household incomes exceeding $150,000–$180,000, but the population is still diverse and does not exclusively feature one race and ethnic group. These areas score similar to high resource cities in the east county, including Camarillo, Thousand Oaks, and Simi Valley.
- **Moderate-income.** The College neighborhood in northeast Moorpark is associated with more moderate-high economic outcomes, and the median household income ranges from $97,000 to $118,000. This income level is considered within the moderate-income range for a four-person household based upon regional median incomes calculated by the State of California. The neighborhood includes a diversity of housing opportunities–single-family homes, condominiums, and townhomes–at prices that are generally affordable to more moderate-income households. The race and ethnicity of residents in these areas is generally a mix of Whites and Hispanics.
- **Lower Incomes.** Like many communities across Ventura County, Moorpark has several areas with lower incomes that show the lowest economic outcomes. In the Los Angeles Avenue Corridor-Downtown neighborhood and Virginia Colony, the median household income is generally less than $72,000, which is considered low-income according to the State of California. In these areas, it is not uncommon for 40% to 60% of residents to be lower income. As noted, these areas features small-lot single-family homes, attached products, and apartments. Demographically, the population is predominantly and disproportionately Hispanic compared to other neighborhoods.

Comparatively, Ventura County as a whole has block groups that are either predominantly White or Hispanic, typically coinciding with the county's high- and low-resource areas, respectively. The eastern part of the county, inclusive of Thousand Oaks, Simi Valley, and Camarillo, is predominantly White. Cities with a substantial agricultural base (e.g., Oxnard, Santa Paula, and Filmore) have a predominantly Hispanic population, and are largely designated as low- and moderate-resource areas. The same finding applies to the unincorporated county along Highway 126 and southeast of Oxnard, which features both a predominantly Hispanic population and an agricultural base industry.

Racially/Ethnically Concentrated Areas of Poverty and Affluence

The AFH must analyze the distribution of household income across the community, with particular attention to how it correlates with concentrations of race and ethnic groups. The purpose is to identify areas of racial/ethnic concentrated areas of poverty or affluence that may suggest fair housing concerns.

The countywide population distribution shows a general trend of areas with predominantly White populations coinciding with high or highest resource areas, suggesting the County's White population may have the highest access to positive outcomes in terms of health, economic, and educational attainment. The general trend for the County's Hispanic population suggests the opposite, as areas with predominantly Hispanic populations coincide with moderate- or low-resource areas, which may lead to only somewhat positive outcomes (moderate-resource areas) or negative outcomes (low-resource areas) in terms of health, educational, and economic attainment. In areas of poverty, lack of access to educational and economic opportunity may perpetuate poverty, which can disproportionately impact communities of color more likely to live in areas of poverty, as seen in Ventura County.

Areas of Poverty

Moorpark does not contain any racially or ethnically concentrated areas of poverty (R/ECAPs). A R/ECAP is a federal designation developed by the Department of Housing and Urban Development (HUD) that is applied to areas in which 50% or more of the population identifies as non-White and 40% or more of the residents are living in poverty. While the northern portion of the Losa Angeles Avenue Cooridor/Downtown ia approximately 80% Hispanic, the prevalence of poverty is less than 10%. Therefore, these areas are not considered R/ECAPs. In Ventura County, a limited number of R/ECAPs are present in both the cities of Oxnard and Santa Paula, all coinciding with low resource-designated areas and predominantly Hispanic population. At least 50% of households in the R/ECAPs are renter-occupied and in Santa Paula, the R/ECAP correlates with the highest use of housing choice vouchers.

Areas of Affluence

Racially concentrated areas of affluence (RCAAs), while not formally defined, signify the opposite of R/ECAPs; that is, areas largely exclusive to non-Hispanic White households who earn the highest incomes. For this analysis, a RCAA refers to an area made up of at least 80% White households earning a median income exceeding 150% ($148,200) of the 2021 HCD median income for Ventura County since Ventura County's median income trend is 150% higher than the statewide median. Moorpark's neighborhoods south of the Arroyo (Mountain Meadows, Peach Hill, Carlsberg) are made up of predominantly White residents (70%) earning a household median income of $150,000–$185,000. The south side of Thousand Oaks features comparable median incomes with a majority White population (60% to 80%), with neighborhoods that could be considered RCAAs. Surrounding Ventura County, most areas that could be considered RCAAs are in coastal communities, such as Malibu in Los Angeles County.

Familial Status

As shown in Table 4-3 of the Housing Needs Assessment, Moorpark is a family-oriented community, with family households representing 82% of all households in the city. Due to an increase in senior households over the past several decades, family households are largely married with no children (40% of family households). Family households that are married with children represent about 30% of family households and all other family households represent 12%. Nonfamily households represent an additional 18% of total households. The high presence of married couple families and the prospect of dual-income households likely correlates with the high price of housing.

Countywide, Moorpark's family composition is similar to Ventura County as a whole, whereby married families with children account for approximately 30% to 35% of total households in each community, except for the city of Ventura. Howevever, there is a larger share of single-person households in the county. Figure 4-9 shows that of Moorpark households with children, at least 80% of those households have married parents in nearly all areas of the city, including all areas designated as highest resource. In contrast, the Los Angeles Avenue Corridor-Downtown show a slightly lower percentage of households with married couples with children (60%–80%). But even then, the differences are not appreciable.

Single-parent households with children represent a relatively small proportion of family households with children citywide (only 6%), which is half the county average and the lowest figure of any city in the county. This is likely due to the high cost of housing and limited number of apartment units. While there are variations throughout the community, with slightly higher variations in central Moorpark. This is likely because of the predominance of apartment rentals, which would likely be the most attainable type of housing for single-parent households. Still, the percentages of single-parent families shown do not reveal a disproportionate concentration compared to other communities in the broader region.

Ruben Castro Charities (RCC) is the main provider of services to lower-income families and individuals. RCC is a non-profit community-based organization committed to eliminating generational poverty by fostering relationships, education, and agency coordination. Every week, two food pantries in Moorpark operated by Ruben Castro Charities serve approximately 610 individuals—including 160 children, 336 adults, and 114 seniors. RCC operates from two locations in the community–in Downtown Moorpark and near Moorpark College. First 5 and other organizations also operate out of the Ruben Castro Human Services Center, providing a wide range of services to Moorpark residents.

Population with Disability

Moorpark has a relatively small population of persons living with a disability, about 9.6%, or 3,493 residents, have a disability (ACS 2015-2019). Figure 4-10 shows that certain areas have a slightly higher concentration of persons with a disability (between 10% and 15%). Countywide, the population with a disability represents a small percentage, with most cities similarly reflecting Moorpark (persons with disabilities comprising either less than 10% of the population, with some census tracts with a slightly more concentrated population, up to 20%). Camarillo and Ventura are the only cities with a census tract where 20–30% of residents has a disability, with the former largely attributable to its aging population.

Oakmont Assisted Living, under construction.

Though the prevalence of disabled individuals is relatively modest, community stakeholders indicated that there is a shortage of housing for people with disabilities in Moorpark as well as countywide. The Vintage Crest Senior Apartments and the Tafoya Terrace are the only two subsidized apartments with units accessible to people with disabilities. As of 2020, the Housing Authority reported 10 disabled persons lived in the Tafoya Terrace apartments and an additional 31 Moorpark residents with disabilities lived in housing with Section 8 assistance. The Fair Housing Amendments Act of 1988 requires that all apartment properties built after 1991 have certain design features that make them readily adaptable for disabled residents, but the apartments themselves may not be accessible at this time.

Ccommunity stakeholders indicated the need for residential group homes. While the Municipal Code allows residential care facilities in accordance with state law, none are in the city. Part of the reason for the lack of residential care facilities is the expense of buying a single-family home. Second, most care facility operators depend on a mix of community day programs or services. Day care operators generally locate in larger communities where a greater population of people with disabilities live and can access such services via transit. Moorpark does not have a large enough population base of disabled residents to attract a nexus of community day service providers.

Residential projects serving people with disabilities are in the pipeline. The 77-unit Oakmont Senior Living project, a market-rate housing project for seniors with age-related memory disabilities, is under construction. The 360-unit Aldersgate continuing care retirement community is also in the planning and approval stage. The City is a;sp proposing to revise its municipal codes regarding the permitting of residential care facilities and review its reasonable accommodation provisions to accelerate the frequency of its use. The City continues to implement its Transition Plan and make improvements to its facilities, infrastructure, and services to facilitate use by people with disabilities.

Disproportionate Needs and Displacement Risk

Overcrowding

Moorpark's rate of overcrowding is one of the lowest countywide; only 2% of homeowners and 6% of renters live in overcrowded situations. In comparison, overcrowding rates are comparatively low to Ventura County as a whole, where 3% of owners and 12% of renters lived in overcrowded housing. However, overcrowding in Moorpark is disproportionately concentrated in the Los Angeles Avenue Corridor-Downtown. Within the northern portion, 25% of households experience overcrowding (Figure 4-11). The prevalence of housing overcrowding in this subarea exceeds the overcrowding seen in other east county cities, including Simi Valley, Camarillo, and Thousand Oaks, and is reflective of the rate of overcrowding experienced in Oxnard, Santa Paula, and Ventura.

The northern portion of the the Los Angeles Avenue Corridor-Downtown is the City's oldest neighborhood, with a mix of older single-family homes that are smaller in size and moderately priced. The area is predominantly Hispani, and earns a median income that is 75% of the citywide median. So, while the area provides the most affordable housing in Moorpark, the high rate of overcrowding suggests that appropriately sized housing may not be affordable to residents. The City has facilitated the development of affordable housing nearby, including ownership units, that are three- and four-bedroom units and can readily accommodate larger families. Income-restricted housing secured through the City's negotiated inclusionary housing program allows lower-income households to afford housing.

Overpayment

Because of the price of housing, Moorpark's rate of housing overpayment is also high. For Moorpark households, 30% of owners and 65% of renters overpay for housing (Table 4-12). The high prevalence of renter overpayment is due to a shortage in apartment units, low vacancy rates, and high rents–all which increase the risk of displacement. In comparison, Ventura County also has some of the highest housing prices in southern California and, as a result, 32% of homeowners and 55% of renters countywide also overpay for housing. As shown in Figure 4-12, rental housing overpayment is prevalent countywide; all cities show at least 20% of renting households experience overpayment and all cities have tracts where at least 60% of renting households experience overpayment.

Within Moorpark, the supply of rental units is a key issue that affects housing overpayment. The City has only eight apartment properties, all located in the greater Downtown. Four properties provide deed-restricted affordable units. Of the four market-rate properties, three are Class A properties with a high level of amenities and high rents. In the Downtown, more than 6 in 10 renting households overpay for housing. To address this need and as highlighted in the discussion of the 2021-2029 RHNA, the Housing Plan proposes the development of hundreds of apartments near this area of Moorpark. One such example is the 200-unit Essex property, which just was approved for a low-income housing tax credit. The Housing Plan also provides a program to publicize the County housing choice voucher program. These efforts help address the limited supply of affordable rental properties in Moorpark.

Housing Conditions

Housing in Ventura County was predominantly built between 1970 and 1979, comprising 23% of the county's total housing stock. This predates Moorpark's most significant period of housing development by a decade, with 47% of Moorpark's housing stock built between 1980 and 1989 (Table 4-8). Typically, homes 30 to 50 years of age need repair and rehabilitation. Moorpark's housing stock is generally in good condition, but there are pockets, as discussed below, that require maintenance and rehabilitation during the upcoming planning period. According to the 2020 Ventura County Regional Analysis of Impediments, "Ojai, Santa Paula, and the City of San Buenaventura have the largest proportions of housing units potentially in need of rehabilitation," notably west Ventura County cities. Conversely, the east Ventura County cities of Moorpark, Camarillo, and Thousand Oaks have the lowest rates of substandard housing.

As discussed in Section 4.2, housing stock greater than 50 years old is more likely to require substantial repairs or need renovation to meet current building codes. In Moorpark, housing exceeding 50 years of age is located in the city's original neighborhoods in Downtown and Virginia Colony. These neighborhoods are historically Hispanic and continue to have a higher concentration of Hispanic population than the rest of the city, also coinciding with lower median incomes. In the downtown north of SR-118, housing conditions may be exacerbated by high rates of overcrowding. Villa Campesina, a 62-unit tract originally constructed as farmworker housing in 1989 and located in the southern portion of the Los Angeles Avenue Corridor has increasing need for housing and roadway maintenance.

Homeless People

The 2020 Ventura County Continuum of Care Alliance PiTC identified 1,743 homeless people countywide on their one-day census count, but did not report any persons experiencing homelessness in Moorpark. Other data sources find that Moorpark residents are experiencing homelessness or are precariously housed. Approximately 5 to 15 students in Moorpark schools were reported as living in shared housing, a hotel or motel, a temporary shelter, or unsheltered. Moorpark College staff indicate that up to 49% of college students experience housing insecurity (e.g., couch surfing, etc.) housed at some point during the college year. Ventura County's Homeless Management Information System reported 43 households at risk of homelessness and 27 literally homeless households in Moorpark.

Stakeholders and local homeless service providers echoed the underrepresentation of persons and families experiencing homelessness in Moorpark. Stakeholders identified the need to provide more housing opportunities for extremely low-income households and precariously-housed households to prevent possible displacement. The Housing Plan proposes a more affirmative program to: (1) review and revise existing municipal land use ordinances affecting housing for homeless people; (2) support a more robust homeless count to better understand the needs of this group; (3) and implement the memorandum of understanding with the County to implement its Pathways to Home program.

4.4.3 Assessment of Opportunity

Community resources – their quantity, quality, and distribution – are known to affect opportunity for residents in a community. In some cases, the affect may be direct and immediate, such as an environmental hazard. In other cases, the effect may be long-term, such as the quality of education. As such, the California Government Code §65583 (10)(A)(ii) requires local governments to undertake an assessment of opportunities and resources available to a community as part of the AFH.

To assist in that effort, the State of California has developed maps of access to community resources, such as job opportunities, schools, safe and clean neighborhoods, and other indicators to understand communities and provide evidence for making policies that can advance community objectives. This effort has been dubbed "opportunity mapping" and is recommended for all jurisdictions. Tax Credit Allocation Committee (TCAC)/HCD divides the state into regions and then develops scores for communities along their environmental, economic, and educational resources based on their relative standing in a region. Moorpark falls in the Central Coast region, which extends 300 miles north to Santa Cruz County.

While the methodology and scoring has multiple levels and dimensions, the TCAC/HCD scorecard ranks communities into three general categories, with different subcategories for more nuanced scoring:

- **High(est) Resource:** This category applies to the top 40% of highest-scoring census tracts. The highest resource categories, which include the top 20%, include Thousand Oaks and Ojai. In these areas, residents have access to highly positive outcomes in terms of health, economic attainment, and education attainment. Moorpark is designated as having "High(est) Resource."
- **Moderate Resource:** This category includes the next 30% of census tracts in the region. In Ventura County, Camarillo and Simi Valley include significant areas designated as "moderate resource." Moderate Resource (Rapidly Changing) is a filter applied to census tracts based on index scores just below the High Resource threshold but experiencing rapid increases in key dimensions.
- **Low Resource:** This includes the bottom 30% of remaining census tracts in the region. Cities in Ventura County that are largely designated as "low resource" include Oxnard and Santa Paula. This category is indicative of areas that may have limited access to positive environmental, economic, and education factors resulting in negative or perpetuated outcomes (e.g., poverty).

As shown in Figure 4-14, the majority of Moorpark is designated in the high to highest resource areas, exemplified by access to educational, employment, environmental, and other resources that lead to positive economic, social, and health outcomes. The primary areas of concern are the older portions of the broader downtown and Virginia Colony. These older neighborhoods have the greatest infrastructure, economic, and social needs compared to surrounding newer neighborhoods.

The following discussion provides an assessment of the type and distribution of opportunities in the community (economic, environmental, transit, etc.) and its implications for different neighborhoods.

Educational Opportunities

The Moorpark Unified School District (MUSD) serves the entirety of the City of Moorpark, in addition to areas of unincorporated Ventura County surrounding Moorpark along SR-23 and SR-118. Moorpark Unified has 12 schools in the district, which include 5 elementary schools, a K-8 school, 2 middle schools, a high school, a "middle college" (high school-college dual enrollment program), a home independent study program, and an adult education program. As shown in Figure 4-15, the entirety of Moorpark features positive to highly positive outcomes for educational attainment, based on fourth-grade reading and math scores, high school graduation rate, and student poverty.

When compared to Ventura County as a whole, Moorpark stands out as having access to positive outcomes for educational attainment. Camarillo is the only other city that features similar access to positive outcomes for educational attainment citywide. The other east county cities (Simi Valley and Thousand Oaks) show disparities in access to educational attainment, with place of residency determining whether students have access to positive or negative outcomes for educational attainment. In the western county, the cities of Oxnard, Santa Paula, and Fillmore uniformly feature poor access to positive educational outcomes, coinciding with the county's predominantly low- and moderate-resource areas. Poverty, housing instability, and food security, among other factors, can in turn affect school performance.

Each year, the California Department of Education publishes performance metrics for each school, including student assessment results for English Language Arts (ELA) and Math as they compare to the state on meeting grade-level standards. Reporting of educational indicators was suspended in 2020 due to the COVID-19 pandemic; therefore, 2019 is the most recent data available. In 2019, 38% of MUSD students qualified as socioeconomically disadvantaged, measured by the number of students eligible for free or reduced-priced meals or have parents/guardians who did not receive a high school diploma.

A majority of Moorpark's socially disadvantaged students fell below the grade-level standard for ELA (55%) and math (55%) and had higher rates of chronic absenteeism (10%) than other student population groups, including English Learners (7%) and White students (7%). Improving housing stability for lower-income families with children, particularly extremely low-income households, may support academic performance for socially disadvantaged students and increase access to positive outcomes for educational attainment overall. Moorpark's Housing Plan can help further housing security by providing a significant number of deed restricted affordable housing for lower income households.

Moorpark residents have steadfastly supported local bond measures to improve public schools. In 2002, voters passed Measure R for $33 million. In 2008, voters approved Measure S, a second bond issuance of $39.5 million. Priorities for this bond were split between 21st century technology in classrooms, remodel and upgrades at Moorpark High School, and maintenance projects throughout MUSD. A Citizens Bond Oversight Committee was established to monitor expenditures, progress, and annual financial and performance audits. MUSD also prepares an annual Local Control and Accountability Plan (LCAP) that sets aside additional funding to target at-risk and lower-performing students districtwide.

Economic Opportunity

Moorpark is known for strong economic opportunity. According to TCAC/HCD maps, economic opportunity reflects not just proximity to jobs, but the prevalance of poverty, (un)employment rates, and educational levels. The city does have access to local and regional jobs, as shown in Figure 4-16, and most residential neighborhoods across the city are associated with the highest economic tiers and highly positive economic outcomes, indicating these neighborhoods have few barriers to economic mobility. The only exceptions to this pattern are the Los Angeles Avenue Corridor/Downtown and College neighborhoods, but for different reasons than job proximity.

Key markers of economic opportunity are as follows:

- **Household Poverty.** Poverty is a key indicator of economic opportunity. Citywide, the poverty rate is very low, at only 4.4%. Within Moorpark, the number of individuals living in poverty ranges from 1% to 4% per census tract. The main concentrations of poverty are in the downtown neighborhoods, where the poverty rate ranges from 5% to 11%, or within the eastern portion of Moorpark College neighborhood where the poverty rate stands at approximately 6%. Again, though, the overall poverty rate is low in Moorpark, particularly in relation to the county as a whole.
- **Employment.** Moorpark is known for a low unemployment rate of 4%; however, it ranges between 1% to 9% in neighborhoods according to the 2015-2019 ACS. Moorpark's unemployment rate is below the 5% countywide rate, and one of the lowest behind Camarillo, Simi Valley, and Thousand Oaks, but better than Oxnard and Ojai, which exceeds 6%. In downtown, the unemployment rate ranged from 5.0–6.8%, but exceeded 9.0% in the Villa Del Arroyo and Virginia Colony areas. It should be noted that unemployment figures at the neighborhood level do not take into account the COVID pandemic.
- **Education.** According to the 2015-2019 ACS, Moorpark residents 25 years and older are well educated – approximately 45% have a bachelor's or higher degree–the second-highest rate in the county behind Thousand Oaks (51%) and higher than the county (33%). The prevlance of residents with bachelor's degrees in comparison cities include 42% for Camarillo, 36% for Ventura, and 34% for Simi Valley. At the other end, a small share of Moorpark's residents do not have a high school diploma or equivalency (9%), behind Thousand Oaks (6%), Camarillo (7%), and Simi Valley (8%). However, the lack of a high school diploma/equivalency is highest in Downtown (35%) and Virginia Colony.
- **Employment Access.** Moorpark has a smaller employment base due to the size of the community as most employees commute to other cities in the region for work; nearly 9 of every 10 workers commutes, which is typical for a suburban community. The average commuting time is just under 30 minutes. According to HUD's job proximity index, much of the city is located within a reasonable distance to job centers, with the exception of southern Moorpark. While of note, the proximity of employment access, when overlaid onto TCAC's economic score map, does not align well, suggesting that job proximity may not be a significant determinant of economic opportunity in Moorpark.

Transportation

Public transportation options in the city are varied and include rail, local fixed-route bus, county intercity express bus, paratransit, and dial-a-ride services. The Moorpark train station along High Street within the Downtown area is served by both Metrolink's Ventura County Line and Amtrak's Pacific Surfliner. The station has 270 free parking spaces, charging stations, and bicycle parking. Metrolink has approximately 200 boardings and alightings (200 round trips) per weekday, particularly frequented by commuters. Amtrak has approximately 50 combined boardings and alightings per day.

The City of Moorpark's local transit service is called "Moorpark Transit." The City began financing its bus service in January 1989 with the 1/4-cent sales tax authorized by the Transportation Development Act. Moorpark Transit is a fixed-route bus service that operates weekdays between 6:15 a.m. and 6:00 p.m. Two routes are provided and are similar in the destinations served. Both routes run along the major roadways in the city–Los Angeles Avenue, Tierra Rejada Road, Moorpark Avenue, Spring Road, etc. The routes serve destinations such as City Hall, the Metrolink/Amtrak station, Moorpark College, shopping centers along Los Angeles Avenue, schools, and parks and recreational facilities.

Countywide intercity express bus service is provided by Ventura County Transportation Commission (VCTC) Transit's East County and Cross County Limited Services. East County lines use SR-23 and SR-118 to provide service south to Thousand Oaks and east to Simi Valley, and the Cross County Limited uses SR-118 to provide service east to Simi Valley and west to Somis, with further service provided to Camarillo, Oxnard, and Ventura via SR-34 and US-101. For both lines, stops in the city include Moorpark Station, the industrial district along Princeton Avenue (East County only), and Moorpark College. Both routes also intersect with other VCTC bus routes, linking Ventura County and the San Fernando Valley.

Local paratransit that complies with the Americans with Disabilities Act (ADA) is available in the form of a dial-a-ride system to persons with disabilities who are certified by the City and VCTC. Travel within the city is available from 6:00 a.m. to 6:00 p.m. on weekdays and Saturday service is available from 8:00 a.m. to 6:00 p.m. Intercity paratransit to other Ventura County cities and connections to Gold Coast Transit and LA Access are available during the same time frame. Additional dial-a-ride services in the city are available for seniors aged 65 and over, with nearly identical service to paratransit, except without a connection to LA Access. Hours of operation are the same as other paratransit services.

Transit accessibility has been a long-term issue for the county and individual communities that wish to expand transit options. To that end, the City recently approved the start of a Pilot Mobility On Demand Rideshare Program. The goal of the Pilot project is to explore the feasibility of replacing portions of the city's fixed-route bus service with a general dial-a-ride service. The intent of the rideshare program is to provide more efficient service to the city's residents at a reduced cost. Vehicles with a capacity of 8 to 12 passengers would pick up and drop off at designated "virtual stops" throughout the city. The service is anticipated to operate from 6:00 a.m. to 6:00 p.m., Monday through Friday.

Environmental Health and Safety

Access to healthful environmental conditions is known to impact the health of residents. Among others, these conditions could be environmental (e.g., pollution or lack thereof), socioeconomic factors (e.g., resident health, education, income levels), or other factors. The State of California's CalEnviroScreen tool is often used to identify these environmental, health, and socioeconomic conditions and compare a community's "score" to cities statewide. A census tract with a score in the 75th percentile or above is considered a disadvantaged community. Ventura County's disadvantaged communities are primarily located along Highway 126, corresponding with areas of high agricultural use, where poor environmental conditions are likely due to pesticide use, impaired water quality, and traffic or in areas with existing or prior industrial uses (Figure 4-17). To the east, the San Fernando Valley (from which many residents of Moorpark migrated from) is also known for its heavy industrial uses and disadvantaged status.

Moorpark enjoys healthful environmental conditions in most neighborhoods; none score high (poor) enough to be considered a disadvantaged community according to CalEnviroScreen. However, the Los Angeles Avenue-Corridor-Downtown neighborhoods have the highest levels of pollution and poor socioeconomic conditions. These neighborhoods are the oldest in the city, constructed in Moorpark's limited flatlands along the Arroyo Simi and bounded by significant hillsides that characterize northern and southern Moorpark. These areas are subject to poorer housing conditions (e.g., overcrowding, lead paint, etc.), pesticides from adjacent fields, impaired water along the Arroyo, and hazards from legacy industrial uses. Los Angeles Avenue, a major arterial and truck route frequented by 1,000 trucks daily, contributes to localized poor air quality. Socioeconomic conditions (e.g., low-income, overcrowding, low educational attainment, linguistic isolation, and other conditions) are prevalent.

All of Moorpark is prone to significant hazards related to fire, flooding, and fault lines, posing risk to existing and future residential projects. The Los Angeles Avenue Corridor-Downtown and Virginia Colony neighborhoods were developed in the city's limited flat area, which has since been designated as a Special Flood Hazard Area. As discussed, the majority of proposed units to accommodate the 2021-2029 RHNA will be built in the southern portion of the Championship-Gabbert-Hitch Ranch neighborhood area, which falls outside of the Special Flood Hazard Area, but is within a very high fire hazard severity zone. The City's building and planning departments require that residential projects be designed and built in accordance with building and development standards required by state and local code to mitigate these hazards.

While the city does not have "disadvantaged communities" based on state-defined models, environmental conditions have a disproportionate impact on different neighborhoods. The Los Angeles Avenue Corridor-Downtown and Virginia Colony are most affected by both these underlying conditions. The City is undertaking the first comprehensive update to its General Plan in more than 30 years. As part of that effort, the General Plan will include a revised Safety Element, including safety and environmental justice policies, that will be designed to address the underlying environmental, social, and safety conditions that affect the quality of life in these two neighborhoods.

Fair Housing Enforcement and Outreach

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of local policies and code for compliance with state law and the referral of fair housing complaints for investigation and resolution by the regional fair housing provider.

Review of Local Policies

The City reviewed its zoning regulations as part of preparation of the 2020 Ventura County Regional AI to ensure compliance with fair housing law, and will continue to regularly examine land use policies, permitting practices, and building codes to comply with fair-housing laws. Periodic reviews of the zoning regulations and policies confirm that, as the city grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing. Regular reviews of policies and practices ensure that all persons have access to sound and affordable housing to the extent that such housing is available. The Housing Element will ensure compliance with fair housing law through the following:

- Density Bonus Law (Government Code §65915 et. seq.). Although the City has a density bonus ordinance, it has not been updated since 2017. The City will amend its density bonus program in accordance with AB 2753, 2372, 1763, 1227, and 2345 that were passed between 2018 and 2020.
- No-Net-Loss (Government Code §65863). The City, through its General Plan update, will designate sufficient land to maintain adequate sites at all times during the planning period commensurate with its assigned RHNA and will periodically review its land inventory to ensure site availability.
- Housing Accountability Act (Government Code, §65589.5). The City will not disapprove, or condition approval in a manner than renders infeasible, a housing development project for very low-, low-, or moderate-income households or an emergency shelter unless specified written findings are made.
- Objective Development and Design Standards (Government Code §65913.4). The City will draft and adopt objective development and design standards that can improve certainty for the development community regarding the design of residential and mixed-use projects.
- Homeless Accommodations. The City will revise its codes for emergency shelters, transitional housing, supportive housing, and will amend its codes to allow for low-barrier navigation centers as a by-right land use in accordance with Government Code §65582, §65583, and §65660 et. seq.
- Farmworker and Employee Housing. The City will revise its zoning codes to allow for farmworker housing, agricultural housing, and employee housing as a by-right residential use in accordance with §17021.5 and §17021.6 of the Health and Safety Code.
- Application Processing (Government Code §65589.5). The City will rely on regulations set forth in state law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a project within 90 days after certification of an EIR or 60 days after adoption of an MND or an EIR for affordable housing projects.

Fair Housing Compliance

The City complies with fair housing law regarding complaints by referring inquiries to the Housing Rights Center (HRC), HUD's Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH). HRC is a nonprofit fair housing service and civil rights organization responsible for providing outreach, education, and case resolution services to Ventura County, including Moorpark. The services are available in English, Spanish, Cantonese, Mandarin, Korean, Armenian, and Russian. HRC hosts an annual countywide fair housing conference for fair housing providers and advocates and organizes workshops for landowners, property managers, and others. HRC advertises its venues in Spanish and English, using bilingual media outlets and social media platforms. HRC also provides information on its website (https://www.housingrightscenter.org/), including rental housing opportunities available for every community on a monthly basis.

Moorpark has a relatively modest caseload, due to the limited number of properties in the community. During fiscal year 2020-2021, HRC served 13 Moorpark residents: 10 residents requested general housing services and 3 residents brought forward discrimination inquiries. More than 90% of clients in Moorpark were classified as earning extremely low-income and 38% had a disability. A majority of the clients were in-place tenants (85%), as opposed to rental home-seekers. Of those seeking tenant/landlord services, 20% sought support with evictions and 30% sought general tenant/landlord information. HRC did not provide the basis for discrimination for the three discrimination cases, but two cases received counseling and one was referred to DFEH for further action.

HRC shared that the lack of affordable housing, particularly designed for accessibility for persons with disabilities and seniors, is a significant barrier to Moorpark residents securing affordable housing. Due to this shortage, persons with disabilities and seniors are more likely to live in housing that is not modified with accessibility equipment. HRC shared that a significant number of cases countywide are related to reasonable accommodation, which can be difficult to receive approval. HRC identified that the lack of education of housing rights for both tenants and landlords may contribute to low participation in HRC housing services and discrimination inquiries. Providing informational material in Spanish and connecting with local partners would help reach Hispanic communities. Of HRC's clients from Moorpark, only one client identified as Hispanic, despite Hispanics comprising 32% of Moorpark's population.

As part of the Fair Housing Assessment Program (FHAP), the California DFEH dual-files fair housing cases with HUD's Region IX FHEO. FHAP reported only two fair housing discrimination in Moorpark from January 1, 2013, through April 27, 2021, an eight-year period. The first complaint was filed in 2017 by the DFEH against a Moorpark landlord alleged discrimination because of marital and familial status and sexual orientation, as evidenced by the language used to advertise an available rental unit. A civil complaint was filed in Ventura County Superior Court and the case was settled in March 2019, with the landlord required to pay damages and fees, participate in mandatory fair housing training, and submit periodic compliance reports. The second complaint alleged refusal to rent/negotiate for rental and failure to make reasonable accommodation. This case was closed due to a no cause determination.

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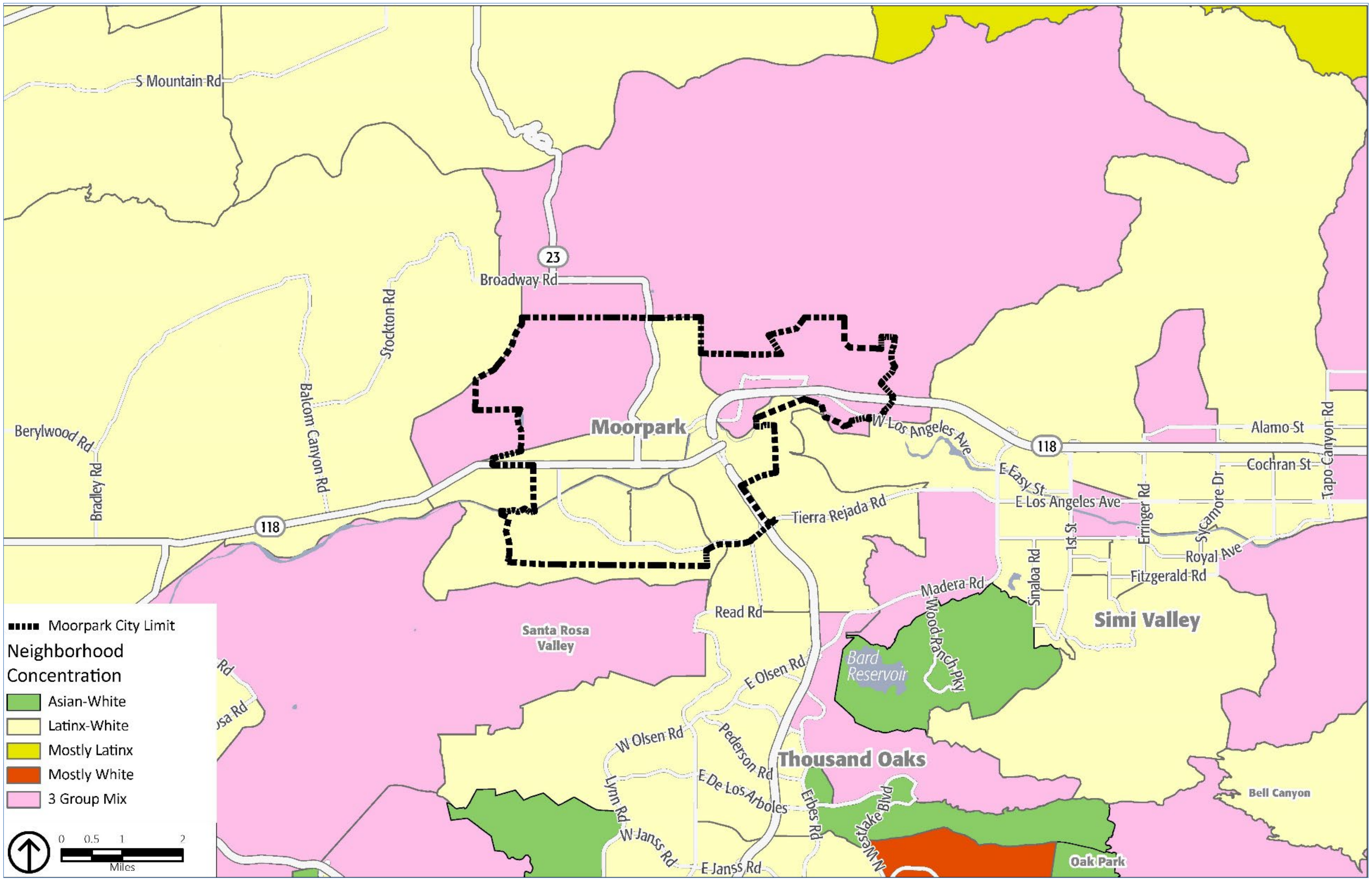

Figure 4-7 Moorpark, Predominant Race-Ethnic Groups

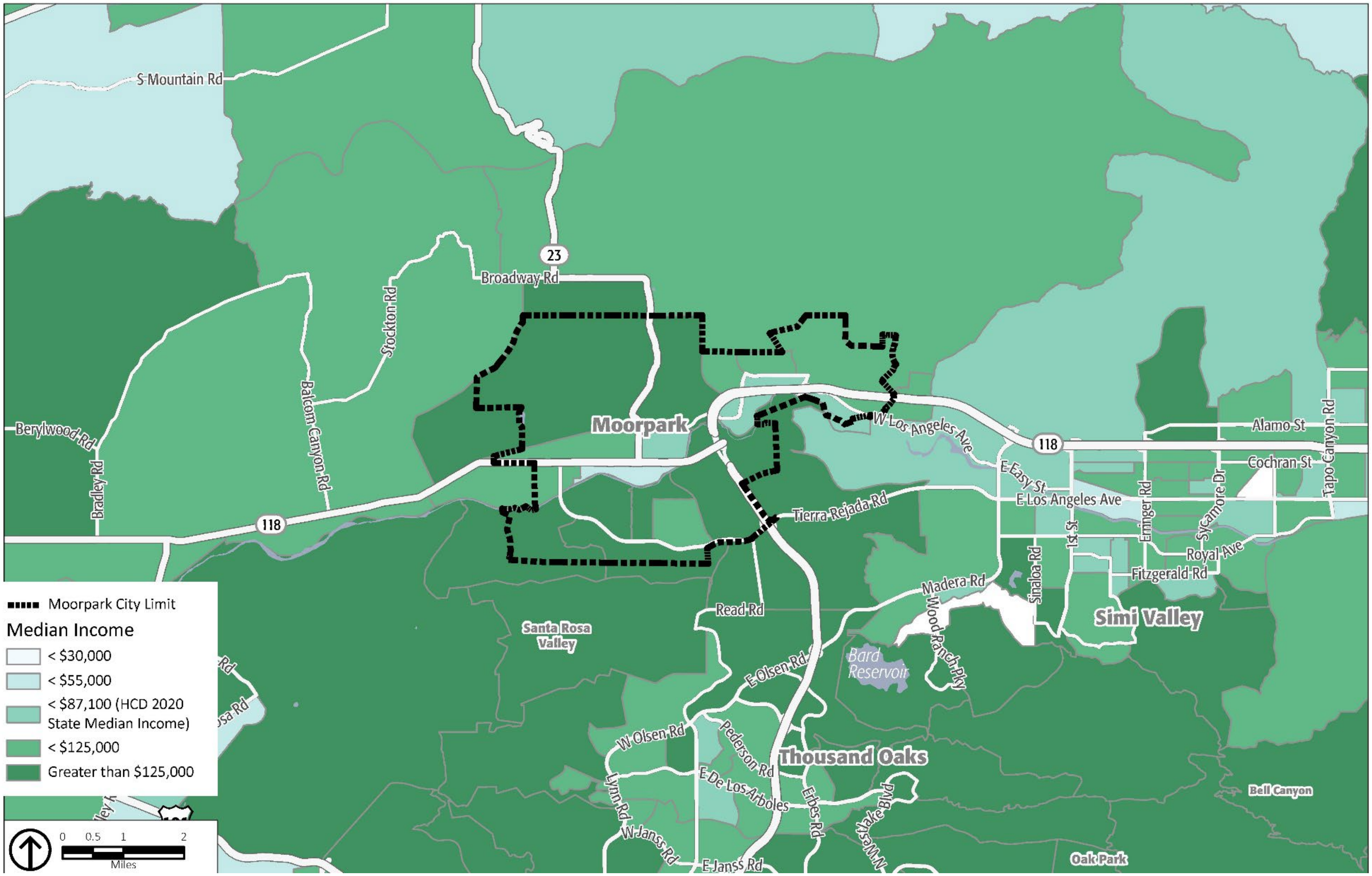

Figure 4-8 Moorpark, Median Household Income by Census Block Group

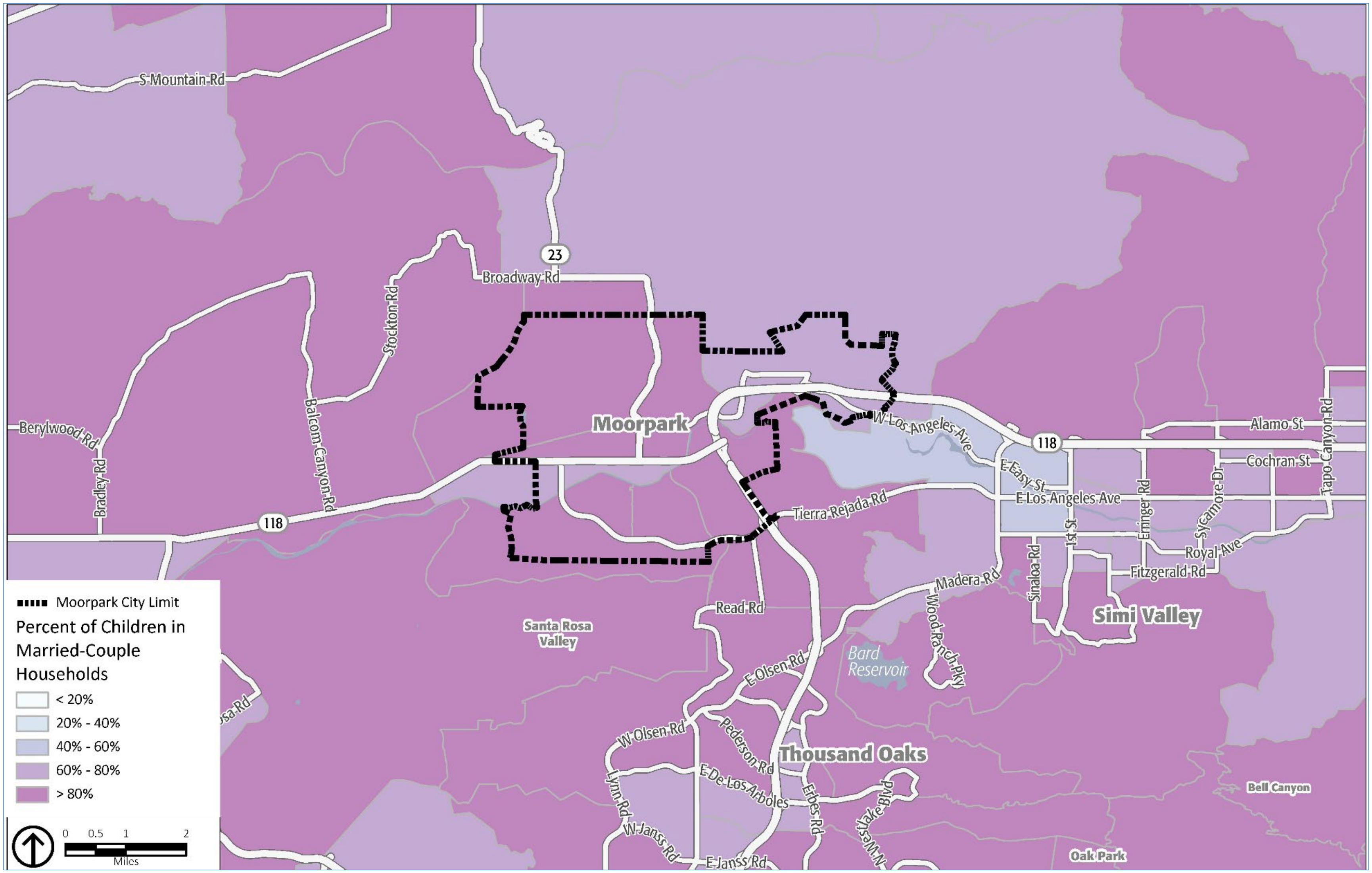

Figure 4-9 Moorpark, Prevalence of Children in Married Family Couples

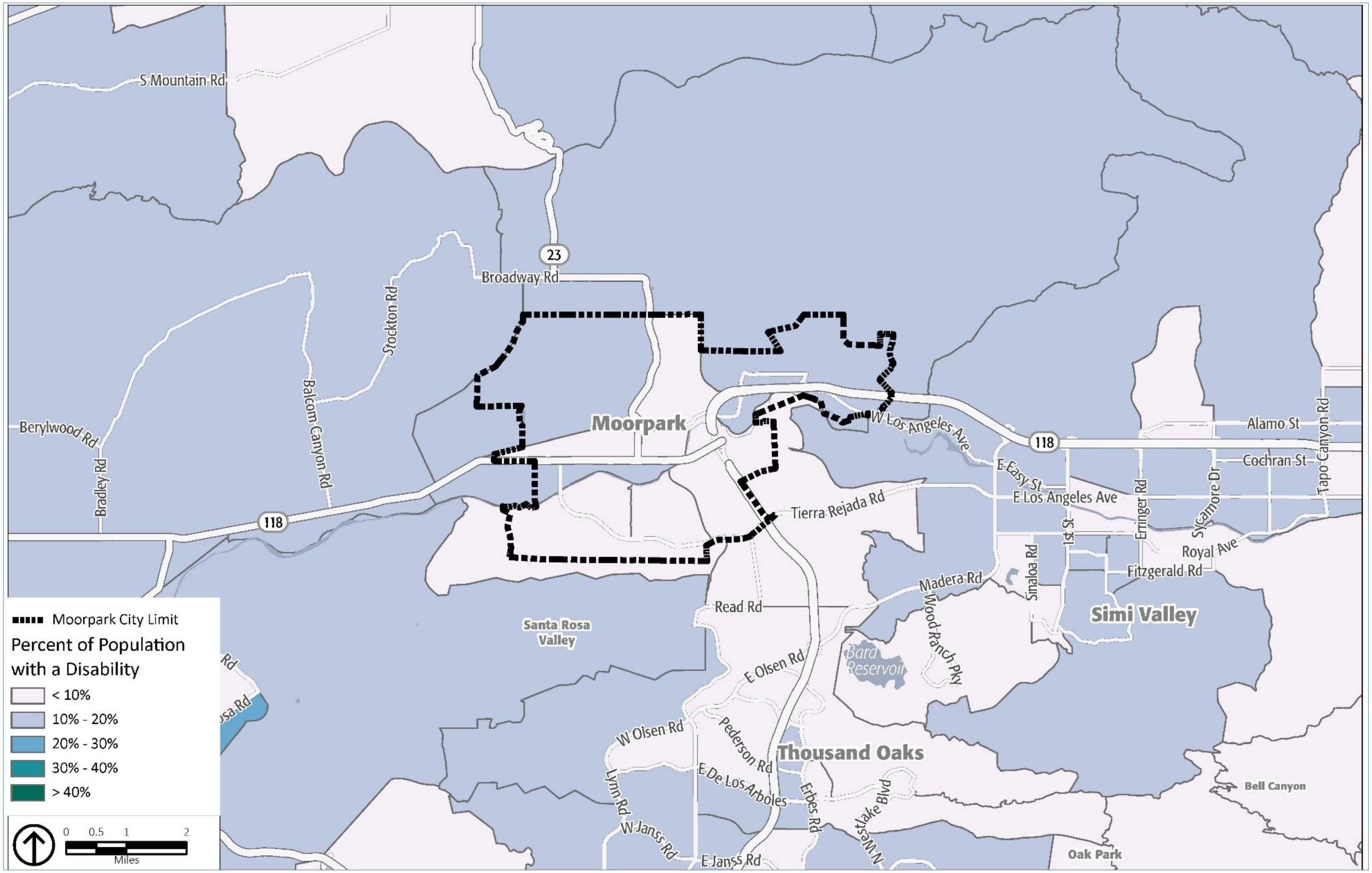

Figure 4-10 Moorpark, Prevalence of People with a Disability

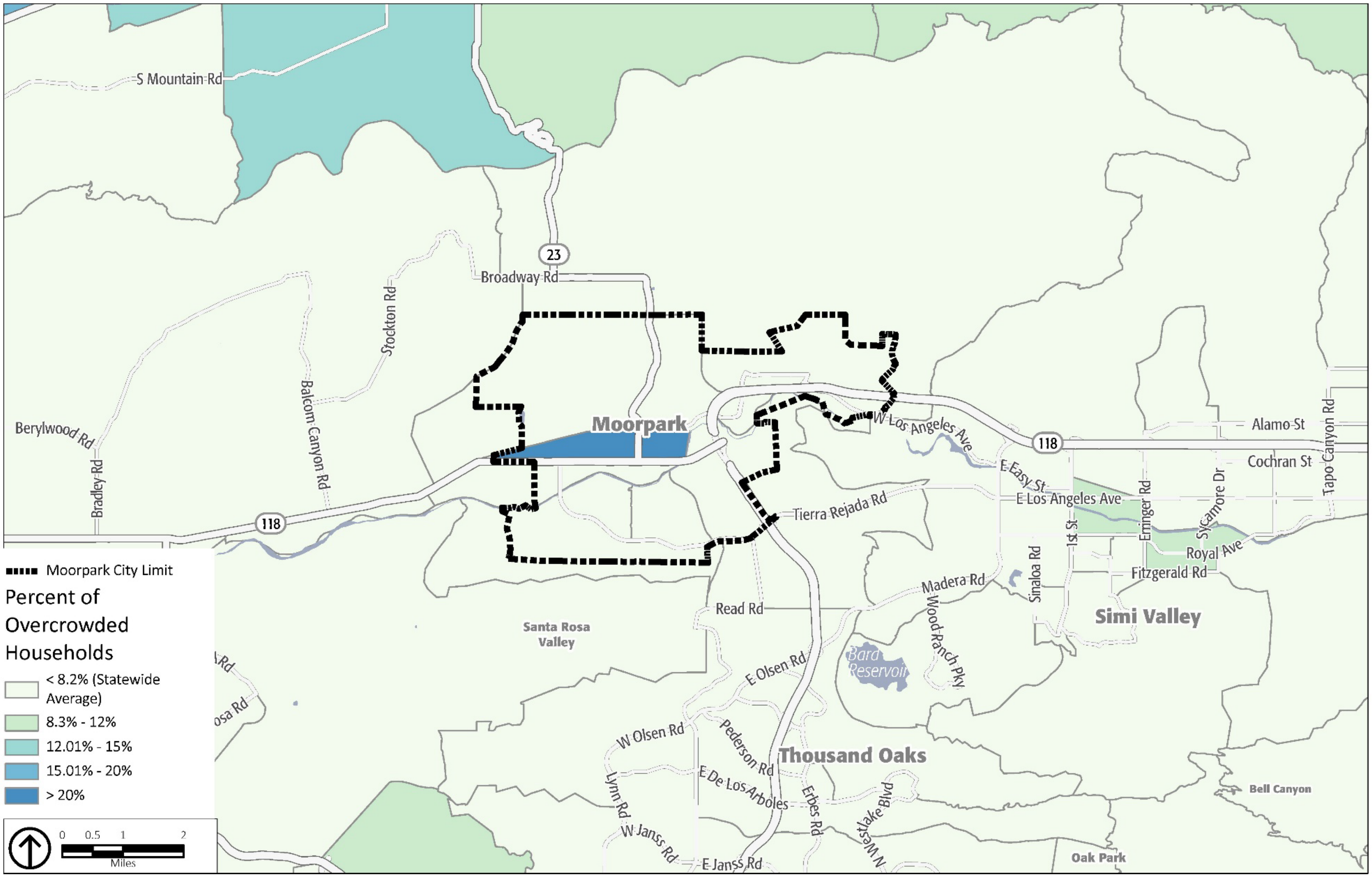

Figure 4-11 Moorpark, Prevalence of Overcrowding

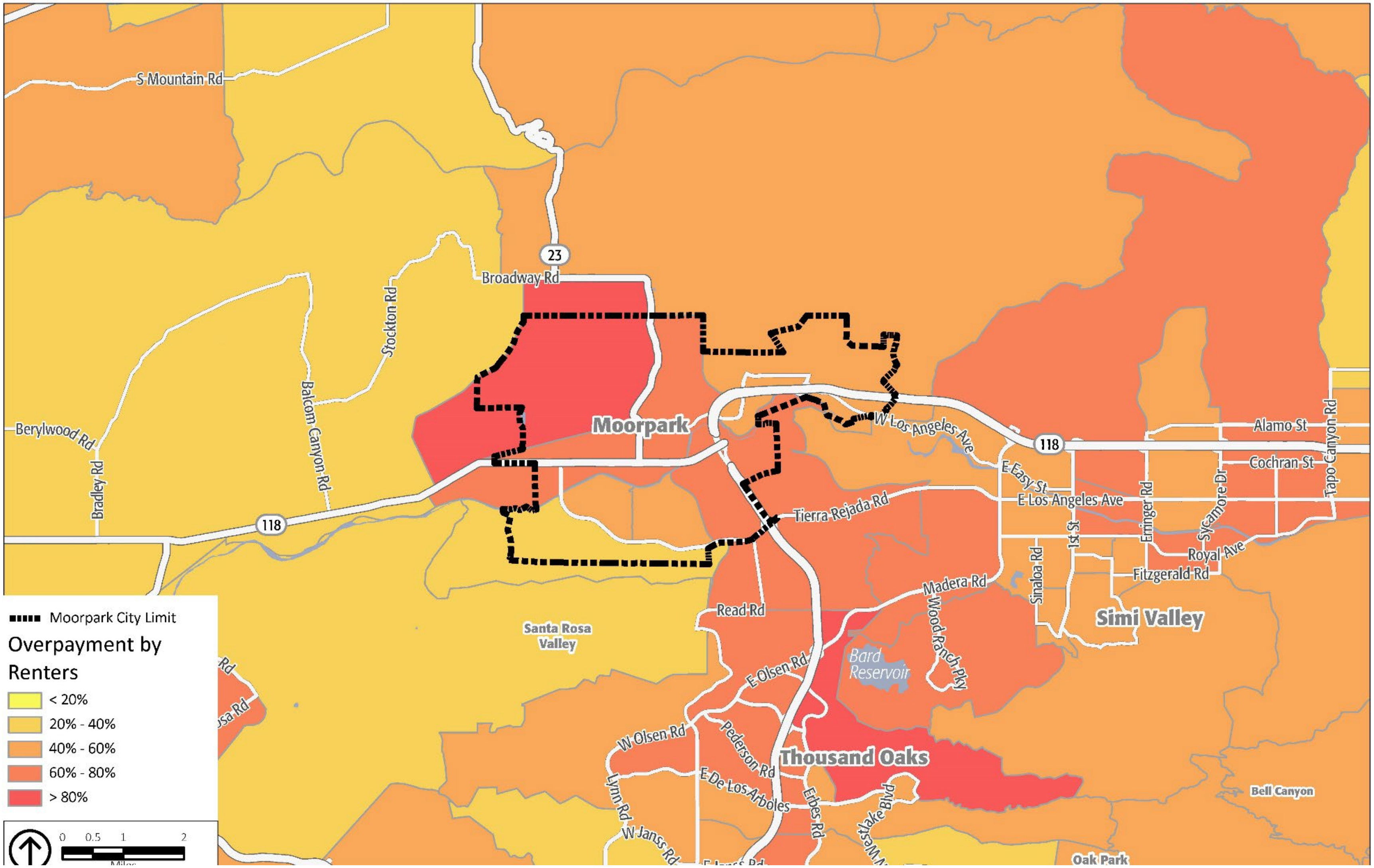

Figure 4-12 Moorpark, Prevalence of Renter Overpayment

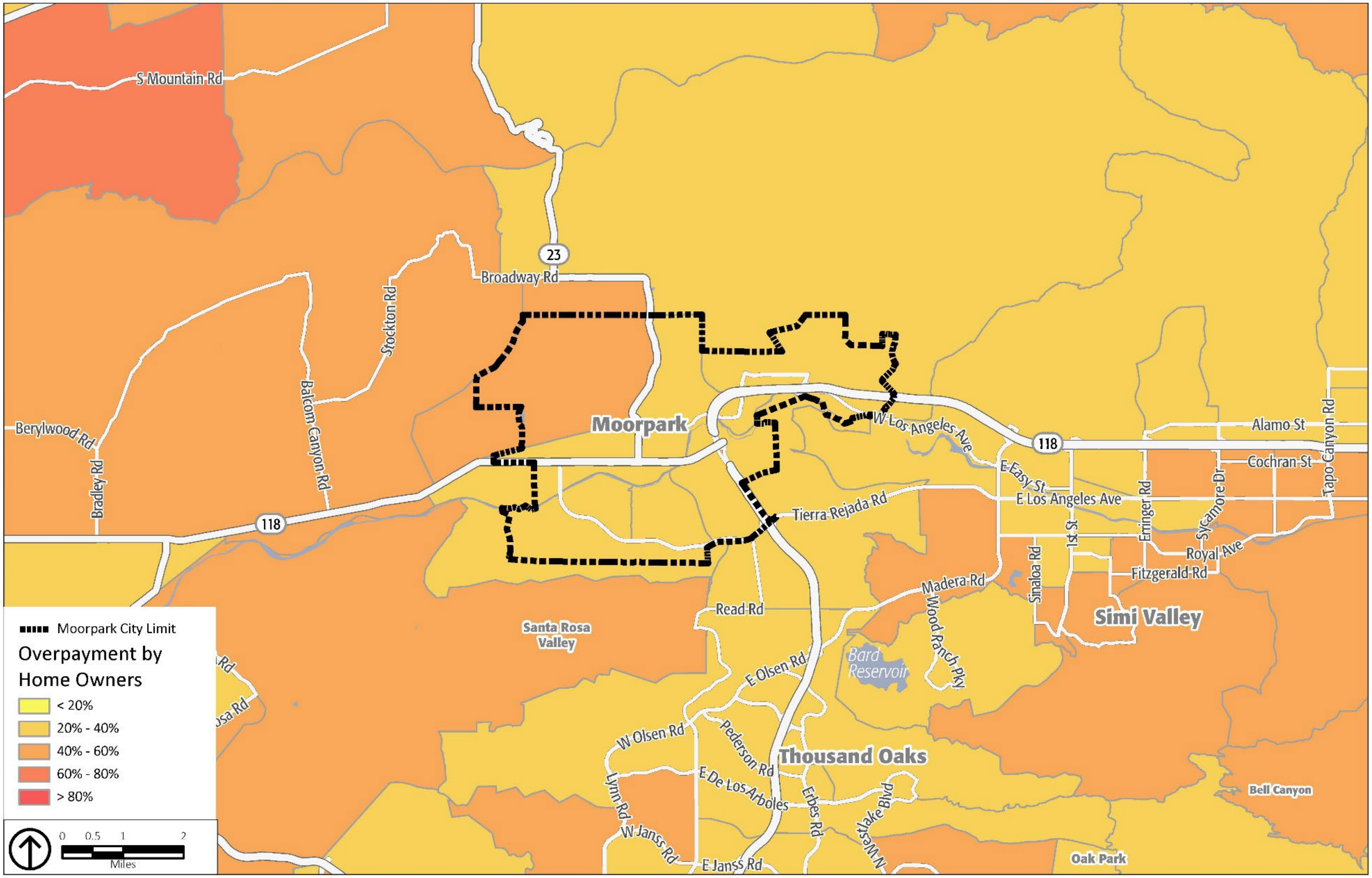

Figure 4-13 Moorpark, Prevalence of Homeowner Overpayment

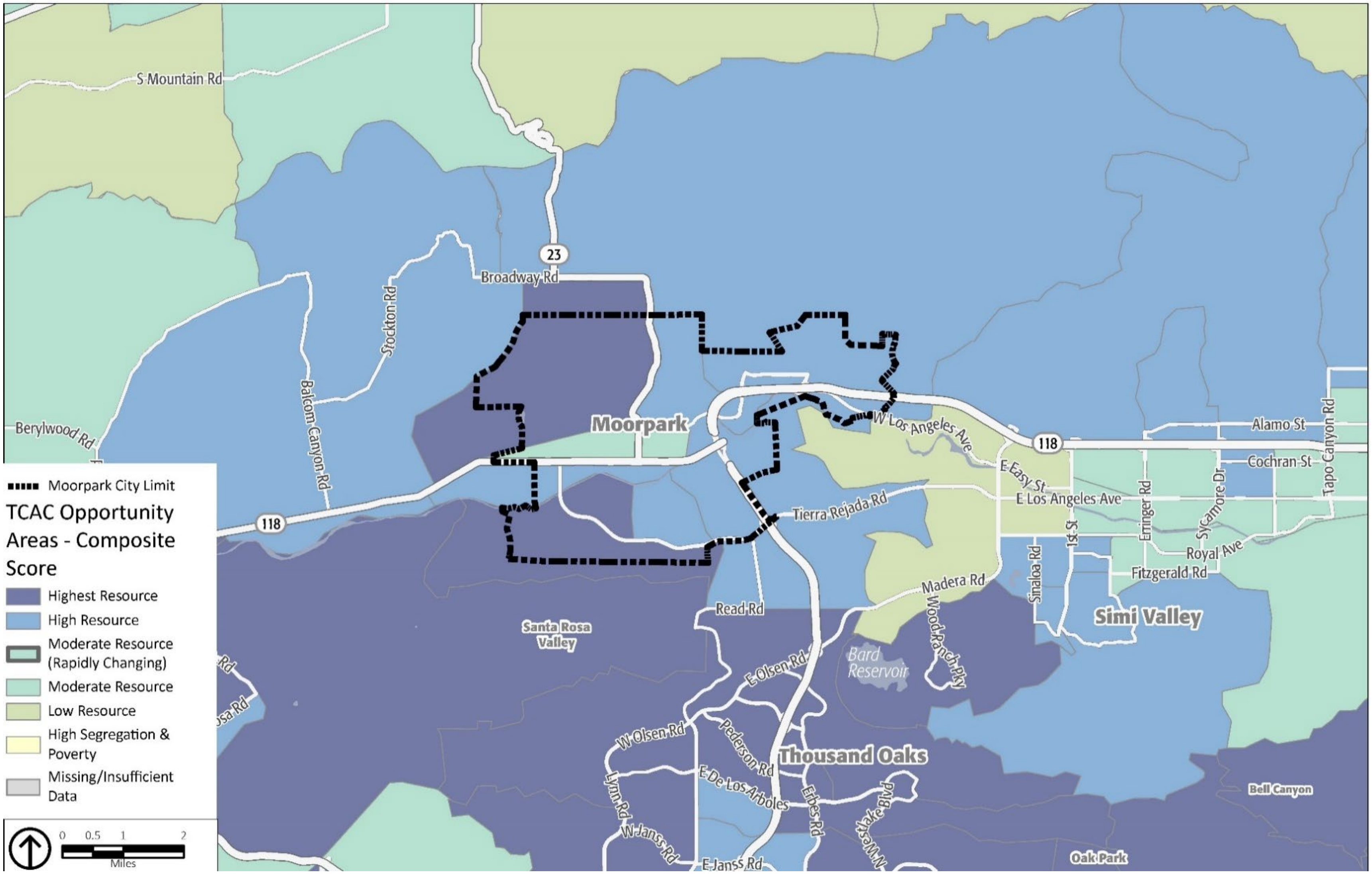

Figure 4-14 Moorpark, Opportunity Resources, Composite

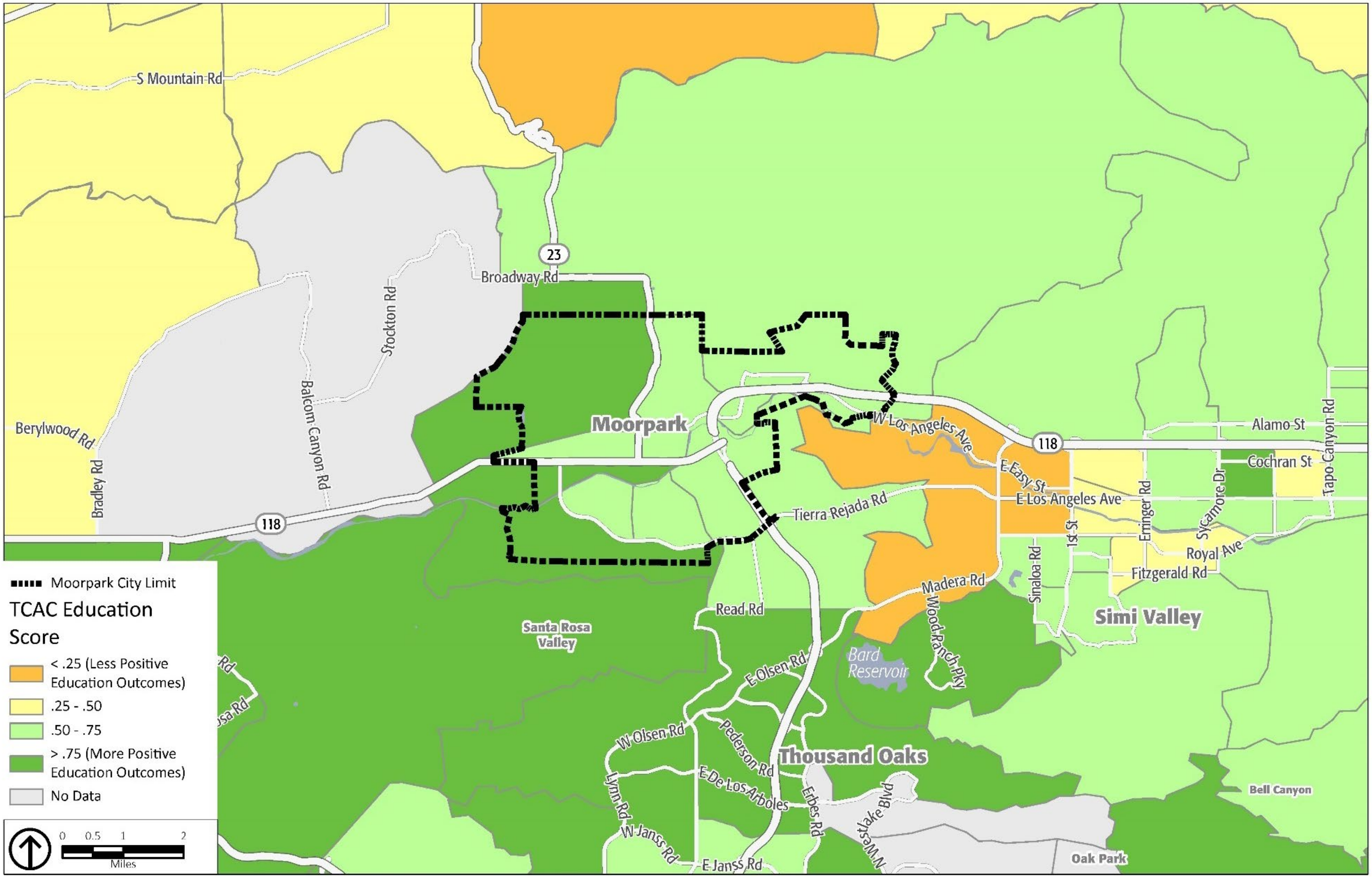

Figure 4-15 Moorpark, Educational Resources

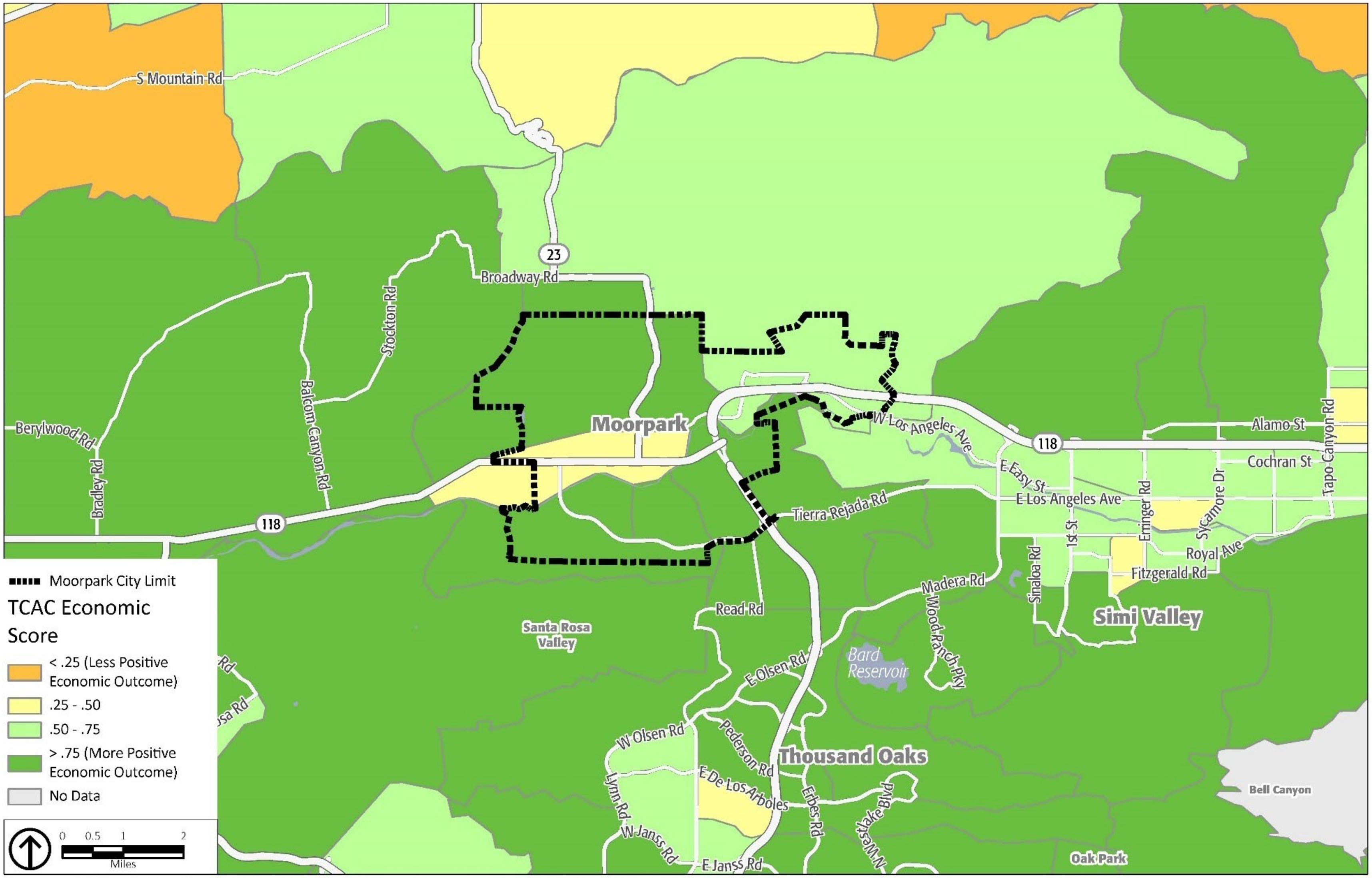

Figure 4-16 Moorpark, Economic Resources

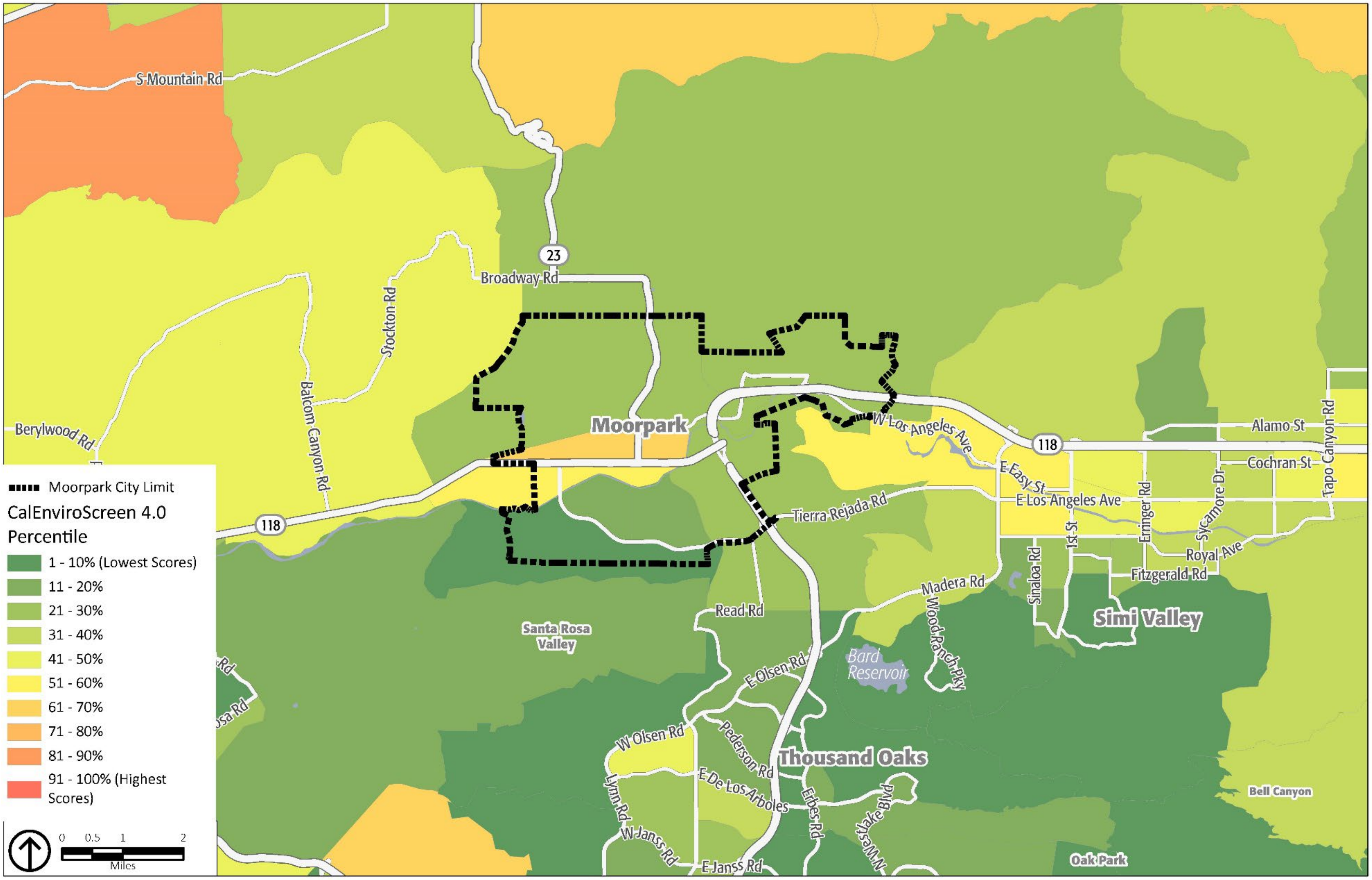

Figure 4-17 Moorpark, Environmental Conditions

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4.4.4 Contributing Factors

Through discussions with stakeholders and fair housing advocates, and preparation of the community needs assessment, the City identified factors that contribute to fair housing issues in Moorpark. A contributing factor is one that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. A fair housing issue is a condition in a program or geographic area that restricts fair housing choice or access to opportunity, and includes such conditions as ongoing segregation or lack of integration, R/ECAPS, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing.

The City also identified programs and actions to significantly address disparities in housing needs and access to opportunity. Moorpark's approach to addressing fair housing issues fall within the following general strategies: (1) altering existing city land use and housing regulatory policy; (2) implementing specific mobility strategies that promote inclusion for protected classes; (3) encouraging development of new affordable housing in high-resource areas; (4) implementing place-based strategies to encourage community revitalization; and (5) protecting existing residents from displacement.

Issue 1: Limited Housing Opportunities

Moorpark's suburbanization has resulted in the predominance of single-family homes, which account for 73% of all homes--the second-highest share of all Ventura County cities. The city has only eight apartment properties offering 1,132 housing units or 10% of the city's stock. This is directly related to the lack of land zoned at appropriate densities for multiple-family residential and the requirements for discretionary legislative decisions. As discussed in the Constraints section, development of higher-density housing types is inhibited by zoning, density limits, and development standards imposed on higher-density housing types, in addition to the discretionary RPD process. The development community echoed these concerns during consultations, reiterating that discretionary permitting leads to lengthy delays. Proactive strategies are needed to rebalance the current type, price, and affordability of housing in the city and address the City Council's strategic goal to create housing opportunities for all.

Specific meaningful actions include:

- Redesignation of land with appropriate densities that accommodate a range in types, tenures, and prices of housing.
- Retooling of the zoning code and regulatory processes that have cumulatively constrained development.
- Reexamination of land development and housing fees that individually or cumulatively may constrain housing production.
- Offering regulatory concessions and financial assistance, as feasible, to allow for more creative use of land and production of different type of housing.

Issue 2: Neighborhoods Requiring Investment

Although Moorpark incorporated in 1983, its founding dates back to 1900, more than a century ago. Portions of the Downtown and Virginia Colony developed soon after during the early–mid 20th century. These two areas today have a disproportionate concentration of low-income and minority population, greater need for housing rehabilitation, older infrastructure, greater levels of overcrowding and overpayment, and social conditions. When the County of Ventura approved major residential subdivisions, developers made financial investments to the new areas of the community. While the City developed a Downtown Specific Plan in 1998 to help revitalize that area, similar efforts are needed in Virginia Colony.

Princeton Avenue will be prioritized for improvements in the planning period.

Place-based strategies to encourage community revitalization involves approaches that are focused on conserving and improving assets in areas of lower opportunity, such as targeted investment in neighborhood revitalization, preserving or rehabilitating existing affordable housing, and improving infrastructure, parks, transportation, and other community amenities. The City has been active in recently refurbishing the Virginia Colony Park and other community assets around the downtown.

Specific meaningful actions include:

- Implement the Downtown Specific Plan. Efforts include increasing the supply of affordable housing through residential, multifamily, and mixed-use projects, and completing roadway, park, and other improvements (including traffic-calming measures and circulation changes).
- Prioritize capital improvement projects. This effort will include working with neighborhood groups and community-based organizations to conduct outreach to neighborhoods to identify priority needs within each neighborhood.
- Continue to support, where feasible, local nonprofit organizations that provide educational, health, social services, housing services, and other community support services to residents citywide and especially in targeted neighborhoods that are predominantly lower income.
- Recruit residents from disadvantaged communities to serve on boards, committees, task forces, and other local government decision-making bodies (e.g., Planning Commission, Parks and Recreation Committee, and others). This will largely occur as a result of the redistricting process underway.
- Focus on infrastructure and public service programs that improve the safety of residents from vehicle accidents, bicycle and pedestrian accidents, and higher crime rates.

Issue 3: Lack of Special-Needs Housing

The AFH, Community Profile, and stakeholder interviews emphasized the need for housing opportunities for individuals and families with special housing needs. These included aging seniors and people with disabilities, college students and faculty, homeless individuals, lower-income single-parent families, and other need groups. As discussed in the Community Profile, the availability of suitable housing for many of these groups does not exist in Moorpark and the breadth of services are limited, in part due to the relatively smaller size of the city and its financial limitations. Nonetheless, the City recognizes a need to address the needs of its special-needs groups in a more proactive manner.

Specific meaningful actions include:

- Adopt homeless housing initiative that seeks to document need, address regulatory barriers to housing, and cooperate with the county through an MOU to assist homeless people.
- Adopt farmworker housing initiative that seeks to document need, address regulatory barriers to housing, and cooperate with the county in addressing the needs of farmworkers.
- Adopt ahousing for all stages approach that addresses the needs of seniors and disabled people, removes zoning code impediments, and seeks opportunities to develop housing for this group.
- Work with Moorpark College to support housing initiatives that address the need for affordable housing for students and college faculty and staff.

Issue 4: Integration in High Resource Areas

Housing mobility strategies will help remove barriers to housing in areas of higher opportunity. For Moorpark, highest opportunity areas include the Championship-Gabbert-Hitch Ranch, Moorpark Highlands, Mountain Meadows, Peach Hill, and Carlsberg. As discussed, most of these neighborhoods have a majority White population and some of the highest median incomes across Ventura County. Some of the neighborhoods still have opportunity sites for new housing, while others do not. Consultation with HRC, the local fair housing provider, revealed that there are opportunities to improve housing mobility for Moorpark residents, including lower-income residents, to access housing. T

Specific meaningful actions include:

- Develop and adopt an inclusionary housing ordinance to allow for the development of affordable housing in new developments across Moorpark.
- Prepare affirmative and bilingual marketing materials, in Spanish and English, for new housing in the Hitch Ranch subarea to promote greater access to affordable and market-rate housing.
- Partner with fair housing providers (such as HRC) to conduct landlord outreach and education on source of income discrimination and voucher programs to expand participating voucher properties.
- Partner with fair housing providers and local community-based organizations that serve residents in the Downtown and Virginia Colony neighborhoods to provide housing mobility counseling.

Issue 5: Protection from Displacement

Protecting low- and moderate-income residents from displacement is a key housing security strategy. The Los Angeles Avenue Corridor-Downtown neighborhood is particularly susceptible to displacement due to the high proportion of renting households, overpayment, and overcrowding within these neighborhoods. In the oldest portions of this neighborhood, 48% of single-family detached units are occupied by renting households, while in the corridor south of Los Angeles Avenue, 57% of all housing units are rented. For the city as a whole, housing units occupied by renting households comprise only 23% of total units and only 14% of single-family detached housing is rented.

Specific meaningful actions include:

- Reinitiate the City's homeownership programs and seek opportunities and funding sources to extend preferences or marketing strategies to improve homeownership of residents.
- Develop affirmative marketing strategies for government-assisted homeownership and rehabilitation opportunities in neighborhoods with a high percentage of renters.
- Seek collaborative partnership with nonprofits capable of making home repairs to expand housing rehabilitation and security within the Los Angeles Avenue Corridor-Downtown and Virginia Colony.
- Encourage development of missing middle housing, including smaller courtyards, triplex/duplexes, cottage housing, and other/small-lot developments to expand affordable housing opportunities.
- Develop more apartments, including affordable housing, to increase the supply of housing and reduce the incidence of market-driven rent escalation in neighborhoods.

Issue 6: Fair Housing Assistance

Fair housing providers revealed a relatively small number of complaints annually, due in part to the few apartment properties in Moorpark. However, there is a need for greater level of outreach and advocacy. The provider noted a significant shortage of housing affordable to extremely low-income households. Legal aid and eviction counseling is limited countywide, particularly for undocumented residents. For those facing eviction, early intervention is critical to ensure that the situation is resolved. This can be challenging given that many linguistically isolated and undocumented residents lack access to resources. At the same time, there is a lack of education for tenants and landlords on housing rights and resources. For low-income residents, many live in older housing requiring repairs and rehabilitation and are concerned with displacement due to recent upturn in sales prices and rents. Recommendations include:

- Bilingual outreach for non-English speaking residents
- Renter protections from displacement or eviction
- Comprehensive systemic code enforcement efforts
- Landlord education (reasonable accommodations, state laws, etc.)
- Need to produce more affordable housing, especially for extremely low-income

Table 4-27 identifies the fair housing issues, contributing factors that result in fair housing issues, and the meaningful actions the City will undertake to address them.

Table 4-27 Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Limited Housing Opportunities Limited housing opportunity that limits the choices of residents in finding housing	• Historical overproduction of single-family housing and limited production of multiple family rental housing (e.g., apartments) • Lack of available land zoned at appropriate densities to facilitate the production of multiple-family rental housing • Zoning and regulatory processes that constrain the development of a range in types, prices, and tenure in housing	• Redesignate land via the general plan update to allow for diversity of housing • Update zoning code and regulatory processes that constrain development • Reexamine development and housing fees that may constrain new housing • Offer regulatory relief to facilitate creative use of land and different housing types
Neighborhoods requiring investment Older neighborhoods with predominantly lower income and Hispanic residents, need reinvestment	• Downtown and Virginia Colony are historically the oldest areas and therefore need more public and private investment • Downtown and Virginia Colony residents are predominantly lower income Hispanics who rent housing in these areas • Limited availability of affordable housing and variety of housing types outside of the Downtown and Virginia Colony • Neighborhoods in the Highlands, Mountain Meadows, Carlsberg, Peach Hill, and College areas are more desirable, and therefore more costly than the L.A. Avenue Corridor-Downtown and Virginia Colony	• Implement Downtown Specific Plan to increase the supply of affordable housing • Prioritize capital projects and public services that address needs in each neighborhood • Support, where feasible, local nonprofits serving residents in lower-income neighborhoods • Recruit residents to serve on boards, committees, task forces, and other local decision-making bodies
Lack of housing opportunities for special needs groups.	• Shortage of accessible, affordable housing and social services for seniors and persons with disabilities • Shortage of housing and service options for meeting the needs of homeless people or those at risk of homelessness • Zoning and regulatory barriers for housing due to municipal codes that require updating in accordance with state law • Shortage of farmworker housing countywide and/or services that might serve this population • Lack of funding available to address the needs of special needs groups	• Adopt initiatives that document need, address regulatory barriers to housing, and cooperate with agencies to address needs • Seek to establish, fund, and implement an affordable housing trust fund to provide a permanent source of funds

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Limited integration of different groups in neighborhoods	• Limited affordable housing opportunities citywide and in high resource areas due to predominance of single-family housing • Generally lower incomes of residents that are associated with race-ethnicity, educational levels, and age levels • Lack of access to resources that would otherwise assist residents in accessing affordable housing in the city	• Develop and adopt an inclusionary housing ordinance citywide • Prepare affirmative, bilingual marketing to promote greater access to affordable housing • Partner with fair housing providers to educate landlords on income discrimination and voucher programs • Partner with fair housing and local CBOs that serve lower income residents to provide housing mobility counseling
Resident concern with displacement	• Rental housing prices have increased dramatically in recent years due to underproduction of apartments • Single-family home prices have soared in the past few years, making it unattainable to purchase housing for lower and moderate- income households • Reinvestment in the Los Angeles Avenue Corridor-Downtown could raise property values and rents, displacing primarily Hispanic and lower income residents	• Reinitiate City homeownership program and seek options to extend local preferences • Develop affirmative marketing for publicly-assisted ownership and rehab opportunities • Seek collaborative partnership with nonprofits capable of making home repairs to further housing security • Encourage development of missing middle housing to expand affordable housing • Develop more apartments, including affordable housing, to increase supply and reduce market-driven rent escalation
Need for greater fair housing advocacy	• Shortage of housing units affordable to extremely low-income households • Legal aid and eviction counseling is limited countywide, particularly for undocumented • Linguistically isolated and undocumented residents lack access to resources • Lack of education for both tenants and landlords on housing rights and resources • Poor housing conditions is more common for lower income residents • Lower income residents are at high risk of displacement due to market changes	• Bilingual outreach for non-English speaking residents • Renter protections from displacement or eviction • Comprehensive systemic code enforcement efforts • Landlord education (e.g., (reasonable accommodations, state laws, etc.) • Need to produce more affordable housing, especially for extremely low-income

Source: City of Moorpark, Stakeholder consultations

4.5 Housing Resources

This section summarizes the City's share of the region's need for housing (RHNA) for the 2021-2029 Housing Element planning period and the credits that can be deducted from the City's requirements. Following this analysis, this section demonstrates the suitability of sites for the RHNA and various financial and organizational resources that the City can utilize to address its housing needs.

4.5.1 Regional Housing Needs Allocation

The RHNA is one of the more critical mandates required of every local government in California. The California Legislature has stated that the availability of housing is of vital statewide importance, as is the early attainment of decent housing and a suitable living environment for every Californian. To implement that mandate, the HCD is required to develop housing needs projections for every region in California, including southern California. Housing planning needs are projected for an eight-year period, from 2021 to 2029, for the southern California region.

The Southern California Association of Governments (SCAG) is responsible for assigning housing production goals for each city. In accordance with state law, SCAG must consider specific housing planning considerations, but is allowed to develop a tailored model for the region. SCAG's regional housing need model takes into account the availability of land, adequacy of infrastructure and services, market demand for housing, fair housing implications, employment and transit, local population growth estimates, and many other housing and planning factors.

Table 4-28 shows the City's 2021-2029 RHNA for use in the Housing Element.

Table 4-28 Moorpark's Regional Housing Needs Allocation, 2021-2029

Household Income Levels	RHNA Requirement		
	Definition of Affordability by Household Income Level	Number of Units	Percent of Units
Very Low	Households earning 31-50% of AMI	377	29.3%
Low	Households earning 51-80% of AMI	233	18.1%
Moderate	Households earning 81-120% of AMI	245	19.0%
Above Moderate	Households earning above 120% of AMI	434	33.6%
	Total	1,289	100%

Source: Southern California Association of Governments, 2020.

It is important to note that local government are not required to build housing or financially subsidize the development of new housing. However, cities are responsible to ensure that adequate sites are available during the planning period to accommodate housing at the designated affordability levels. Sites must be available at all times during the planning period.

Generally, local governments are allowed to address their assigned RHNA in four ways:

Option 1: Housing Production

The City can count housing that receives a certificate of occupancy after July 1, 2021 to satisfy the RHNA. Proposed housing projects can also be included if they are likely to be approved and built from July 2021 to October 2029, subject to adequate documentation. Moorpark's strategy for meeting the RHNA is unique compared to most southern California jurisdictions. The City has a sufficient number of projects in the pipeline to fully meet the RHNA goals. A major priority of this Housing Element is to facilitate and encourage the development so that the units will be built within the 2021-2029 planning period.

Option 2: Accessory Dwellings

While HCD has historically allowed accessory dwelling units to count toward the RHNA production goals, amendments to state law have expanded the ability to use this strategy for the Housing Element. Cities may count the production of ADUs toward their RHNA in accordance with specific statutory guidance and state administrative guidance. The City is using a "safe-harbor" approach (average number of ADUs built from 2018 to 2020), as allowed for under state law to count ADUs toward the 2021-2029 RHNA. However, the City fully expects to exceed the safe harbor estimate for ADUs.

Option 3: Available Land

Housing Element law allows cities to count the residential development capacity on vacant and underutilized sites that are appropriately zoned for housing. The City appears to be able to accommodate its 2021-2029 RHNA without additional sites. However, the General Plan update underway anticipates redesignating sites that will meet any shortfall in the 6th cycle RHNA, provide a buffer to avoid no net loss provisions, or provide for the 7th cycle RHNA. These sites are anticipated to provide more opportunities for housing at different densities and types than are allowed under the municipal code.

Option 4: Alternative Credits

Government Code §65583.1 allows, under prescribed conditions, units that will be substantially rehabilitated, converted from market rate to affordable, converted from nonresidential to residential, or where affordability is preserved to be counted towards the adequate sites requirement and regional housing needs goals. Because the City's affordable multifamily housing projects are deed restricted as affordable in perpetuity and are currently in excellent condition, the Section 65583.1 option is not feasible for credit toward the 2021-2029 at this time.

The remainder of this section discusses the City's RHNA strategy.

4.5.2 Housing Production

As of 2020, Moorpark has 10 approved or pending residential development projects. The following describes general characteristics of several projects credited toward the 2021-2029 RHNA. These residential projects and their precise affordability levels are summarized in Table 4-27.

- **Everett Street Terraces.** Everett Street Terraces is proposed for a 2.44-acre site on the north side of Everett Street, east of Walnut Canyon Road. The project includes 60 condominiums, an outdoor pool and spa, play area, and various site improvements. The residential project will provide 15% (3 very low and 6 low-income units) of its total units as affordable to lower income households, in accordance with anticipated development and affordable housing agreements.

Everett Street Terraces

- **Pacific Communities.** Pacific Communities is an approved residential project on a 39-acre site on the south of Los Angeles Avenue and east of Maureen Lane. The project will include 153 small-lot, single-family residential units and 131 detached condominiums. Within this total, 9% (25 units) will be deed restricted as affordable to lower income households in accordance with its development agreement and affordable housing agreement.

- **Aldersgate Project.** Aldersgate is an approved, continuing-care retirement community, and one needed to accommodate the growing senior population in the city. This residential project is located north of downtown near Hitch Ranch. Of the 390 units, 260 units will be independent units, and 130 units will be assisted living (memory care), of which 26 are deed restricted rental units affordable to lower income households, in accordance with its development agreement and affordable housing agreement.

Aldersgate

- **High Street Depot.** The High Street Depot is the first mixed-use, transit-oriented development in the downtown, adjacent to the Metrolink station and along the historic Southern Pacific rail. This project is intended to facilitate and accelerate the broader revitalization of downtown Moorpark in accordance with the Downtown Specific Plan. As approved, this project will include 79 apartment units, community green space, 14,000 square feet of commercial space, and 11 deed restricted units affordable to moderate-income households, in accordance with its approved development and affordable housing agreement.
- **Green Island Villas.** Green Island Villas is a residential project approved for development on a vacant, 4.0-acre lot at 635 Los Angeles Avenue, in the heart of downtown Moorpark. The project is a 63-unit ownership townhome/condominium project, which includes a 15% inclusionary requirement consisting of 10 lower income housing units, in accordance with its development agreement and affordable housing agreement. The project has submitted for building permits and is awaiting approval to proceed with construction.
- **Oakmont.** Oakmont is an assisted living and memory care project on a 2.8-acre lot at 13960 Peach Hill Road. Currently under construction, this residential project will provide 77 residential units of progressive care through high levels of assisted living, fulfilling its aging-in-place philosophy. This complex is the first large-scale senior assisted living project in Moorpark and is intended to address the needs of seniors requiring specialized health care and assistance and desiring to stay in the city. The project is a market rate project and is not subject to an affordable housing agreement.

High Street Depot

Oakmont Assisted Living

- **Beltramo.** Beltramo is a proposed residential project on a 7.4-acre site at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road. The project consists of 47 single-family detached homes and 95,000 square feet of combined open green space, including a 1-acre green space. The project is anticipated to provide 15% affordable units (7 lower income units) in accordance with its development agreement and affordable housing agreement.
- **North Ranch/Moorpark 67.** North Ranch/ Moorpark 67 is a residential project proposed on a 68-acre site on the west side of Gabbert Road, north of Poindexter Ave. The project includes 138 single-family units, associated detention basins, and manufactured slopes. Also included are 20 affordable units (18 moderate and 2 lower income) in accordance with its development agreement and an affordable housing agreement.

Beltramo Ranch

- **Essex (Vendra Gardens).** Vendra Gardens is proposed for a 10.6-acre site on the south side of Casey Road, west of the city hall. Located at a former high school site, the project will include 200 apartment units, with 100% of the units affordable to very low and low-income large families. The developer submitted a funding application request (CA 21-693) for 4% tax credits and was awarded funding in December 2021. The apartment project is subject to its approved development agreement and affordable housing agreement. The project will move forward with plan finalization in 2022.

Hitch Ranch Specific Plan

The Hitch Ranch Specific Plan encompasses a 270-acre site north of Poindexter Avenue and west of Moorpark Avenue. The Specific Plan intends to construct a primarily residential community with park facilities, private recreational facilities, open spaces, and equestrian trails. Of the 755 units, 620 units are anticipated to be above moderate-income units, and 135 units will be deed restricted as affordable to lower income households. At this time, the Specific Plan has been processed for administrative review by the City's staff, and environmental analysis is proceeding. On completion of the draft EIR, the plan will be presented for public review and hearings by the Planning Commission and City Council in early 2022. In approved, development would likely commence in 2024, with full buildout of the plan expected by 2029.

As part of the development agreement, the City is negotiating for the developer to dedicate 23 acres of land that will be graded, improved with infrastructure, and ready for development. Once the City takes title to the land, the site will be suitable for multiple-family housing. The City intends to sell the land to an affordable or market rate developer and execute a development agreement and affordability housing agreement to address any shortfall in the 2021-2029 RHNA. The current assumption is that the affordability distribution will be split evenly between low and moderate-income households.

Accessory Dwelling Units

ADUs have become an increasingly attractive option for providing housing in communities across California. The relatively low cost to build accessory dwelling units and the straightforward permitting process are attractive to homeowners. ADUs offer an opportunity for homeowners to provide accommodations for their family or extended family members. In other cases, ADUs can also offer opportunities for seniors, college students, or other individuals to rent housing.

Prototype of an Accessory Dwelling

The City has been receiving and approving applications for ADUs on a consistent basis and updating its ordinances as required by state law to facilitate the construction of new accessory dwelling units. The following applications have been submitted since 2018.

- 2018, 9 applications submitted, 5 permitted
- 2019, 14 applications submitted, 6 permitted
- 2020, 25 applications submitted, 19 permitted
- 2021, 15 applications submitted, 15 permitted

In accordance with the “safe-harbor approach”, an average of 16 ADU applications are anticipated to be submitted and eventually developed on an annual basis from 2021 through 2029. At this rate, the City can expect 128 new ADUs during the Housing Element planning period. Based on HCD’s approval of SCAG’s ADU analysis, the affordability of new rental units will be as follows: 15% very low-income, 30.9% low-income, 42.5% moderate-income, and 11.6% above moderate-income.[4] The Housing Plan provides further information on the City’s ADU program.

The City is working with its city partners in the Ventura Council of Governments to assist and support projects that facilitate the development of ADUs. Specifically, VCOG has received a LEAP grant to retain a consultant who will develop prototypical plans for a modular ADU that meets local codes. In addition, the consultant is developing alternative plans for garage conversions with standard 20x20 dimensions. These plans will be promoted on VCOG’s dedicated regional ADU webpage. Once complete in 2023, the City anticipates adapting these resources to accelerate the production of ADUs in the community.

[4] SCAG Regional Accessory Dwelling Unit Affordability Analysis, Southern California Association of Governments, 2021.

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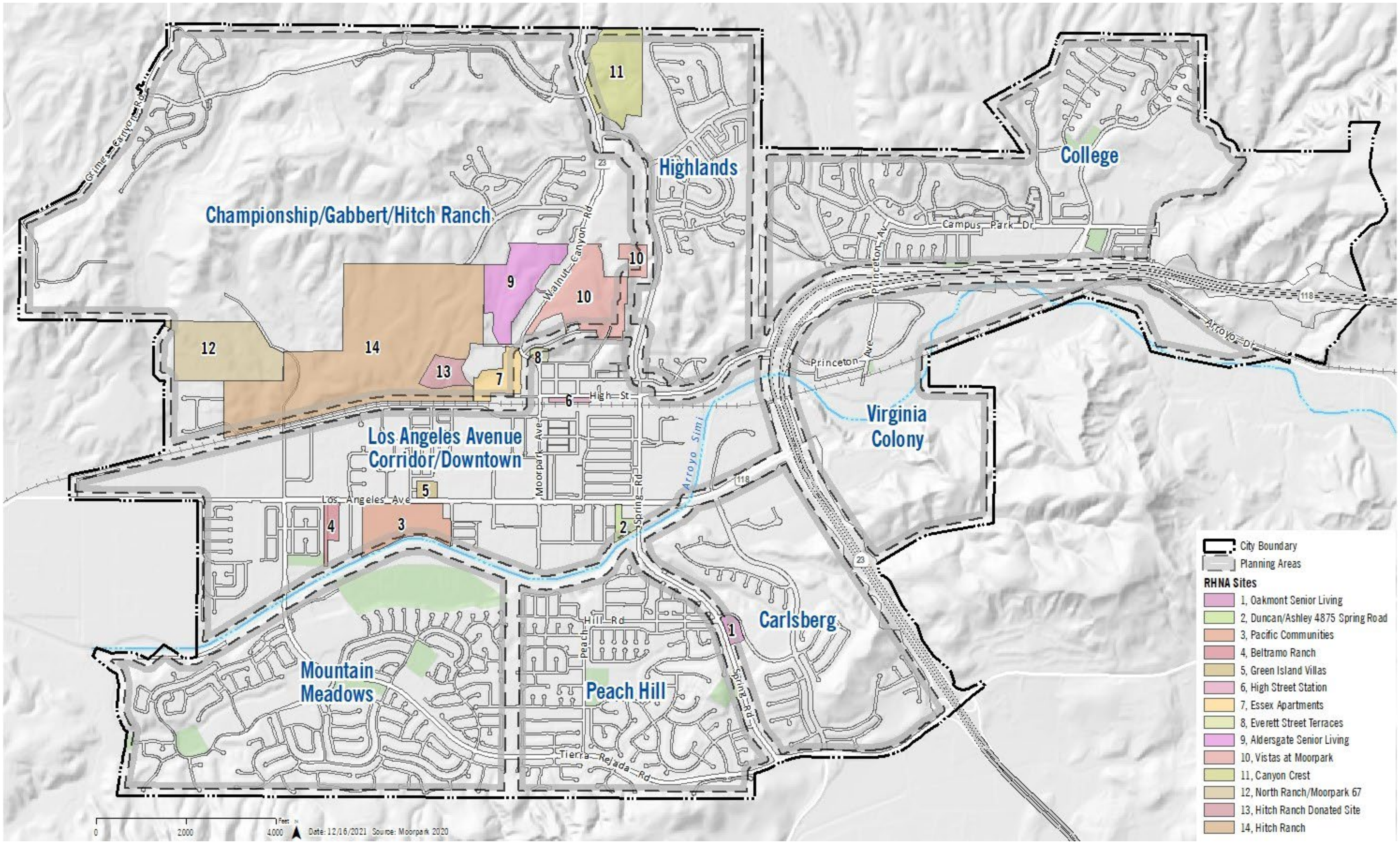

Figure 4-18 Approved or Pending Developments in Moorpark

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4.5.3 Fair Housing Implications for Sites

The City will accommodate its RHNA through the processing of 10 residential projects in the pipeline. Should these development applications not proceed, the City will rezone additional sites identified during the comprehensive update of the General Plan. The project sites are in two areas–Championship-Gabbert-Hitch Ranch and Los Angeles Avenue Corridor-Downtown. These areas are discussed below.

Championship-Gabbert-Hitch Ranch

Residential projects will result in approximately 600 new units affordable to lower income households, 250 units affordable to moderate-income households, and 1,150 units affordable to above moderate households. This includes a 100% affordable project (Vendra Gardens) which will provide 198 apartments affordable to very low- and low-income families and Hitch Ranch Specific Plan, which provide 369 units affordable to low-income households. The Aldersgate continuing-care retirement community will provide 26 total units for seniors, with approximately 15% of the units set-aside (or 26 deed restricted units) that are affordable to lower income households.

Proposed development directly addresses the integration of incomes into a high resource area. As discussed, this neighborhood is not a RCAA since it contains some racial/ethnic diversity, but the neighborhood is generally considered wealthy, with a median income of $150,000 plus. As noted earlier, different race-ethnic and age groups in Moorpark have a strong correlation with income levels. Therefore, the provision of affordable housing in this neighborhood would be expected to draw a broader mix of residents with different incomes and age levels–furthering the City Council's strategic goal for housing, achieving the City's RHNA goals, and affirmatively furthering fair housing opportunity.

Housing proposed in the Hitch subdistrict will provide higher access to opportunity than neighborhoods located along Championship Drive, and others accessed from Walnut Canyon. Residents of all income levels will have convenient access to social and commercial services, multiple grocery stores, excellent schools, medical offices and pharmacies, and civic uses (e.g., library, senior center, family clinic, etc.). Public transit is offered along Walnut Canyon south of Wicks Road and the High Street Station provides access to Metrolink and Amtrak. Seniors living at Aldersgate will have access to the City's paratransit and senior dial-a-ride services. Residents will also benefit from excellent environmental quality of the area.

Housing issues experienced by existing households in this neighborhood do not demonstrate disproportionately concentrated housing needs. The prevalence of housing overcrowding is minimal and even housing overpayment is not very high given the housing prices and rents. Substandard units are limited to a handful. While the new housing projects will add new residents to the area, there is no evidence to suggest that it will materially create concentrations of residents based on familial status, race/ethnicity, or disability. In fact, the breadth of units and affordability levels will foster a more inclusive community–consistent with state and federal law to affirmatively further fair housing.

Los Angeles Avenue Corridor-Downtown

Moorpark's Los Angeles Avenue Corridor-Downtown neighborhood generally encompasses the middle of the community, extending from the eastern to westerrn city limits. It is presently home to all of the City's eight apartment complexes, including the five that offer either 100% affordable or offer rent-restricted units. When originally built, these apartments were likely concentrated in the flatlands to avoid the higher cost of building in steeper hillsides to the north and south. Moreover, most of the City's commercial, office, and service sectors are in this area. Los Angeles Avenue (SR-118) bisects this area and connects to the regional arterial network and the SR-23.

In planning for this neighborhood, the City is cognizant of the unique household and housing needs. For instance, this neighborhood has a disproportionate concentration of Hispanics compared to other areas, and 40-60% of households earn low to moderate-incomes. Overcrowding affects up to one in four households in specific subdistricts. The older housing in the area is also in need of rehabilitation. There are no other known concentrations based on familial status, disability, or other status. However, as discussed earlier, the neighborhood has areasin need of reinvestment in infrastructure. The General Plan update is reexamining underutilized sites to identify the highest and best use for opportunity sites.

Five residential projects are planned during the 2021-2029 planning period for this neighborhood. The High Street Depot and Green Island Villas will allow for the development of 10 housing units affordable to low-income households, 11 units affordable to moderate-income households, and 121 units affordable to above moderate-income households. South of SR-118 (designated as high resource), the Duncan Ashely, Pacific Communities, and Beltramo projects will introduce 46 deed restricted low-income units and 380 above moderate-income units. The predominance of higher priced units will not replace existing units but rather help stimulate reinvestment, without causing an escalation of housing prices and associated gentrification concerns.

This area offers convenient access to proficient schools, after school programs, social services, and commercial uses, such as grocery stores, pharmacies, and medical clinics. Public transit is highly available in the Downtown, with frequent bus stops providing access to shopping centers, schools, and parks along Los Angeles Avenue, Moorpark Avenue, and Spring Street. The High Street Depot is adjacent to the Metrolink/Amtrak station. The new projects incorporate green space; for instance, the Beltramo project proposes over 95,000 square feet of combined green space. High Street Depot and Green Island Villas are intended to catalyze revitalization of the planning area.

As the proposed residential projects include rental units affordable to lower income households, the competition for limited affordable rental units will lessen. However, renewed interest and investment in the area could exacerbate the housing concerns expressed by existing residents, particularly renters. Implementation of the Downtown Specific Plan has also raised concerns with potential displacement. Moving forward, and in light of these concerns, programs aimed at mitigating the risk of displacement (e.g., homeownership, targeted marketing, etc.), the Housing Plan contains several programs to mitigate displacement concerns and improve housing security for existing residents.

4.5.4 Summary of Projects and Credits Toward the RHNA

Table 4-29 shows a summary of the pipeline residential projects that have been approved, pending approval, or are under construction and which will receive a certificate of occupancy/final inspection during the 2021-2029 planning period. Eight projects were in the prior 21013-2021 Housing Element. Affordability of projects is assumed to be market rate unless controlled by an Affordability Housing Agreement. In short, the City exceeds the entire RHNA by income category, provided very low and low-income credits are combined into a lower income category, in accordance with state law allowances.

Table 4-29 Approved and Planned Residential Projects in Moorpark

	Project Specs			Affordability Level				
Project Name	Type-	Units	Afford. Reqd	Very Low	Low	Mod	Above Mod	Project Status
Oakmont	Assist Living	77	N/A	*	**	**	**	C
High Street Depot	Apts	79	DA/AHA	—	—	11	68	A
Green Island Villas	Town	63	DA/AHA	—	10	—	53	A
Pacific Communities	SFR	284	DA/AHA	—	25	—	259	A*
Aldersgate	Apts	260	DA/AHA	—	26	—	234	A*
Essex (Vendra)	Apts	200	DA/AHA	60	138	—	2	A*
Beltramo Ranch	Condo	47	DA/AHA	—	7	—	40	P
Everett Street	Condo	60	DA/AHA	3	6	—	51	P*
Moorpark 67	SFR	137	DA/AHA	2	—	16	119	P*
Hitch Ranch SP Plan	Mix	755	DA/AHA	—	135	—	620	P*
City Site	Apts	468	DA/AHA	—	234	234	—	P*
Vistas at Moorpark	SFR	110	DA/AHA	4	5	—	101	P
Canyon Crest	SFR	21	N/A	—	—	—	21	P*
4875 Spring Road	SFR	95	DA/AHA	—	14	—	81	P
Accessory Dwellings	ADU	124	Market	19	38	53	14	
TOTAL RHNA Credit		2,703		88	638	314	1,663	

Source: City of Moorpark, March 2020.
Notes:
* Project listed in the prior 2013-2021 Housing Element.
** Assisted living cannot be counted toward the RHNA but is shown for informational purposes
Project status is one of three phases:
C= Under Construction: projects where building permits have been approved and construction is underway
A = Approved: projects which have received approvals and entitlements.
P = Pending approval: projects working through the process (e.g., CEQA is being prepared, agreements being finalized, etc.)

Given that many of the residential projects mentioned above slated for development during the 2021-2029 cycle were included in the prior 2014-2021 Housing Element, the City is proposing a program to accelerate the development of housing, including pipeline projects.

These include:

- Rezoning program, where all the residential projects cited in Table 4-27 be redesignated and/or rezoned by October 15, 2022 in accordance with AB 1398 to allow for the development of housing affordable to lower and moderate-income households;
- Affordability requirement, for vacant sites used in the prior housing element which dedicate 20% or more of the units are proposed as affordable to lower income households, a program will allow rezoning to allow developments by right pursuant to Government Code §65583.2(i); and
- Monitoring program, that ensures that if housing projects are not built at the required affordability levels or sites rezoned, that additional sites would be designated with suitable zoning and development standards to ensure no net-loss of sites.

Table 4-30 summarizes the City's strategies for facilitating the production of housing commensurate with its assigned share of the regional housing needs assessment.

Table 4-30 Moorpark's Regional Housing Needs Allocation, 2021-2029

	Housing Affordability Levels					
RHNA and Credits	**Very Low Income**	**Low Income**	**Lower Income**	**Moderate Income**	**Above Mod Income**	**Total**
RHNA	377	233	610	245	434	1,289
Approved Projects	60	199	259	11	616	886
Pending Projects	9	401	410	250	1,033	1,693
Accessory Dwellings	19	38	57	53	14	124
Total Credits	88	638	726	314	1,663	2,695
Summary			RHNA Met	RHNA Met	RHNA Met	RHNA Met

Source:2021-2029 RHNA; City of Moorpark Pipeline Residential Developments, 2021

4.5.5 Financial and Administrative Resources

Most California cities rely on a combination of public, private, and not-for-profit agencies to provide financial assistance needed to develop, rehabilitate, and preserve affordable housing and/or provide services for low and moderate-income residents. Financial and administrative resources for addressing the city's housing needs are summarized below.

Financial Resources

The City of Moorpark relies on local, state, federal, and nonprofit entities to provide funding that can finance the development, rehabilitation, and preservation of affordable housing. Recent projects in the city have used the following funding sources:

City Bonds

Moorpark has used bond to finance the development and preservation of affordable housing. In 2000, the City issued local mobile home revenue bonds to finance the acquisition, rehabilitation, and preservation of the Villa Del Arroyo Mobile Home Park. As part of this project, 48 units were deed restricted as affordable to income-qualified residents. In addition, in 2016, the City of Moorpark issued Multifamily Housing Revenue Bonds to finance the development of the Vintage Crest Senior Apartment project, which provided 189 units of affordable housing to lower income seniors. According to the City's 2019 Consolidated Annual Financing Report, however, each of these bond programs does not constitute an indebtedness of the City; the bonds are paid through proceeds and revenues earned by the individual housing projects that have received public financing.

Low-Income Housing Tax Credits

The low-income housing tax credit (LIHTC) program is the largest source of federal and state funds used by the affordable housing development community to finance the construction and rehabilitation of low-income affordable rental housing The California Tax Credit Allocation Committee is responsible for reviewing and approving applications of projects and allocating federal and state tax credits. The committee verifies that the developer meets all the requirements of the program and ensures the continued affordability and habitability of the projects for 55 years. Although the application process is competitive, 115 affordable housing projects in Ventura County have received tax credit funds since 2000. In Moorpark, three affordable rental housing projects (Vintage Crest Apartments, Charles Street Apartments, and Walnut Family Apartments) have been financed through tax credits.

Community Development Block Grants

Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). Since the City is not an entitlement jurisdiction, Moorpark receives its Community Development Block Grant (CDBG) allocation through the County of Ventura rather than directly from HUD. The CDBG program is flexible. Eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities, and improvements, relocation, rehabilitation, and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. The County is the final decision-making body regarding CDBG projects, and the City plays an advisory role in recommending applications to fund. In the past, the City's public service allocation has typically been used to fund social service organizations. The CDBG allocation for Moorpark generally varies and depends on the number and type of funding applications submitted countywide, county funding available, and alignment with CDBG priorities.

Housing Choice Vouchers

The City maintains membership in the Area Housing Authority of the County of Ventura (AHACV), which administers the Section 8 Housing Assistance Payments (HAP) Program. The HAP Program assists elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. The Housing Authority also operates Tafoya Terrace, a 30-unit affordable senior apartment project in Moorpark, and Charles Street Terrace, a 20-unit affordable large-family apartment project adjacent to Tafoya Terrace. While these two apartment developments are available to tenants who receive Section 8 certificates, they are not restricted to only Section 8 tenants. The AHACV currently owns 73 units of public housing and provides an additional 123 rental vouchers to income-qualified households annually, totaling $1.7 million in housing payments in 2019.

In-Lieu Fees and the Housing Trust Fund

Since 1997, the City has collected or has agreements in place for the collection of in-lieu fees from developers for the purposes of providing affordable housing pursuant to development agreements. The in-lieu fees and amounts are project specific and vary based on the terms of the development agreement. Annual increases in the fees are tied to the Consumer Price Index (CPI). The in-lieu fee revenue collected from developers is placed in the housing trust fund, which is used (as specified by regulations) to assist in the development, rehabilitation, or preservation of affordable housing in Moorpark. In past years, the City has often used housing in-lieu fees to purchase residential land, which is then sold or transferred to developers of affordable housing who will build projects in Moorpark. The City has approximately $3.3 million in housing funds for affordable housing as January 1, 2022.

Housing Trust Fund

Ventura County Housing Trust Fund (VCHTF) was created in 2008 to respond to the needs of affordable housing developments, which often experience funding gaps during the planning or construction phases. The VCHTF works to leverage funds by combining private resources with foundation and public agency funds to build a revolving loan fund dedicated to expanding affordable and workforce housing. VCHTF often makes loans early in the development cycle, before traditional funding is available, and thus provides the financial support and credibility needed to attract other money. Today, VCHTF has become a state and federal Certified Development Financial Institution (CDFI), receiving financial support from all 10 cities in Ventura County. VCHTF has provided bridge funds for most of the cities in Ventura, including three loans totaling $1,125,000 to finance the development of the Walnut Street Apartments. As part of the Housing Element, the City is planning on establishing a local housing trust fund.

Administrative Resources

Ventura County has a large network of local nonprofits, government agencies, organizations, and developers who are active in providing affordable housing and social services to low and moderate-income families and individuals in Moorpark. Some of the many nonprofit agencies operating in Moorpark are noted below.

First 5 Ventura County

First 5 provides PACT (Parent and Child Together) classes and resources for families. Families can access screenings, referrals, parent education, and more services to families with children aged 0 to 5. Services provided include family education training on parenting issues; information, guidance, and referrals for children with special needs; resources for childcare and childcare providers; medical/dental/vision/nutrition screenings and workshops; Healthy Families/MediCal application assistance; adult English as a second language and literacy classes; and other services.

Catholic Charities and Moorpark Community Service Center

Catholic Charities is a nonprofit organization that provides various social services such as eviction prevention assistance, utility payments, and emergency rental payments. Since 1978, Catholic Charities as operated the Moorpark Food Pantry, which collects various donations of perishable and nonperishable food items, clothes, and personal hygiene items to be distributed to the neediest families in the community. Other services are provided to meet unexpected needs that a family or individual may have. Catholic Charities operates out of the Ruben Castro Human Services Center.

Cabrillo Economic Development Corporation

The Cabrillo Economic Development Corporation's (CEDC) mission is to provide comprehensive housing services and community economic development activities through a community-building approach that facilitates self-sufficiency for individuals and families who are most lacking in opportunity in Ventura and Santa Barbara counties. CEDC also has construction, property management, homeownership, counseling, and community building divisions. CEDC, in cooperation with Peoples' Self-Help Housing Corporation, was involved in developing the 62-unit Villa Campesina project in Moorpark.

Habitat for Humanity of Ventura County

Habitat for Humanity is a nonprofit organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. Located countywide, Habitat has an office in Simi Valley. Habitat builds and repairs homes for families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Land for new homes is usually donated by government agencies. Since Habitat launched its "Preserve a Home" program in 2011, 12 homes have been rehabilitated in the county.

Many Mansions Inc.

Many Mansions is a nonprofit housing and community development organization founded in 1979 to promote and provide safe, well-managed housing to limited income residents of cities in Ventura County. Many Mansions develops, owns, and self-manages special needs and permanent affordable housing. The organization also provides resident services, housing counseling, a food bank, and homeownership counseling. Many Mansions built the Walnut Avenue Apartment projects in Moorpark and is under contract to build additional affordable housing projects in Moorpark.

Housing Rights Center

Along with many other communities in Ventura County, Moorpark contracts with the Housing Rights Center to provide a wide range of fair housing services for residents. These services include landlord and tenant counseling regarding their rights and responsibilities, including questions about security deposits, evictions, repairs, rent increases, harassment, and more. The Housing Rights Center also offers investigations of discrimination and fair housing education and outreach. The Housing Rights Center participated in the regional analysis of fair housing for Ventura County.

Ruben Castro Charities

In 2012, the City of Moorpark built the Ruben Castro Human Services Center (RCHSC), a multiservice and “one stop” location where social service organizations provide services to vulnerable people in the community. Local nonprofits, including Catholic Charities, Interface, and the Ventura County Human Services Agency, have offices and operate from this location. The RCHSC also has the benefit of housing the County of Ventura’s Moorpark Family Medical clinic. The center is conveniently located in downtown Moorpark.

Area Housing Authority

The Area Housing Authority of the County of Ventura (AHACV) is an independent, nonprofit agency serving the unincorporated areas of Ventura County and the cities of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, and Thousand Oaks. The AHACV provides a range of services, but its primary responsibility is to manage the federal housing voucher program. The AHACV provides 123 rental housing vouchers to income-qualified households, owns and manages 73 public housing units, and partners with other agencies to provide housing and related services for residents of Moorpark. As of January 2020, the Housing Authority provides rental assistance to approximately 200 households in Moorpark.

4.6 Housing Program Evaluation

Section 65588(a) of the California Government Code requires that local governments evaluate the effectiveness of their existing Housing Element; the appropriateness of goals, objectives, and policies; and the progress in implementing housing programs from the previous planning period. The following sections summarize the progress achieved in meeting the quantified objectives of the 2014–2021 Housing Element and a program-by-program assessment of the programs in the prior Housing Element.

4.6.1 Quantified Objectives

The 2014-2021 Moorpark Housing Element contained specific quantified objectives for the development, rehabilitation, and preservation of housing in Moorpark. Table 4-31 lists those quantified objectives and the progress made toward each objective. The progress is derived from the annual progress reports for the Housing Element provided to the California Department of Housing and Community Development in accordance with §65400 of the Government Code.

In summary, the City met its housing production goal for units affordable to above moderate-income households, but fell short for its very low, low, and moderate-income goals because these goals require public subsidies. Rehabilitation projects also fell short due to limitations in the structure of the program. Finally, no affordable multiple family projects are at-risk of conversion; therefore, no activity occurred.

Table 4-31 2014-2021 Housing Element Objectives and Accomplishments

Goals and Progress	Affordability Level of Units				
	Very Low	Low	Moderate	Above Moderate	Total Units
Goals					
Housing Production[1]	289	197	216	462	1,164
Housing Rehabilitation[2]	20	15	0	0	35
Housing Preservation[3]	0	0	0	0	0
Progress					
Housing Production[1]	15	39	11	518	583
Housing Rehabilitation[2]	0	1	0	0	1
Housing Preservation[3]	0	0	0	0	0

Source: City of Moorpark, October 2020.
1 The quantified objective for housing production is equivalent to the City's 2014 regional housing needs allocation.
2 Rehabilitation activity is constrained by the number of applications submitted and by applicants' qualifications.
3 No multifamily housing projects were at risk of conversion to market rents; therefore, there is no quantified objective.

4.6.2 Progress in Implementing Housing Element Programs

The 2014–2021 Housing Element contained 22 housing programs to implement the goals and policies of the Housing Element. Table 4-32 describes the progress made in implementing each program based on annual progress reports submitted to the Department of Housing and Community Development. Also included is an evaluation of the appropriateness of the program for the 2021-2029 Housing Element based on City staff evaluation and interviews with stakeholders and the GPAC. Additional programs will be added to the Housing Element based on staff evaluation, changes to state law, and comments received during the engagement process for the 2021-2029 Housing Element.

Table 4-32 Moorpark's 2014-2021 Housing Element Progress

Housing Program	Program Specifics and Progress	
	Objective	Progress and Continued Appropriateness
Program 1. Housing Rehabilitation	Provide loans for a maximum of 25 single-family homes and 10 mobile homes	• One mobile home loan was issued in the 2014-2021 cycle although the City has issued about 60 rehabilitation loans since the 1990s. In recent years, however, structural issues with the program have led staff to investigate repurposing funds from housing rehabilitation to other planning and program efforts. • Housing rehabilitation remains a concern, but the issue is localized in several areas or concentrated among lower income households. The City will continue the housing rehabilitation program for the 2021-2029 Housing Element, but seek different funding sources, partners (e.g., Habitat), and strategies to better target efforts.
Program 2. Code Enforcement	Continue code enforcement activities	• Code Compliance responds to code violations to reduce the incidence of building and property maintenance hazards. Typical issues include illegal garage conversions, unpermitted subdivisions, unpermitted patio enclosures, people living in non-habitable structures and RVs, and drug houses. City staff see 4 to 8 cases per month for each category, usually concentrated in the Downtown. • Code compliance remains an important tool for maintaining quality of life and addressing blight and unsafe housing and property conditions. The City will continue this program for the 2021-2029 Housing Element. Active nonprofits may also be encouraged to help residents remedy violations.
Program 3. RHNA Sites	Ensure no net loss of residential capacity for the RHNA throughout 2014-2021	• The City identified sufficient sites to accommodate the entire 2014–2021 RHNA as part of the Housing Element. Since adoption of the Housing Element, the City continues to implement this effort in accordance with SB 166. • The program will continue for the 2021-2029 Housing Element period since housing is a key council goal. Additional

Table 4-32 Moorpark's 2014-2021 Housing Element Progress

Housing Program	Program Specifics and Progress: Objective	Program Specifics and Progress: Progress and Continued Appropriateness
		housing sites will be added as part of the General Plan update, allowing the City to ensure no net loss of residential capacity through 2029.
Program 4. Downtown Specific Plan	Continue to implement the Downtown Specific Plan.	• In 2020, the City amended the Specific Plan to allow mixed land uses. Subsequently, the City approved plans for the 69-unit High Street Station, which included 11 units deed restricted as affordable to moderate-income households. • As part of the General Plan update, the City will implement the Downtown Specific Plan to facilitate additional residential and mixed use development. This program will continue for the 2021-2029 Housing Element period.
Program 5. Farmworker Housing	Implement zoning regulations in conformance with the Employee Housing Act.	• The Municipal Code continues to allow farmworker housing for employees of a farming operation in the zoning districts allowing rural residential and agricultural uses. No applications were submitted to develop farmworker housing. • The program will continue for the 2021-2029 Housing Element. The City anticipates revising zoning code provisions for employee housing and working with local and regional partners to address the need for farmworker housing.
Program 6. Accessory Dwelling Units	Continue to encourage and facilitate such uses	• City staff updated ADU standards and process to comply with state law in effect as of 1/1/20. Handouts and customer references were updated. More than 40 ADU permits were issued from 2017 to 2020 and interest remains strong. • As a key strategy for the RHNA, this program will continue for the 2021-2029 Housing Element. The City will examine ways to incentivize additional ADU production and work with VCOG cities on a regional strategy to facilitate ADUs.
Program 7. Emergency Shelters and Transitional and Supportive Housing	Continue to comply with SB 2. Amend Zoning Code to update definitions of uses consistent with SB 745 of 2013.	• In conformance with Government Code §§65583 and 65589.5, the zoning code allows emergency shelters by right subject to objective development standards in the C-2 zone, and at existing places of worship in residential zones. Definitions of transitional and supportive housing were also amended. • Though the city's homeless population is small, this program will continue for the 2021-2029 Housing Element. The City will update the zoning code to allow for navigation centers and reexamine codes that address housing for homeless people.
Program 8. Single Room Occupancy	Continue to allow SROs by right in the C-2 zone.	• The City continues to maintain compliance. No applications were submitted requesting an SRO project. This program will continue to be implemented much like other municipal codes and will be reviewed and updated as state law changes.

Table 4-32 Moorpark's 2014-2021 Housing Element Progress

Housing Program	Program Specifics and Progress: Objective	Program Specifics and Progress: Progress and Continued Appropriateness
		• Because the action was simply a code amendment, this will not be included as a separate program in the 2021-2029 Housing Element.
Program 9. "Section 8" Rental Housing Voucher	Participate, advertise, and encourage rental property owners to register units with the Housing Authority.	• Moorpark continues to participate in and advertise Section 8 Housing, which is provided and managed by the Area Housing Authority of the County of Ventura. Presently, there are 200 households using Section 8 vouchers in Moorpark. • Section 8 remains a key program to assist low-income renters and will continue for the 2021-2029 Housing Element. Opportunities for increasing the use of vouchers, particularly in new apartments in the pipeline, will also be explored.
Program 10. Mortgage Credit Certificate Program	Continue to participate in program and advertise.	• From 2017-2019, 5 MCC loans were issued. The lack of loans in recent years is due to the escalation of housing prices and changes in tax laws. The program has yielded modest results, but first time homeownership remains a priority. • The MCC program will be deleted for the 2021-2029 Housing Element, but the City will explore additional funding sources to start a new homeownership program for residents.
Program 11a. Mobile Home Affordability	Monitor Villa Del Arroyo's compliance with its Regulatory Agreement	• The City monitors Villa Del Arroyo's compliance agreement to ensure that the 48 affordable units remain occupied by very-low-income families. Villa Arroyo may be eligible for assistance under AB 83 (Housing Trailer bill), so this project may warrant further review in the Housing Element. • This program will continue for the 2021-2029 Housing Element. The City will also explore options to maintain/improve the condition of the mobile home park to retain its long-term viability.
Program 11b. Resale Refinance and Option to Purchase	Monitor Resale Refinance Restriction and Option to Purchase Agreements.	• The City continues to monitor the status of affordable projects that received public financing to ensure that occupancy and affordability terms are maintained in accordance with their agreements. Currently none of the projects are at risk of conversion. • While there are no affordable projects at risk of conversion, it will remain important to retain this program as there may be options for improving existing properties. This program will continue for the 2021-2029 Housing Element.
Program 12. Inclusionary Program	Implement fee expenditure priorities; Use inclusionary funds	• The City continues to implement these fee expenditure priorities: 1) affordable housing production; 2) subsidy of affordable housing; 3) housing rehabilitation; and 4) housing

Table 4-32 Moorpark's 2014-2021 Housing Element Progress

Housing Program	Program Specifics and Progress	
	Objective	**Progress and Continued Appropriateness**
	to assist development of up to 20 VLI units by the end of 2014.	assistance. From 2014 to 2021, the City facilitated development of 19 VLI units. • While the program continues to be successful, since the City is updating its General Plan and zoning code, the City will explore the adoption of an inclusionary requirement and formal expenditure policy to ensure development of affordable housing.
Program 14. Land Assemblage	Assist in purchase and assembly of land to accommodate the City's fair share of housing needs.	• The City continue to encourage the provision of quality, affordable housing through use of land write-downs, assemblage of land, direct financial assistance, and/or regulatory incentives. The Successor Agency negotiated a DDA on property it owns on Everett Street to provide for 23 very low/low-income affordable units. • This program will continue for the 2021-2029 Housing Element.
Program 15. Regulatory and Financial Assistance	Provide regulatory assistance for projects that address local housing needs at least twice during the planning period.	• The City provided regulatory assistance to the Area Housing Authority to facilitate development of Charles Street Terrace. The City also granted a $2 million fee reduction for under-grounding utility lines for projects. The City is renegotiating DAs to assist in the development of affordable housing. • This program has been effective in facilitating and encouraging the development of affordable housing and therefore will continue for the 2021-2029 Housing Element.
Program 16. Assistance to CHDOs	Continue to work with local CHDOs by providing assistance for affordable housing.	• The City assembled 3 parcels on 136 First Street, 1.6 acres for Pacific Communities, and other parcels for potential affordable housing (e.g., Charles Street, Fremont Street, and Walnut Canyon). The City recently worked with a CHDO to assist in the development of the Walnut Street Apartments. • For the 2021-2029 Housing Element, the City will seek to expand its potential collaborative partners to facilitate the provision of affordable housing and services to residents.
Program 17. Density Bonus	Continue to monitor state Density Bonus law and update local regulations as needed	• The City updated its density bonus ordinance in 2017. Since its adoption, a density bonus was granted for the Walnut Street Apartments, and other projects are underway. • This program will continue for the 2021-2029 Housing Element. However, the ordinance will also be updated for the latest changes in density bonus provisions in state law and for consistency with the inclusionary housing ordinance.
Program 18. R-P-D	Continue to use R-P-D Zone to	• The City continues to use the R-P-D zone and PDP process to facilitate the development of affordable housing, most

Table 4-32 Moorpark's 2014-2021 Housing Element Progress

Housing Program	Program Specifics and Progress	
	Objective	**Progress and Continued Appropriateness**
Designation and PDP Process	encourage a variety of housing to address local needs.	recently for the Walnut Street Apartments for families. This is the primary zone used to facilitate the production of multiple family and affordable housing at higher densities. • This program will continue for the 2021-2029 Housing Element. However, the role of the RPD will diminish because amendments to existing General Plan designations and zoning will allow for additional capacity without an RPD.
Program 19. Off-Street Parking	Continue to monitor parking conditions in residential developments.	• The City's Code Compliance continues to monitor off-street parking congestion in residential neighborhoods and respond to complaints as necessary. Off-street parking remains an issue at times in overcrowded areas or in hillside areas. • While off-street parking remains an issue, this effort will continue but will be subsumed under the larger Code Compliance Program for the 2021-2029 Housing Element.
Program 20. Fair Housing Services	Continue provision of fair housing services and publicize services throughout the city	• The Housing Rights Center, as the fair housing provider for Ventura County cities, continues to provide counseling and legal guidance for residents and landlords regarding all fair-housing-related concerns. HRC holds workshops as well. • Given the city council's direction on housing opportunity, this program will be significantly expanded for the 2021-2029 Housing Element, not only to increase housing choice and opportunity, but to address other fair housing concerns.
Program 21. Reasonable Accommodation	Continue to implement the ordinance	• In 2016, the City issued one zoning clearance 2016-366 for a Reasonable Accommodation to convert one garage space to a wheelchair-accessible pantry for the resident. No other reasonable accommodations were identified. • As this program is a key "aging in place" strategy, the reasonable accommodation program will continue for the 2021-2029 Housing Element. To increase its participation, the program will be advertised online and through other venues.
Program 22. Childcare Facilities	Consider incentives for co-locating childcare facilities and affordable housing; prioritize funds for projects with family support and childcare	• The City partners with First 5 to provide childcare, preschool type services at the Ruben Castro Human Services Center and manage a preschool at the Arroyo Vista Center. During the 2014-2021 cycle, no developers used childcare facilities to receive development incentives such as the density bonus. • This program will be folded into the density bonus update program for the 2021-2029 Housing Element.

Sources: City of Moorpark, Annual Progress Reports, 2014-2020.
Interviews with City staff and program managers; Interviews with housing stakeholders.

4.6.3 Housing Element Outreach

State law requires cities to make a "diligent effort" to achieve participation by all segments of the city in the Housing Element. The Housing Element updated was part of an overall update to the General Plan, so Moorpark solicited input from the public throughout the Housing Element process—during development of the draft element, public review of the draft element, and the adoption process. A high-level summary of the City's program for public engagement and participation follows.

Community Survey

The City administered an online survey via SurveyMonkey from June 17, 2020, through August 31, 2020. The City advertised the survey using postcard mailers, social media, "M-Powered" newsletters, Moorpark TV, and the General Plan project website at MoorparkGeneralPlan.com. The survey was available in English and Spanish. Participants were asked about how important it was to provide more of certain housing types in Moorpark. The most important housing characteristic reflected was the need for a mix of housing types (reported by 70% of the respondents), closely followed by affordable rental housing (noted by 69% of residents). Feedback received through this survey was considered by the City and GPAC and was reflected in the City's Strategic Plan goals.

General Plan Advisory Committee

As part of the General Plan update, a GPAC was appointed to provide input, feedback, and recommendations to City staff, the planning commission, and city council on key components of the General Plan update. All GPAC meetings were duly advertised and open to any member of the public who could attend either in person or online. All agendas and materials can be found at: http://moorparkgeneralplan.com/participate/gpac/. GPAC meetings were also covered by the local press, with articles posted in the Moorpark Acorn, and other organizations.

Between 2020 and 2021, the GPAC held one dozen meetings covering topics relevant to the Housing Element, including housing sites; housing needs and trends; and housing goals, policies, and programs. GPAC agendas indicated that assistance and information in Spanish would be available upon request. Meeting dates and topics that provided foundation material for the general plan update and the development of the 2021-2029 housing element were:

- October 1, 2020. GPAC Orientation
- October 22, 2020. Visioning
- December 10, 2020. Visioning
- November 12, 2020 Existing Conditions
- February 25, 2021. Opportunity Sites
- March 18, 2021. Opportunity Sites
- April 29, 2021. Development Types and Housing
- May 27, 2021. Land Use and Opportunity Sites
- July 10, 2021. Land Use Workshop
- September 2, 2021. Housing Issues
- December 9, 2021. Housing Goals and Programs
- December 16, 2021. Land Use Opportunity Areas

Special Needs Consultations

The City conducted direct consultations with community stakeholders and developers during the update of the Housing Element. These included groups such as senior service providers, service providers to people with disabilities, college representatives, service agencies for lower income populations, developers and architects, nonprofit housing developers, and fair housing organizations. These consultations helped to refine the issues and priorities for the 2021-2029 Housing Element.

Interviews included:

- Farmworker Housing Interests (House Farmworkers)
- Homeless Service Providers (County of Ventura)
- Senior Service Agencies (City of Moorpark, Area Agency on Aging)
- Disabled Person Organizations (Independent Living Center, Tri County Regional)
- Fair Housing (Housing Rights Center, DEFH, and HUD)
- College Student, Faculty, and Employees (Moorpark College)
- Affordable Housing Developers (People's Self Help, Habitat, etc.)
- Market Rate Housing Developers (Private Developers and Architects)

Website Presence

The City made a diligent effort to keep the public informed about the status of the General Plan update and 2021-2029 Housing Element update. A General Plan website was set up to inform residents of the update, including the Housing Element. The website included presentations made to the advisory committee, planning reference documents, information from community surveys, draft Housing Element, review letters from HCD, and other materials. The website can be accessed online at: http://moorparkgeneralplan.com.

Incorporation of Outreach Results

Through more than a dozen GPAC meetings and mamy supplemental discussions with community stakeholders, new and expanded housing programs were proposed for the housing element. Table 4-33 lists those programs. Futher information on each program is found in the Housing Plan.

Table 4-33 Highlights of Selected Program Changes Based on Outreach

Comments by Goal Area	Program Specifics and Progress	
	Synopsis	Incorporated
Goal 1: Housing and Neighborhood Quality	Need for stronger housing rehabilitation and neighborhood improvement; extend to mobile homes and underserved areas such as Downtown and Virginia Colony	• Restart housing rehabilitation program • Include capital improvement plan • Priority for underserved areas
Goal #2: Housing Assistance	Need to establish citywide inclusionary requirement and sustainable long-term fund to support housing production. Also need funding to allow new/existing residents to purchase homes	• New citywide inclusionary program – not dependent on project-by-project DDAs. • New Affordable housing trust fund program • Restart/refund homeownership program • Develop priority list for fund expenditure
Goal #3: Housing Opportunities	Significant need to expand the type, breadth, and tenure of affordable and market rate housing	• Stronger ADU program • Stronger homeless housing/services program • New College/Faculty Housing program • New Seniors/disabled people program • New Farmworker Housing program
Goal #4: Remove Housing Constraints	Developers, stakeholders, and city staff recognized the many constraints to the production of housing – permit processing, fees, lack of land and need for collaborative partners	• New Development Fee Study program • New Permit Process Streamlining program • New comprehensive Zoning Code update • New collaborative partnership program • Expanded land acquisition/disposition program
Goal 5. Fair Housing	While systemic fair housing issued were not found, the City needs to significantly expand housing opportunities for all ages and incomes	• Fair housing program expanded • New housing opportunity programs targeting the City's special needs groups • Housing and reinvestment strategies targeting underserved areas/groups • Homeownership programs to help residents build wealth

Sources: City of Moorpark, Stakeholder Interviews, 2021.

4.7 Housing Plan

The Housing Plan is Moorpark's statement of priorities for addressing its housing needs. It contains a series of goals, policies, and implementation programs to address local housing needs in accordance with statutory requirements set forth in Housing Element law. The goals represent end states that the City desires to achieve over the Housing Element period. Policies provide strategic guidance to achieve the future end state desired by the city. Programs refer to implementation activities that the City is committed to undertaking to achieve or further achievement of a policy and/or goal.

As the City looks forward through 2029 and beyond, the Housing Plan (e.g., goals, policies, and programs) is intended to reflect three major emphases: 1) state law requirements to address the maintenance, preservation, improvement, and development of housing for residents of all economic segments in a manner that affirmatively furthers fair housing; 2) local needs that require a broader mix of affordable, accessible, and quality housing that serves the needs of all residents; and 3) City Council strategic goal to identify options and solutions to barriers for housing for all economic and age ranges.

4.6.1 Housing Goals and Policies

Housing and Neighborhood Quality

Moorpark residents cherish their neighborhoods and the peaceful and desirable environment provided. In south Moorpark, the Mountain Meadows, Peach Hill, and Carlsberg neighborhoods provide a mix of single-family suburban neighborhoods, predominantly comprised of single-family homes. The Downtown is the City's historic core, dating back to the founding of the community. It provides the greatest variety of housing–single-family to townhomes to apartments–in highly differentiated disricts. The College area is master planned, providing single-family and townhome units. Moorpark Highlands and other areas north of downtown provide residential hillside settings.

Maintaining neighborhoods and housing in good condition is a priority to ensure desirable residential environments. The City continues to undertake efforts to provide supporting infrastructure and public facilities; offer a mix of quality parks and open spaces; and offer programs to maintain and improve the quality of housing. These efforts will ensure the long-term health and viability of neighborhoods.

Goal HE-1: Provide neighborhoods of well-maintained homes, ample public services and facilities, open spaces and recreation, and infrastructure that provide quality places to reside.

Policies

HE-1.1 **Building Code Compliance**. Ensure that all new housing construction adheres to applicable building, safety, health, and energy conservation requirements.

HE-1.2 **Code Compliance**. Monitor and enforce building and property maintenance code standards and enlist volunteer participation in maintaining housing and residential neighborhoods.

HE-1.3 **Neighborhood Amenities**. Provide public safety services, infrastructure maintenance, and other public services to maintain the quality of neighborhoods, and the environment.

HE-1.4 **Housing Investment**. Facilitate the repair, revitalization, and rehabilitation of residential structures to provide safe and healthful housing opportunities for all residents.

HE-1.5 **Historic Preservation.** Support the designation, preservation, and maintenance of historically and/or architecturally significant buildings.

HE-1.6 **Neighborhood Revitalization**. Prioritize funding to rehabilitate housing, provide services, and improve infrastructure in older neighborhoods that have experienced limited investment.

Housing Assistance

Recent years have seen housing prices outpace increases in household income. The high demand for housing coupled with a limited supply of housing has made it more difficult to find and afford housing. Increased housing prices and rents have made it more difficult for younger families to buy or rent housing and, in some cases, have led to families leaving the city to buy housing. The unaffordability of rental and ownership housing has made it particularly difficult for college students and faculty, farmworkers, seniors, people with a disability, and others to find and retain housing.

Responding to these housing needs requires a sustainable housing strategy that will provide long-term solutions. Housing production is required to address the shortage of housing that underlies price increases. Homeownership assistance is required to attract and retain younger households and other demographic groups. Rental assistance is equally important, allowing households the ability to accumulate wealth and to retain their homes. Preservation of existing affordable housing also helps existing lower income residents retain their housing.

Goal HE-2: Facilitate expansion, improvement, and preservation of housing options and support the provision of housing assistance for lower, moderate-income, and/or special needs households.

Policies

HE-2.1 **Financial Assistance.** Use public financial resources, to the extent feasible, to support provision of housing for lower income and special needs households.

HE-2.2 **Rental/Ownership Assistance**. Support county efforts to provide rental assistance and provide homeownership assistance to expand options for low-moderate-income buyers.

HE-2.3 **Preservation of Affordable Housing**. Support the conservation and preservation of mobile home park, publicly subsidized housing, and other sources of affordable housing.

HE-2.4 **Inclusionary Housing**. Require 15% of newly constructed units in qualified ownership and rental housing developments to be affordable to lower-moderate-income households.

HE-2.5 **Collaborative Partnerships.** Participate in and support collaborative partnerships that provide funding and assistance for the development, improvement, and preservation of housing.

HE-2.6 **Supportive Services**. Provide assistance, where feasible, financial and administrative resources to community-based organizations serving Moorpark residents.

Housing Opportunities

While Moorpark has developed as a primarily single-family residential and suburban community, the City is gradually changing along with the rest of Ventura County. Broader demographic trends (aging, diversification, household composition, income levels, etc.) coupled with ongoing economic shifts in employment and income levels have changed the role of the City in the region and its population. As the City matures and progresses toward its buildout, the City can expect demographic changes and a continued need for a broader range of housing types. Housing diversity will be a key theme to retain residents.

Moorpark strives to have a balanced supply of housing products affordable for all income levels, including groups with special needs. With the high cost of housing in the city, there is an acknowledged need for also addressing a missing middle, including courtyard housing, affordable townhomes, triplexes and fourplexes. Moreover, providing expanded housing options for lower income residents will continue to be needed. The intent of this goal is to assist in the provision of housing to meet the full needs of the community, including renter and owner households of varying lifestyle needs.

Goal HE-3: Facilitate well-designed housing that is diverse in product type, occupancy, location, affordability, and tenure and that meets the existing and future needs of residents.

Policies

HE-3.1 **Housing Sites.** Identify adequate sites to be made available and zoned at the appropriate densities, to achieve housing goals set forth in the RHNA.

HE-3.2 **Adequate Service Levels**. Ensure residential sites and developments have appropriate and adequate levels of public services, facilities, circulation, and other infrastructure and services.

HE-3.3 **Housing Design**. Encourage exemplary design in housing architecture, site layout, and landscaping consistent with the General Plan, design standards, and sustainability principles.

HE-3.4 **Mixed Use Development**. Promote and encourage mixed-use residential and commercial uses, where appropriate, to create more vibrant neighborhoods and activity centers.

HE-3.5 **Expanded Housing Options.** Support and facilitate a broader range of housing options for college students and faculty, farmworkers, disabled people, seniors, and homeless people.

HE-3.6 **Missing Middle Income.** Support the development of missing middle-income housing, including smaller courtyard housing, triplex/duplexes, cottage housing, and other small-lot developments.

Housing Constraints

Moorpark, like many communities in the region, faces potential constraints to housing production. Environmental features include hillside topography, floodplains that span the length of the city, nearby fault lines, and wildfire hazard zones on the north and southern hillsides. These features require special attention to mitigate potential impacts., The City also has a diminishing stock of vacant land. As the City is the newest incorporated community in 1983, many local ordinances were inherited from county ordinances.

Moorpark is updating its General Plan and zoning code to address many of the issues that affect the development of residential uses that offer communitywide benefit. The City must be increasingly flexible and creative in the ways it can reduce regulatory, market, or environmental barriers to development while still ensuring environmental impacts are fully addressed and that residential projects are well designed and add value to the community. These methods must extend beyond singular strategies of relaxing development standards but also must include ways to encourage the consolidation of lots and facilitate the creative reuse of underutilized sites. The following goal and policies address potential constraints.

Goal HE-4: Where appropriate, mitigate to the extent feasible, constraints to the production, maintenance, and improvement of housing.

Policies

HE-4.1 **Municipal Ordinances.** Periodically review City regulations, ordinances, and fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

HE-4.2 **Regulatory Concessions**. Offer regulatory incentives and concessions for affordable housing, including relief from development standards and density bonuses where appropriate.

HE-4.3 **Permit Processing**. Provide for streamlined, timely, coordinated, and concurrent processing of residential projects to minimize holding cots and encourage the production of housing.

HE-4.4 **Infill/Mixed Use**. Support infill residential and mixed use development at suitable locations and provide, where appropriate and feasible, incentives to facilitate their development.

HE-4.5 **Administrative Exceptions.** Offer administrative exceptions to standards, where feasible, that will be needed to facilitate and encourage the production of housing.

HE-4.6 **Land Assemblage.** Facilitate the acquisition, consolidation, and disposition of land in accordance with state law to support the development of affordable housing.

Fair Housing

Housing Element law requires that all cities affirmatively further fair housing in accordance with state and federal law. These provisions guarantee protections to California residents, prohibiting housing discrimination through public or private land-use practices, decisions, and authorizations based on protected status according to the California Fair Employment and Housing Act, Government Code §65008, and other state and federal fair housing law. Affirmatively furthering fair housing requires meaningful and deliberate actions to overcome disparities, promote fair housing choice, and foster inclusive communities free from discrimination and other barriers that restrict access to opportunity based on protected characteristics.

While the City is predominantly a high(est) resource community, the City is actively committed to expanding housing opportunities for all of its residents regardless of the neighborhood where they reside. As detailed in prior goals, this includes providing a diversity of housing and associated services that are available within each of the City's respective neighborhoods. The City Council remains firmly committed to improving the equity in housing for residents of all incomes.

Goal HE-5: Further equity in the provision, type, and affordability of housing and the availability of services for all Moorpark residents.

Policies

HE-5.1 **Fair Housing Services.** Support fair housing services to residents, property owners, landlords, lenders, and others in the provision, financing, and occupancy of housing.

HE-5.2 **Prohibit Discrimination**. Work to end discrimination in either the sale, rental, financing, or occupancy of housing on the basis of state or federal protected classes.

HE-5.3 **Equitable Access to Resources**. Work to ensure that all neighborhoods have fair access to public facilities, supporting infrastructure, and community services.

HE-5.4 **Inclusive Public Participation**. Provide an open and receptive forum for city residents, commissions, stakeholders, and City staff to discuss opportunities to improve fair housing.

HE-5.5 **Municipal Practices.** Administer municipal programs and activities relating to community development and housing in a manner that affirmatively furthers fair housing.

4.6.2 Housing Programs

Housing and Neighborhood Rehabilitation

Program 1: Historic Preservation

Although incorporated in 1983, the City of Moorpark dates back more than a century to the original agricultural communities of Epworth and Fremontville in the late 1800s and early 1900s. The town of Moorpark was founded in 1900, centered around the downtown and railroad line. The Downtown Core, its street layout, infrastructure, scattered housing projects, and vestiges of the City's agricultural past are scattered in the core of the community and potentially the northern sphere. The City's knowledge of historic resources is limited to defined county landmarks, surveys of a few properties, general knowledge of the City's history and resources, and a historic preservation ordinance. A general district assessment would help establish a baseline of resources and indicate a need for more formal historic planning.

Objective(s):

- Initiate a general identification and assessment of historic resources in the downtown to assist in determination of the need for more formal preservation activities.
- Work with Moorpark Historical Society and other local and regional partners to assist in identifying resources.
- Explore programs to assist the City in preserving historic resources or older housing that is of local importance.

Program 2: Housing Rehabilitation

The City periodically administers a housing rehabilitation loan and/or grant program to assist Moorpark residents in making repairs and improvements to their homes. While the program is not funded at this time, there remains a continued need to assist residents in repairing their homes, addressing code violations, and making accessibility improvements. A field survey identified that homes in the Virginia Colony, Downtown, and Villa Del Arroyo Mobile Home Estates could benefit from rehabilitation assistance. Other homes scattered throughout the city might also be assisted. To address this unmet need, the City will seek funding and collaborative partners to provide financial assistance needed to restart the housing rehabilitation program. This program will assist in ensuring that housing provides a safe and healthful environment for residents, particularly for households with limited financial means.

Objective(s):

- Seek, apply for, and allocate funding for housing rehabilitation program.
- Extend program to include assistance for ownership units, including mobile homes.
- Seek collaborative partnership with nonprofits capable of making home repairs.

Program 3: Housing Code Compliance

Code compliance is one of the most tangible ways to maintain quality housing and neighborhoods. The City's Building Code, Housing Code, Property Maintenance Code, and other regulations establish minimum standards for the construction and maintenance of buildings, property, and structures. The City's Code Compliance program enforces these regulations to protect the health, safety, and welfare of the public, maintain quality neighborhoods, and ensure a high quality of life. The program also includes enforcement of the no-smoking/vaping ordinance in apartment properties and compliance with parking restrictions in neighborhoods. In addition to City codes, homeowners may need to comply with Codes, Covenants, and Restrictions adopted by homeowner associations that are more restrictive than city ordinances and that are outside the purview of City staff. To encourage code compliance, the City provides information about relevant codes and resources available to address code violations.

Objective(s):

- Require adherence to local property regulations and requirements.
- Ensure that new housing meets state building codes, including green building designs.
- Conduct inspections of potentially substandard residences to ensure health and safety.

Program 4: Capital Improvement Plan

The City implements a variety of projects as part of its annual capital improvement program (CIP). Every year, the Public Works Department submits a CIP that identifies needed improvements to capital facilities such as streets, storm drains, parks and facilities, water facilities, and wastewater systems, etc. The CIP is correlated with goals, policies, and programs of the General Plan and adopted Americans with Disabilities Act (ADA) Transition Plan to expand access to facilities, infrastructure, and services. The City will be retaining a consultant to identify and quantify the condition of pavement and associated infrastructure. Expenditures are prioritized based on community needs and the availability of funding. Programs can be neighborhood specific or have broader community benefit. This process will help the City maintain the quality of its operating infrastructure, address and prevent the accumulation of deferred maintenance, and ensure that resources are wisely expended. As part of the program, the City will also prioritize improvements to the disadvantaged areas noted in the AFH.

Objective(s):

- Annually prepare and implement the CIP to improve community infrastructure.
- Develop a geographic information system (GIS)-based pavement management system to guide street maintenance and repair.
- Target efforts, to the extent feasible, to areas that have experienced disinvestment.

Housing Assistance Programs

Housing assistance programs include those designed to assist extremely low-, very low-, low-, and moderate-income households secure and retain affordable housing in the community.

Program 5: Inclusionary Housing/Nexus Study/Fee

The City implements an informal inclusionary housing program and requires developers to set aside up to 15% of new units as affordable to lower- and moderate-income households. This program has facilitated the production of several hundred apartments, condos, and single-family housing units affordable to income-eligible households. However, the current inclusionary requirement only applies to projects requiring a legislative action (e.g., a zone change or General Plan amendment). With the enactment of SB 166, many cities are adopting inclusionary ordinances to ensure that affordable housing is built, to avoid "no-net loss requirements," and to assist the City in meeting state obligations. Having a formal program will streamline the process as it will avoid a project-by-project negotiation and complex development agreement. The program can be structured to require different levels of affordability for rental or ownership projects, thus tailoring the program to market conditions.

Objective(s):

- Conduct a nexus study as a prerequisite to design an inclusionary requirement.
- Draft and adopt the inclusionary housing program and expenditure priorities.
- Monitor program effectiveness on an annual basis.

Program 6: Affordable Housing Trust Fund

While the State of California has made increasingly more financial assistance available for affordable housing, it has also become more competitive to secure funds for local governments. To help address the gap in funding, the City seeks to establish a Moorpark Affordable Housing Trust Fund (AHTF) Program to fund the provision of long-term below market rate housing for very low-, low-, and moderate-income households and enhance housing opportunities for all economic segments of the community. The AHTF is anticipated to be used for a wide variety of housing-related purposes, including the provision of loans to qualified developers, public entities, groups, and individuals to encourage the development of new housing and obtain credit toward the City's current and future RHNA mandate.

Objective(s):

- Develop AHTF program parameters (priority, eligibility, and assistance levels).
- Seek mechanism to establish, grow, and maintain the affordable housing trust fund.
- Issue RFQs for affordable housing in conjunction with the City's acquisition, land assemblage, and disposition program to further City affordable housing goals and priorities.

Program 7: Assist in the Development of Affordable Housing

The provision of housing for extremely low-, very low-, and low-income households is a priority of the State of California and a requirement for the City's Housing Element. The development of affordable housing requires a variety of tools, incentives, partners, and financing. Moorpark's affordable housing assistance program is intended to assist in the development of extremely low-, very low-, and low-income housing by leveraging the many tools, incentives, partners, and financing available. For instance, the City will be developing an inclusionary ordinance that requires the provision of affordable housing as part of new projects. The City will also make available, as needed, a range of regulatory and financial incentives (e.g., density bonus, administrative exceptions, and other regulatory relief, etc.) to improve project feasibility. The establishment of the Moorpark AHTF will provide a self-sustaining fund that can provide financial support for the long-term delivery of affordable housing. The City has retained a new Housing Program Manager who will have this wide range of tools to implement the program.

Objective(s):

- Formalize the City's affordable housing assistance program.
- Develop priority list to achieve goals of the Housing Element and General Plan.
- Seek eligible projects to provide housing assistance.

Program 8: Housing Choice Voucher (Section 8)

The housing choice voucher (often referred to as Section 8) program is a federal program administered by the Area Housing Authority of the County of Ventura (AHACV) that provides rental assistance to extremely low- and very low-income households. The program offers a rent "voucher" that is equal to the difference between the current fair market rent for an apartment and what a tenant can afford to pay (i.e., based on 30 percent of their household income). The AHACV sets preferences for the following six groups: Residency (lives or works in city), AHA Preference, Elderly, Disability, Veteran/Active Serviceperson, or Families Terminated Due to Insufficient Funding. A tenant may choose to live in housing that costs above the normal 30-percent payment standard if they pay the extra rental cost. Housing vouchers can be allocated to projects ("project-based") or to renters (tenant-based). Presently, about 200 income-eligible households benefit from the housing choice voucher program in Moorpark. While the AHACV is solely responsible for administering this federal program, the City can support county efforts through referrals and public information/advertisements.

Objective(s):

- Participate in the housing choice voucher program and refer eligible households to the County Authority for rental vouchers.
- Publicize the program through a housing resource brochure and on the city's website and expand outreach and education on the state's source of income protection (SB 329, SB 222).

Program 9: Homeownership Assistance

Moorpark has always been known for its high rate of homeownership compared to communities throughout the county. However, local housing prices have soared over the past decade. Local surveys indicate that residents and businesses see the need for expanding homeownership opportunities, particularly as a means of retaining and attracting employees, providing young adults the option to stay in Moorpark rather than move to other lower-cost communities, and allowing individuals to downsize to other homes. Traditionally, the City has supported the mortgage credit certificate program, but it has had limited success because of housing prices. Nevertheless, with the adoption of an inclusionary ordinance, the increase in the number of forecasted affordable single-family homes, and the pursuit of other complementary affordable housing funds, the opportunity exists to retool the homeownership program to better align with the real estate market in Moorpark.

Objective(s):

- Retool the homeownership opportunity program, with a focus on moderately priced single-family homes, condominiums, and townhomes.
- Prioritize funding and opportunities to Moorpark residents and those working or attending educational institutions in the community.

Program 10: Affordable Housing Preservation

Moorpark has more than a dozen affordable housing projects serving lower moderate-income residents. Traditionally, these projects have received public assistance in return for affordable housing units. The City has four apartment properties that receive public subsidies. In addition, the City has mobile homes, condominiums, townhomes, and single-family homes that also have deed restrictions guaranteeing long-term affordability or, due to market sales prices, are affordable to low- and moderate-income residents. Some of the projects have options to terminate affordability covenants during the 7th cycle Housing Element, while others are restricted as affordable in perpetuity. While no affordable housing project is at risk of conversion to non-low-income uses in the next 10 years, the City supports the long-term preservation of these properties. Moorpark will initiate discussions with owners of at-risk properties.

Objective(s):

- Periodically initiate and maintain discussions with owners of affordable housing properties as to their needs.
- As feasible, identify and/or offer options to maintaining the long-term viability of the properties as affordable housing.
- If needed, coordinate technical assistance and education to tenants and work with owners regarding proper notification procedures should properties become at risk of conversion.

Housing Opportunities Programs

Housing production programs are specifically designed to expand the number, type, and availability of housing in the community through specific programs to address different need groups.

Program 11: Downtown Specific Plan

Moorpark has long envisioned a downtown that provides a vibrant and pedestrian-oriented environment with shopping, entertainment, and housing for residents. Such an opportunity would capitalize on the Metrolink extension and the economic activity that accompanies increased rail activity. The Downtown Specific Plan encompasses the Moorpark Downtown and Old Moorpark area. The plan envisions transforming Downtown Moorpark into a vibrant commercial and residential destination that harkens back to its earliest days as the center of the community. The plan outlines the envisioned uses for each parcel, including residential, multifamily, mixed-use, and commercial uses. In addition, the plan prescribes roadway improvements and circulation changes and lists the various infrastructure features and services. The City recently approved the development of the High Street Depot, the City's first mixed-use project adjacent to the railroad right-of-way. The City anticipates continuing to support development and revitalization of the downtown as part of implementation of the Housing Element.

Objective(s):

- Continue to implement the Downtown Specific Plan and support the introduction of residential, mixed uses, and other land uses within the area.
- Revise the design standards in the Specific Plan for consistency with the objective development and design standards to be drafted in compliance with Government Code §65913.4.

Program 12: Objective Development and Design Standards

Ensuring well-designed residential projects is essential to creating a desirable living environment and preserving and enhancing the character of neighboring areas. Design review is accomplished through three means—specific plans, RPD process, or through specific requirements of overlay zones. Following staff review of the application, the Planning Commission then reviews the project based on findings. Currently, the City does not have stand-alone residential design guidelines that are applied citywide. Instead, design standards are negotiated on a project-by-project basis. At times, the lack of standards has resulted in delays for approving and conditioning applications for residential development projects. Looking forward, the City seeks to provide greater certainty to the development community regarding the City's expectations for residential development in accordance with Government Code §65913.4.

Objective(s):

- Prepare and adopt objective development and design guidelines (objective zoning, subdivision, or design review standards) that are in accordance with Government Code §65913.

Program 13: Housing Sites Inventory

This Housing Element provides an inventory of residential projects in the development pipeline that contain vacant and underutilized sites that will fully accommodate the city's 2021-2029 RHNA. To facilitate and encourage development, the City will maintain an inventory and map of these sites for residential development and other sites that will be redesignated after adoption of the General Plan. Many of the residential projects in the pipeline were included in the prior 2014-2021 Housing Element. Projects and needed sites will be monitored to ensure that there is no net loss in residential development capacity during the planning period. However, if sites become insufficient for the RHNA or projects are not completed in a prescribed timeframe, additional sites will be redesignated in accordance with state law.

Objective(s):

- Maintain inventory of residential sites needed to address the 2021-2029 RHNA; periodically review list of sites for compliance with no-net-loss requirement.
- Allow by-right residential projects consistent with zoning that offers 20% of units affordable to low-income households and are proposed on sites from the 2014-2021 Housing Element.
- If housing products and affordability levels are different than anticipated and cause a shortfall in the RHNA, redesignate sites within 180 days to address the shortfall.

Program 14: Site Rezoning

As part of the General Plan update, the City envisions that additional sites will likely be redesignated for housing. In other cases, upzoning may occur that allows higher densities in different areas of the city. The City also has a wide variety of residential projects moving through the residential development pipeline. To address the City's share of the RHNA for the 6th cycle and throughout buildout of the General Plan, the City will commence the redesignation of sites along with sufficient density levels that will accommodate housing to fully address the 2021-2029 RHNA. Additional sites will be redesignated in accordance with City Council adoption of the General Plan. As required by law, the redesignations are required to occur by October 15, 2022. The City will continue to work toward completion of the General Plan update that will allow for redesignation of sites within that timeframe.

Objective(s):

- Identify sites that will be redesignated and rezoned for housing and/or mixed uses at the appropriate densities to accommodate the 2021-2029 RHNA.
- Complete the rezoning and redesignation of sites needed to accommodate the 2021-2029 RHNA by no later than October 15, 2022.

Program 15: Accessory Dwelling Units

An ADU is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. ADUs can be an effective strategy for providing intergenerational housing and reducing overcrowding. The City has periodically amended its municipal codes to allow for ADUs consistent with changes in state law. The municipal code allows Junior (J)ADUs in all residential zones with a zoning clearance and allows JADUs and qualified ADUs without a zoning clearance depending on the unit specifications (except O-S and TPD zones). The City is working with VCOG to develop prototypical modular ADUs that can be adapted to Moorpark. Until then, the City is projecting 125 ADUs over the planning period in accordance with the safe-harbor approach.

Objective(s):

- Amend zoning code to permit ADUs as a by-right use on any lot that allows single- or multifamily housing or mixed-use zone in accordance with Government Code §65852.2(a).
- Record progress in ADU production on the annual progress report for the Housing Element by April 1 of each year.
- Review and implement options for providing programs to encourage ADUs, such as prototype plans, fee waivers, expedited procedures, and affordability monitoring programs.

Program 16: Single-Family, Mobile Homes, and Manufactured Housing

The MMC defines a single-family dwelling as a detached building constructed in conformance with the Uniform Building Code, or a mobile home constructed on or after June 15, 1976, designed or used exclusively for occupancy by one family and containing one dwelling unit. In accordance with California Government Code §65852.3, Moorpark allows manufactured homes certified under national manufactured housing construction and safety standards on a permanent foundation in zones that allow single-family homes. The City also conditionally permits mobile homes and mobile home parks. Current definitions contained in the MMC raise concerns. The definition of a single-family dwelling raises fair housing concerns as it could be interpreted to limit families occupying a home. In addition, the codes are unclear on whether, how, and where factory-built housing is permitted, although this land use must be allowed like any other single-family residential land use in the community. Concurrent with the zoning code update, amendments will be made to address these issues.

Objective(s):

- Remove the references to potentially restricting single-family residential units designed or used exclusively to one family to address any potential fair housing.
- Review and, as necessary, revise provisions for mobile homes and factory-built housing in accordance with Government Code §65852.3 and other applicable provisions of state law.

Program 17: Homeless Services

Homelessness is a pressing issue for many cities, and the varied dimensions have significant implications for the type of housing provided to homeless people and their service needs. While the City has had a point-in-time count of zero, outside agencies report potentially higher numbers countywide. As required by state law, the City amended its municipal code to allow for emergency shelters, transitional housing, and supportive housing, but additional amendments will be made. The City has also signed an MOU with the County pledging participation in countywide efforts to address homelessness. Locally, the City supports the Ruben Castro Center, which is home to Ruben Castro Charities, Moorpark Family Medical Clinic, the County Human Services Agency (HSA), Catholic Charities, Interface Children Family Services, and First 5—all of which provide direct or referral services to individuals who are unhoused.

Objective(s):

- Support a more robust point-in-time count of people experiencing homelessness in the county and city to obtain more accurate information for planning purposes.
- Amend zoning code to include parking standards for shelters and clarify how and where transitional and supportive housing is permitted in accordance with Government Code §65583 (4)(A)(ii).
- Amend zoning code to permit a Low-Barrier Navigation Center as a by-right use in areas zoned for mixed uses and nonresidential zones permitting multifamily uses (Government Code §65662).

Program 18: College Housing Services

Moorpark College has long been a highly valued community asset, providing education, employment, and enrichment opportunities to the community. Presently, the college is a commuter school for both faculty and students due to the high price of ownership and rental housing in the community. Moreover, as is the case statewide, college students often face precarious and uncertain housing situations. Looking forward, Moorpark College seeks to help address the increasing unmet need for housing affordable for faculty and students, and help to retain and attract both. The State Legislature has recently made available one-time competitive grants for community colleges. The Ventura Community College District and Moorpark College will be applying for planning grants. Should the planning study yield a favorable result, the College seeks additional options for partnering with the City for expanding housing opportunities.

Objective(s):

- Support the College's efforts to apply for a housing planning feasibility study; if study demonstrates a need, support college in application for a construction grant.
- Support other housing initiatives to address student and faculty needs.
- Assist in the development of housing that is attainable to this group.

Program 19: Housing for Seniors and Disabled People

Moorpark has a large senior population that is the fastest-growing segment over the past two decades. The City is responding by approving retirement communities and specialized housing for memory care. The City's Active Adult Community Center is the centerpiece for city services to its senior residents. The City implements a transition plan to update its facilities, services, and programs to make them accessible and provides low-cost transit for this segment of residents. Despite these efforts, affordable senior housing is in short supply as are housing options and services for disabled people. To address the unmet needs of seniors and people with disabilities, Moorpark seeks to pursue a "housing for all ages and stages" philosophy and work with its local and regional partners on implementing a coordinated, comprehensive, and compassionate service delivery system.

Objective(s):

- Amend zoning code to define and permit residential care facilities serving six or fewer clients in accordance with the Community Care Facilities Act (Health and Safety Code §1502 et. seq.
- Consider ways to increase affordable, universal/accessible housing or features; publicize housing directory; and advertise options to use the reasonable modification process.
- Support efforts to provide community support services; expand affordable/accessible transit and community walkability in accordance with the City's transition plan.

Program 20: Farmworker Housing

Moorpark's history is rooted in agriculture. Over time, most of the traditional field agricultural operations in the city have been replaced by residential development, with significant agricultural operations remaining in the county's unincorporated areas. Developing a coherent strategy for addressing local and regional housing needs for farmworkers has been challenging because of the lack of a reliable count of farmworkers and lack of understanding of their need for housing. The County is leading a regional effort to document the housing needs of farmworkers. The City seeks to participate in this countywide effort and contribute resources to address its share of the region's need for farmworker housing and/or services.

Objective(s):

- Amend zoning code to define and permit employee housing as a by-right use in zones allowing single-family housing in accordance with Health and Safety Code §17021.5.
- Work with the County-led coalition to plan, fund, and implement a countywide survey of farmworkers, employers, and housing providers to define housing conditions, needs, and barriers.
- Support and participate in the Housing Trust Fund and the creation of a dedicated source of funding for affordable housing that will meet the needs of farmworkers.
- Use the survey results to develop targeted programs and strategies to address the verified needs of farmworkers and to support agricultural businesses with a stable and healthy workforce.

Housing Constraints Programs

Programs to address potential housing constraints include a developer fee study, land acquisition/consolidation/disposition program, regulatory and financial assistance, permit process audit and revisions, and a comprehensive update to the zoning code.

Program 21: Developer Fee Study

Moorpark charges planning and engineering fees to recoup the cost of services provided by City staff. In addition, development impact fees are assessed for proposed residential developments to ensure that sufficient public services, facilities, and infrastructure are available to support that development. In some cases, additional fees may be charged to make other needed improvements, such as underground utility lines or off-site improvements (roads or flood control improvements) needed for a proposed project. These types of fees and charges are common for cities throughout California and are intended to ensure quality housing and surrounding residential neighborhoods. As part of the Housing Element update, the Housing Plan proposes a process for City staff to initiate a review of fees charged and make revisions needed that balance the need for full cost recovery, ensure proposed residential developments are adequately planned for, and consider the cumulative effect on housing development.

Objective(s):

- Commence review of development-related fees to determine their appropriateness (nexus), amount charged, and reasonableness.
- Periodically assess the cumulative impact of all fees and service charges and make revisions as needed to achieve cost recovery and further City goals and objectives.

Program 22: Land Acquisition/Consolidation/Disposition

An effective strategy to facilitate housing is through land assemblage, consolidation, and disposition. While the City no longer has a Redevelopment Agency, the City has acquired a number of parcels over the years as part of normal course of business and not through eminent domain. The Successor Agency has an inventory of parcels, subject to disposition in accordance with state law. Developers also have the option of providing donated land in lieu of inclusionary requirements and several have agreed to do so. Moorpark has managed its land assets and assisted in the development of affordable housing by providing low cost/leases to organizations in return for deed-restricted affordable housing. The City intends to continue this practice where feasible in accordance with state law requirements.

Objective(s):

- Continue to acquire, consolidate, and dispose of land in return for the production of deed-restricted affordable housing.
- As assets are acquired, periodically release an RFQ to advertise the sale or lease of the land for long-term deed-restricted affordable housing.

Program 23: Regulatory Assistance

Developers often face challenges in building affordable housing due to parcel size and configuration, state and local regulatory requirements, and financing to mention a few. To mitigate these barriers, local governments often attempt to provide regulatory and financial assistance, where feasible, to encourage the production of affordable housing. The City’s current menu of regulatory assistance programs include a state-mandated density bonus program (last revised in 2017), an administrative exception program, and variance process among others. In addition, the City uses its RPD zone to allow for regulatory relief from development standards to produce more creative housing projects. As part of the preparation of the Housing Element, interviews with developers indicated a significant need for further flexibility in residential development standards to make residential projects more feasible to build. Further review of the municipal ordinances revealed a need to adjust several provisions of the codes.

Objective(s):

- Review and revise the City's density bonus regulations to ensure consistency with changes in state law (e.g., AB 2345) over the past planning period.
- Review the administrative exception ordinance and add authority to allow additional flexibility in other specific development standards cited as potential constraints.

Program 24: Permit Process Streamlining

The City has historically used the R-P-D and Planned Development permitting process to review, condition, and approve residential developments that are larger than four housing units. While these application processing procedures have resulted in the successful development of more than 100 affordable housing units, the process requires a developer agreement, affordable housing agreement, and significant delays in time. With the enactment of state legislation for expedited permit processing and to reduce the delay in processing future projects, it has become apparent that revisions to permit processing procedures are warranted and beneficial to the city, developers, and residents. To that end, the City sees a need to examine, among other items, its discretionary permit processes (R-P-D and PD permits), including its criteria, findings required, and approval authority for action. Review of other minor permitting processes may be beneficial to provide appropriate regulatory relief.

Objective(s):

- Review and revise the R-P-D permit process to remove the threshold of five or more units, and review and revise as needed the approving authority, criteria, and other provisions.
- Review other administrative and conditional permit processes as part of the overall update of the zoning code following adoption of the General Plan.

Program 25: Zoning Code Update

Moorpark was incorporated in 1983 concurrent with the development of large-scale residential subdivisions approved by Ventura County prior to incorporation. When the City incorporated, the county codes were incorporated into the Municipal Code as a baseline. The Municipal Code has been periodically updated on an incremental basis for various changes in state law and to address local concerns. However, the municiapl codes have not been revised in 40 years and many provisions pre-date incorporation. With the wave of new legislation, and with the program and land use changes envisioned through the General Plan update, a comprehensive zoning code update is warranted.

Objective(s):

- Review and revise land use designations and zoning districts for consistency with and to implement the updated General Plan.
- Identify required changes to the Municipal Code for compliance with state and federal statutes, including building, safety, land use, and permitting requirements.

Program 26: Collaborative Partners

Collaborative partnerships are needed to facilitate the provision of affordable housing, community services, and housing-related services. The City actively works with and partners with local organizations and government agencies that offer housing-related services. These include the County of Ventura, Ruben Castro Center, Area Housing Authority, affordable housing developers, and others. As the City expands its efforts to address unmet local housing needs, it will be important to expand the depth and breadth of collaborative partners. Additional partners will include, among others, the following: service organizations \(Tri-County Regional Center, SCIL, etc.); Moorpark Community College; nonprofit affordable housing developers; and housing advocacy groups serving special-needs groups. These partnerships, among others, will help implement housing programs and further the goals and policies of the Housing Element.

Objective(s):

- Work with current housing partners and expand the breadth of collaborative partnerships to augment existing administrative and financial resources.

Program 27: Fair Housing

The City conducted an extensive AFH (see Section 4.4) in order to identify fair housing issues, contributing factors, and meaningful actions to address the fair housing issues in Moorpark. This effort was informed by multiple GPAC meetings, stakeholder interviews, community workshops, and supplemental materials. Table 4-27 summarizes the meaningful actions the City will undertake to affirmatively further fair housing. Many of these actions are being implemented as separate programs throughout the housing element, while others are unique for this assessment.

Objective(s):

- Implement initiatives in Table 4-27 of the housing element to affirmatively further fair housing.
- Report progress on an annual basis as part of the Annual Performance Report for the housing element.

Table 4-34 Program Summary, 2021-2029 Planning Period

Program	Responsible Party & Fund	Program Specifics and Progress: 8-Year Objectives	Timeframe
1. Historic Preservation	• ComDev[5] • General Fund	• Initiate a general identification and assessment of historic resources in the downtown to assist in determination of the need for more formal preservation activities • Work with Moorpark Historical Society and other local and regional partners to assist in identifying resources • Explore programs to assist the City in preserving historic resources or older housing that is of local importance	• 2022 • 2023 • 2024
2. Housing Rehab.	• ComDev • General Fund	• Seek, apply for, and allocate funding for housing rehabilitation • Extend program to include assistance for ownership units, including mobile homes • Seek collaborative partnership with nonprofits capable of making home repairs	• Ongoing • 2023 • Ongoing
3. Code Compliance	• ComDev • General Fund	• Require adherence to local property regulations and requirements • Ensure that new housing meets state building codes, including green building designs • Conduct inspections of potentially substandard residences to ensure health and safety	• Ongoing • Ongoing • Ongoing
4. Capital Improvement Plan	• Public Works[6] • Varied	• Annually prepare and implement the CIP to improve community infrastructure • Develop geographic information system (GIS)-based pavement management system to guide street maintenance and repair • Target efforts, to the extent feasible, to areas which have experienced disinvestment	• Annually • 2023 • Annually
5. Inclusionary Housing/Nexus Study/Fee	• ComDev • General Fund	• Conduct a nexus study as a prerequisite to design an inclusionary requirement • Draft and adopt the inclusionary housing program and expenditure priorities • Monitor program effectiveness on an annual basis	• 2022 • 2023 • Annually
6. Affordable Housing Trust Fund	• ComDev • General Fund	• Develop AHTF program parameters (priority, eligibility, and assistance levels) • Seek mechanism to establish, grow, and maintain the affordable housing trust fund • Issue RFQs for affordable housing in conjunction with the City's acquisition, land assemblage, and disposition program to further City affordable housing goals and priorities	• 2022 • 2023 • 2024
7. Assist in	• ComDev	• Formalize the City's affordable housing assistance program	• 2023

[5] Community Development Department
[6] Public Works Department

Table 4-34 Program Summary, 2021-2029 Planning Period

Program	Responsible Party & Fund	Program Specifics and Progress: 8-Year Objectives	Timeframe
Development of Affordable Housing	• General Fund	• Develop priority list to achieve Housing Element goals • Seek eligible projects to provide housing assistance	• 2024 • As available
8. Housing Choice Voucher (Section 8)	• ComDev • Federal funds	• Participate in the housing choice voucher program and refer eligible households to the AHACV for rental vouchers • Publicize the program through a housing resource brochure and on the city's website and expand outreach and education on the state's source of income protection (SB 329, SB 222)	• Ongoing • 2022
9. Home-ownership Assistance	• ComDev • Funding TBD	• Retool the homeownership program, focusing on moderately priced single-family homes, condominiums, and townhomes • Prioritize funding and opportunities to residents and those working or attending educational institutions in the city	• 2023 • 2024
10. Affordable Housing Preservation	• ComDev • General Fund	• Periodically initiate and maintain discussions with owners of affordable housing properties as to their needs • As feasible, identify and/or offer options to maintaining the long-term viability of the properties as affordable housing • If needed, coordinate technical assistance and education to tenants and work with owners regarding proper notification procedures should properties become at risk of conversion	• Ongoing • Ongoing • Ongoing
11. Downtown Specific Plan	• ComDev • General Fund	• Continue to implement the Downtown Specific Plan and support the introduction of residential, mixed uses, and other land uses within the area. • Revise the design standards in the Specific Plan for consistency with the objective development and design standards drafted in compliance with Government Code §65913.4.	• Ongoing • 2024
12. Objective Development Design Standards	• ComDev • General Fund	• Prepare and adopt objective development and design guidelines (objective zoning, subdivision, or design review standards) in accordance with Government Code §65913	• 2024
13. Housing Sites Inventory	• ComDev • General Fund	• Maintain inventory of residential sites needed to address the 2021-2029 RHNA; periodically review list of sites for compliance with no-net-loss requirement • Allow by-right residential projects consistent with zoning that offers 20% of units affordable to low-income households and are proposed on sites from the 2014-2021 Housing Element • If housing products and affordability levels are different than anticipated and cause a shortfall in the RHNA, redesignate sites within 180 days to address the shortfall	• Annual • As projects are proposed
14. Site Rezoning	• ComDev	• Identify sites that will be redesignated and rezoned for housing and/or mixed uses at the appropriate densities to accommodate the 2021-2029 RHNA	• Update annually

Table 4-34 Program Summary, 2021-2029 Planning Period

Program	Responsible Party & Fund	Program Specifics and Progress: 8-Year Objectives	Timeframe
	• General Fund	• Complete rezoning/redesignation of sites to accommodate the 2021-2029 RHNA by no later than October 15, 2022 • Complete land use element update and redesignate sites in accordance with the general plan update	• October 15, 2022 • 2022
15. Accessory Dwelling Units	• ComDev • General Fund	• Amend zoning code to permit ADUs as a by-right use on any lot that allows single- or multifamily housing or mixed-use zone in accordance with Government Code §65852.2(a) • Record progress in ADU production on the annual progress report for the Housing Element by April 1 of each year • Review and implement options for providing programs to encourage ADUs, such as prototype plans, fee waivers, expedited procedures, and affordability monitoring programs	• Concurrent w/zoning code update • Annually • Annually
16. Single-family, Mobile Homes, and Mfgr Homes	• ComDev • General Fund	• Remove the references to potentially restricting single-family residential units designed or used exclusively to one family to address any potential fair housing • Review and, as necessary, revise provisions for mobile homes and factory-built housing in accordance with Government Code §65852.3 and other applicable provisions of state law	• Concurrent w/ update of zoning code
17 Homeless Services	• ComDev • General Fund	• Support a more robust point-in-time count of people experiencing homelessness in the county and city to obtain more accurate information for planning purposes • Amend zoning code to include parking standards for shelters and clarify how and where transitional and supportive housing is permitted in accordance with Gov't Code §65583 (4)(A)(ii) • Amend zoning code to permit a Low-Barrier Navigation Center by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses (Gov't Code §65662.)	• 2022 • Concurrent with zoning code update • Concurrent with zoning code update
18 College Housing Services	• ComDev • General Fund	• Support the College's efforts to apply for a housing planning feasibility study; if study demonstrates a need, support college in application for a construction grant • Support housing initiatives to address student and faculty needs • Assist in the development of housing attainable to this group	• 2022 and ongoing • As projects opportunity arises
19. Housing for Seniors and Disabled People	• ComDev • General Fund	• Amend zoning code to define and permit residential care facilities serving six or fewer clients in accordance with the Health and Safety Code §1502 et. seq. • Consider ways to increase affordable, universal/accessible housing or features; publicize housing directory; and advertise options to use the reasonable modification process	• Concurrent with zoning code update

Table 4-34 Program Summary, 2021-2029 Planning Period

Program	Responsible Party & Fund	Program Specifics and Progress	
		8-Year Objectives	Timeframe
		• Support efforts to provide community support services; expand affordable/accessible transit and community walkability in accordance with the City's transition plan	• Ongoing as opportunity arises • same
20. Farmworker Housing	• ComDev • General Fund	• Amend zoning code to define and permit employee housing as a by-right use in zones allowing single-family housing in accordance with Health and Safety Code §17021.	• Concurrent with zoning code update
		• Work with County-led coalition to plan, fund, and implement a countywide survey of farmworkers, employers, and housing providers to define housing conditions, needs, and barriers	• 2022 and ongoing
		• Use survey results to develop targeted programs and strategies to address the verified needs of farmworkers and to support agricultural businesses with a stable and healthy workforce	• 2022 and ongoing
21. Developer Fee Study	• ComDev • General Fund	• Review of development-related fees to determine their appropriateness (nexus), amount charged, and reasonableness • Periodically assess the cumulative impact of all fees and service charges and make revisions as needed to achieve cost recovery and further City goals and objectives	• 2022 • Ongoing
22. Land Acquisition/ Consolidatio n/Disposition	• ComDev • General Fund	• Continue to acquire, consolidate, and dispose of land in return for the production of deed-restricted affordable housing • As assets are acquired, periodically release an RFQ to advertise land sale or lease for deed-restricted affordable housing	• Ongoing • Ongoing
23. Regulatory Assistance	• ComDev • General Fund	• Review and revise the City's density bonus regulations to ensure consistency with changes in state law (e.g., AB 2345) over the past planning period • Review the administrative exception ordinance and add authority to allow additional flexibility in other specific development standards cited as potential constraints	• Ongoing • Concurrent with zoning code update
24. Permit Process Streamlining	• ComDev • General Fund	• Review and revise the R-P-D permit process to remove the threshold of five or more units, and review and revise as needed the approving authority, criteria, and other provisions • Review other administrative and conditional permit processes as part of the overall update of the zoning code following adoption of the General Plan	• Concurrent with zoning code update • same
25. Zoning Code Update	• ComDev • General Fund	• Review and revise land use designations and zoning districts for consistency with and to implement the updated General Plan • Identify required changes to the municipal codes for compliance with state and federal statutes, including building, safety, land use, and permitting requirements	• Concurrent with zoning code update

Table 4-34 Program Summary, 2021-2029 Planning Period

Program	Responsible Party & Fund	Program Specifics and Progress	
		8-Year Objectives	Timeframe
26. Collaborative Partners	• ComDev • General Fund	• Work with current housing partners and expand the breadth of collaborative partnerships to augment existing administrative and financial resources	• Ongoing
27. Fair Housing	• ComDev • Gen Fund	• Implement initiatives in Table 4-27 to affirmatively further fair housing; timing provided in each separate program above • Report progress on an annual basis as part of the Annual Performance Report for the housing element.	• 2021-2029 • Annually

Sources: City of Moorpark, 2021.

www.MoorparkGeneralPlan.com