

CHAPTER 4 **Housing**



RESOLUTION NO. 2014-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING GENERAL PLAN AMENDMENT GPA-91 FOR THE 2013-2021 HOUSING ELEMENT AND RE-USE OF THE GENERAL PLAN UPDATE FEIR

WHEREAS, the City of Simi Valley has initiated an amendment to the General Plan (GPA-91) to update the Housing Element to meet requirements of State law;

WHEREAS, the Planning Commission reviewed the 2013-2021 Draft Housing Element, conducted a public hearing on October 23, 2013, and recommended the City Council authorize submission of the Draft Housing Element to the California Department of Housing and Community Development, as amended;

WHEREAS, the City Council reviewed the 2013-2021 Draft Housing Element for submittal to the Department of Housing and Community Development (HCD) and conducted a public hearing on November 4, 2013;

WHEREAS, HCD stated in a letter, dated December 24, 2013, that the Draft Housing Element will comply with State law once the specified zoning amendments are approved by the City;

WHEREAS, the City Council adopted Ordinance 1221 on January 13, 2014, adopting the required Zoning Ordinance amendments to meet Housing Element requirements; and

WHEREAS, a Final Environmental Impact Report (FEIR) was approved for the General Plan Update and 2008-2013 Housing Element on June 4, 2012. Since adoption of the Housing Element in November 2012, only minor changes have been incorporated into the 2013-2021 Housing Element to meet changes in State law and to utilize the most recent data available. The 2013-2021 Housing Element is consistent with the previously prepared FEIR for the General Plan Update and, therefore, it is being re-used as the environmental document for CEQA purposes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The CEQA findings, for re-use of the FEIR for the General Plan Update, contained in the City Council staff report dated November 4, 2013, and incorporated herein by reference, are hereby approved.

SECTION 2. The findings for the 2013-2021 Housing Element, contained in the City Council staff report dated November 4, 2013, and incorporated herein by reference, are hereby approved.

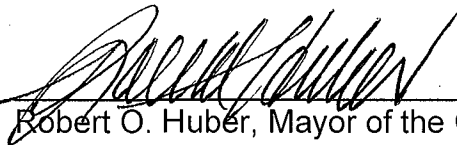
SECTION 3. General Plan Amendment (GPA-91), the 2013-2021 Housing Element, as specified in Attachment A of the City Council staff report dated February 3, 2014, attached hereto, as otherwise amended by the City Council, is hereby approved.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the Office of the City Clerk.

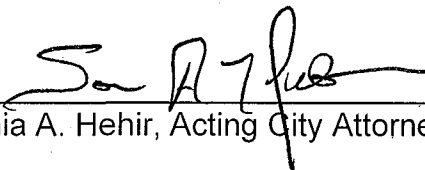
PASSED and ADOPTED this 3<sup>rd</sup> day of February 2014

**Attest:**

  
\_\_\_\_\_  
Ky Spangler, Assistant City Clerk

  
\_\_\_\_\_  
Robert O. Huber, Mayor of the City of  
Simi Valley, California

**Approved as to Form:**

  
\_\_\_\_\_  
Sonia A. Hehir, Acting City Attorney

**Approved as to Content:**

  
\_\_\_\_\_  
Eric J. Levitt, City Manager

  
\_\_\_\_\_  
Peter Lyons, Director  
Department of Environmental Services

I, Assistant City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Resolution No. 2014-07 was regularly introduced and adopted by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 3<sup>rd</sup> day of February 2014, by the following vote of the City Council:

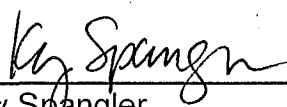
AYES: Council Member Mashburn, Judge, Sojka, Mayor Pro Tem  
Becerra and Mayor Huber

NAYS: None

ABSENT: None

ABSTAINED: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 4<sup>th</sup> day of February 2014.

  
\_\_\_\_\_  
Ky Spangler  
Assistant City Clerk



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## HOUSING (H)

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# HOUSING (H)

## Community Context

The City of Simi Valley is located in the southeast corner of Ventura County bordering the San Fernando Valley of the Greater Los Angeles Area. Simi Valley is surrounded by the Santa Susana Mountain range and the Simi Hills, west of the San Fernando Valley and northeast of the Conejo Valley. It is characterized as a commuter bedroom community feeding the larger cities in Ventura County to the west and the Los Angeles area and San Fernando Valley to the east.

Simi Valley was originally inhabited by Chumash Indians and then became one of the earliest Spanish colonial Ranchos in Ventura and Santa Barbara Counties (Rancho Simi). Until the late 19th century, the Rancho had a Spanish-speaking majority and was then settled by Anglo-Americans. The new settlers focused on farms, orchards and groves which dominated the areas landscape until the 1970s. The City was incorporated in 1969 with approximately 10,000 residents. According to the 2010 Census, the City is home to 124,237 residents, covers 42.42 square miles, offers a wide variety of residential types and job opportunities and is the home of the Ronald Reagan Presidential Library.

## Authorization for the Housing Element

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's major housing goal. Recognizing the important role of local planning programs in pursuit of this goal, the state law requires that all jurisdictions periodically prepare a housing element as part of their comprehensive General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a Housing Element. This Housing Element was prepared in compliance with state law and covers the period of October 15, 2013 through October 15, 2021.

## Organization of the Housing Element

The Simi Valley Housing Element is comprised of the following major components:

- **Introduction:** An outline of the purpose, data sources and community participation undertaken to update the Housing Element.
- **Housing Needs Assessment:** An analysis of the City's population, household composition, employment base, and the characteristics to identify housing needs.
- **Housing Constraints:** A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs.
- **Housing Resources:** An evaluation of opportunities that will further the development of new housing.
- **Housing Plan:** A statement of the Housing Plan to address Simi Valley's housing needs identified in this document, including housing goals, policies, and programs.

## Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2010 Census provided the basis for population characteristics. However, unlike the 2000 Census, which included detailed information on income, housing, and household characteristics, the 2010 Census is much more limited in scope. The Bureau of the Census also provides updated survey data for communities with populations over 65,000 through the American Community Survey (ACS) process, which is used to supplement Census data whenever possible. ACS and Census data is supplemented with the following sources:

- Housing market information, such as home sales, rents, and vacancies, updated by home sales data (DQNews) and regional statistical data (DQNews).
- Local and County service agency information on special needs populations, the services available to them, and gaps in service.
- Lending patterns were analyzed from financial institutions based on an analysis of the most recent available Home Mortgage Disclosure Act data for the year 2011.<sup>1</sup>

## Relationship to Other General Plan Elements

The City of Simi Valley General Plan is comprised of the following chapters, covering all of the state-mandated elements:

- Community Development
- Housing
- Mobility and Infrastructure
- Natural Resources
- Community Services
- Safety and Noise

According to state planning law, the Housing Element must be consistent with the other General Plan elements. While each of the elements is independent, the elements are also interrelated. Certain goals and policies of each element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Housing Element is most closely tied to the Land Use Element as residential development capacities established in the Land Use Element are incorporated into the Housing Element.

This Housing Element builds upon other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. When an element in the General Plan is amended, the Housing Element will be reviewed and modified if necessary to ensure continued consistency among the various elements. The Safety and Conservation Elements of the recently updated General Plan include an analysis and policies regarding flood hazard and management information. The City will ensure that updates to these Elements achieve internal consistency with the Housing Element.

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<sup>1</sup> HMDA for 2012 will not be released until the fall of 2013.

## Public Participation

Section 65583 (c)(7) of the Government Code states that, “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” The City of Simi Valley encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs and prioritizing expenditure of funds.

## PUBLIC HEARINGS

The City conducted a public hearing before the Planning Commission on October 23, 2013 to present the Draft Housing Element and receive comments on the document. Special invitations were sent to developers, community stakeholders, and housing service providers. A complete list of those invited can be found in Appendix H2. No public comments were received.

Furthermore, the City conducted a public hearing before the City Council on November 4, 2013 to review the Draft Housing Element. No comments were made at this public hearing on the Draft Housing Element.

## PUBLIC REVIEW PERIOD

The Draft Housing Element was available for public review beginning on October 18, 2013 at the following locations:

- City Hall
- City Website
- Simi Valley Public Library

# HOUSING NEEDS ASSESSMENT

Assuring the availability of adequate housing for all social and economic sectors of Simi Valley’s present and future population is an important goal of the Housing Element. To implement this goal, the City has targeted its programs toward those households with the greatest need. This section of the Housing Element discusses the characteristics and extent of Simi Valley’s unmet housing needs.

## Population Characteristics and Trends

Population characteristics affect the type of housing needs in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

### POPULATION GROWTH

Simi Valley’s current population is 124,237 as reported by the 2010 Census. Between 2000 and 2010, the City was one of the faster growing communities in the County. However, according to forecasts provided by the Southern California Association of Governments (SCAG), Simi Valley is expected to grow only modestly over the next ten years. Smaller cities such as Fillmore, Moorpark, and Santa Paula are expected to grow significantly over the same period.

Jurisdiction	Total Population				Percent Change	
	1990	2000	2010	2020 (Projected)	2000–2010	2010–2020 (Projected)
Camarillo	52,303	57,077	65,201	72,200	14.2%	10.7%
Fillmore	11,992	13,643	15,002	18,000	10.0%	20.0%
Moorpark	25,494	31,415	34,421	39,300	9.6%	14.2%
Santa Paula	25,062	28,598	29,321	35,400	2.5%	20.7%
Simi Valley	100,217	111,351	124,237	129,700	11.6%	4.4%
Thousand Oaks	104,352	117,005	126,683	129,700	8.3%	2.4%
Ventura County	669,016	753,197	823,318	889,000	9.3%	8.0%

SOURCES: 1990, 2000, and 2010 Census; SCAG 2012 Adopted RTP Growth Forecast.

### AGE COMPOSITION

Age is an important influence on housing demand because people of different age groups have different housing needs. It is generally assumed that younger persons will occupy apartments, low to moderate cost condominiums and smaller single-family units. Adults with higher incomes and larger household sizes provide the major market for moderate to high-end apartments, condominiums and single-family homes. Much of

## HOUSING NEEDS ASSESSMENT

the senior population tends to occupy low to moderate cost smaller homes, apartments and condominiums, group quarters and mobile homes.

The City of Simi Valley has seen significant changes in its mix of age groups since 1990. The overall changes indicate increases in the number of school-age children and teenagers as well as older adults and seniors. The 2010 Census (Table H-2) shows that there has been an increase in the number of children. Since 1990, there has been a ten-percent increase in Simi Valley residents ages 19 and under. Young adults (ages 20 to 24) and adults ages 25 to 44 have seen decreases in population. However, the population of older adults (44 to 64) and seniors in the City has been rapidly rising, more than doubling over the past 20 years.

Age Groups	1990		2000		2010		% Change 1990–2010
	Persons	Percent	Persons	Percent	Persons	Percent	
0–4 years	8,225	8.2%	8,163	7.3%	7,547	6.1%	-8.2%
5–14 years	15,553	15.5%	18,576	16.7%	17,602	14.2%	13.2%
15–19 years	7,672	7.7%	7,747	7.0%	9,439	7.6%	23.0%
20–24 years	7,699	7.7%	5,979	5.4%	7,536	6.1%	-2.1%
25–44 years	37,305	37.2%	36,627	32.9%	33,890	27.3%	-9.2%
45–64 years	18,490	18.4%	25,755	23.1%	35,046	28.2%	89.5%
65+ years	5,273	5.3%	8,504	7.6%	13,177	10.6%	149.9%
<i>Total</i>	<i>100,217</i>	<i>100.0%</i>	<i>111,351</i>	<i>100.0%</i>	<i>124,237</i>	<i>100.0%</i>	<i>24.0%</i>

SOURCE: 1990, 2000, and 2010 Census.

This information indicates that, although the number of families with children in Simi Valley increased between 1990 and 2010, the number of children has declined moderately as a proportion of the City’s overall population. This can be explained in part by the growth of the senior population, which is an indication that people are aging in place and new senior residents are moving into the community. In order to provide for the senior community, the City of Simi Valley continues to approve senior and affordable senior housing development and currently has 905 affordable senior units.

## RACE AND ETHNICITY

Race/ethnicity may impact housing needs and conditions. Cultural influences of races may reflect preference for a specific type of housing. Research has shown that some cultures (e.g., Hispanic and Asian) tend to maintain extended families within a single household. This tendency can lead to overcrowding or an increased demand for larger housing units.

The 1990 Census reported that approximately 80 percent of the population of the City of Simi Valley was Caucasian. The second highest ethnic group in the City at that time was Hispanic (13 percent) and less than 2 percent of the population was African American. Hispanic/Latino populations are considered an ethnic group but are compared with racial groups in order to get a more complete picture of the entire racial and ethnic composition of Simi Valley.

By 2000, the racial and ethnic makeup of the City had remained mostly the same with African Americans comprising a slightly smaller proportion of the population and Asians constituting a larger proportion of the population. Both the Hispanic/Latino and Asian populations in Simi Valley were the fastest growing groups in Simi Valley from 1990 to 2010. The 2010 Census estimates that the Hispanic/Latino population made up 23 percent of the City’s population and 9 percent of residents were of Asian/Pacific Islander descent.

**Table H-3 Race/Ethnicity**

Race/Ethnicity	1990		2000		2010		% Change 1990–2010
	Persons	Percent	Persons	Percent	Persons	Percent	
Caucasian	80,096	79.9%	80,908	72.7%	78,009	62.8%	-2.6%
African American	1,473	1.5%	1,348	1.2%	1,602	1.3%	8.8%
Asian/Pacific Islander	5,313	5.3%	7,075	6.4%	11,328	9.1%	113.2%
Hispanic/Latino	12,707	12.7%	18,729	16.8%	28,938	23.3%	127.7%
Other Race	628	0.6%	—	—	—	—	—
Other Race	—	—	648	0.6%	782	0.6%	—
Two or More Races	—	—	2,643	2.4%	3,578	2.9%	—
<b>Total</b>	<b>100,217</b>	<b>100.0%</b>	<b>111,351</b>	<b>100.0%</b>	<b>124,237</b>	<b>100.0%</b>	<b>24.0%</b>

SOURCE: 1990, 2000, and 2010 Census.  
 The 1990 Census includes “other” as American Indian, Eskimo, and Aleut and individuals indicating an “other” race or two or more races.

As of 2010, residents of Hispanic ethnicity made up a majority of the population in Fillmore and Santa Paula (Table H-4), whereas Caucasian residents made up more than half of the population in many other Ventura County cities. Thousand Oaks, Simi Valley, and Camarillo were more than 60 percent Caucasian. African Americans, Native Americans and Hawaiians comprised the smallest proportion of all Ventura County cities’ populations. Simi Valley, Camarillo, and Thousand Oaks had the highest proportion of Asian residents in the County.

**Table H-4 Regional Comparison of Race and Ethnicity**

Race/Ethnicity	Camarillo	Fillmore	Moorpark	Santa Paula	Simi Valley	Thousand Oaks	Ventura County
Total Population	65,201	15,002	34,421	29,321	124,237	126,683	823,318
Hispanic/Latino	22.9%	74.7%	31.4%	79.5%	23.3%	16.8%	40.3%
<b>Non-Hispanic Race/Ethnicities</b>							
Caucasian	61.8%	22.7%	57.1%	18.5%	62.8%	70.2%	48.7%
African American	1.7%	0.3%	1.4%	0.3%	1.3%	1.2%	1.6%
Native American	0.2%	0.3%	0.2%	0.4%	0.3%	0.2%	0.3%
Asian	10.0%	0.8%	6.7%	0.6%	9.1%	8.6%	6.6%
Native Hawaiian	0.2%	0.1%	0.1%	0.0%	0.1%	0.1%	0.2%
Some Other Race	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	0.2%
Two or More Races	3.0%	0.9%	2.8%	0.6%	2.9%	2.6%	2.3%

SOURCE: 2010 Census.

## EDUCATIONAL ATTAINMENT

Educational attainment is closely linked to an individual’s ability to earn a living. The 2010 Census did not collect this information; however, according to the 2007-2011 ACS (Table H-5), the proportion of Simi Valley residents with college and advanced degrees was comparable to the County and the State. ACS data indicates that, since 2000, the proportion of Simi Valley residents with college and advanced degrees has increased by six percentage points.

**Table H-5 Comparison of Educational Attainment**

	Simi Valley		Ventura County		California	
	2000	2011	2000	2011	2000	2011
No High School	4.1%	4.5%	10.4%	10.0%	11.5%	10.4%
Some High School, No Diploma	9.0%	5.9%	9.5%	7.5%	11.8%	8.7%
High School Diploma/GED	23.6%	22.5%	19.7%	19.4%	20.1%	21.1%
Some College	38.4%	35.8%	33.5%	32.1%	30.0%	29.5%
BA or Above	24.9%	31.3%	26.9%	31.0%	26.6%	30.3%

SOURCE: 2000 Census and 2007-2011 ACS.

## Employment Profile

An assessment of the needs of the community must take into consideration the type of employment held by residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses and

seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

## OCCUPATION AND WAGE

Table H-6 shows the employment profile of residents of Simi Valley compared to those of Ventura County. Jobs held by Simi Valley residents are similar to those held by Ventura County residents; however, a slightly higher proportion of Simi Valley residents were employed in higher income occupations. Over one-third of Simi Valley residents were working in management or professional positions, a high-income field, and nearly one-third were in the sales and office occupations, a median income field. Service industry workers made up 16 percent of the employed residents; natural resources, construction, and maintenance made up 8 percent of the employed residents; and 8 percent of the employed residents were in some form of production, transportation, and material moving occupations. Service and construction industries tend to earn lower incomes, which can increase the need for affordable housing.

**Table H-6 Employment Profile of Residents**

Occupations of Residents	Simi Valley				Ventura County		Mean Wage
	2000		2011		2000	2011	
	Persons	Percent	Persons	Percent	Percent	Percent	
Management, Business, Science, and Arts Occupations	21,788	38.2%	25,400	39.9%	36.5%	37.3%	\$115,260
Service Occupations	7,051	12.4%	10,223	16.1%	13.4%	16.1%	\$50,182
Sales and Office Occupations	17,505	30.7%	18,093	28.4%	27.3%	25.9%	\$39,668
Natural Resources, Construction, and Maintenance Occupations	4,910	8.6%	4,833	7.6%	11.3%	11.1%	\$49,707
Production, Transportation, and Material Moving Occupations	5,747	10.1%	5,128	8.1%	11.5%	9.7%	\$34,781
<i>Total</i>	<i>57,001</i>	<i>100.0%</i>	<i>63,677</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>\$48,469</i>

SOURCE: 2000 Census, 2007-2011 ACS, and California Employment Development Department 2013 Labor Market Statistics – Occupational Wages.

## MAJOR EMPLOYERS

Simi Valley’s location makes it accessible to Santa Barbara and the greater Los Angeles area and therefore an attractive place for various firms to locate. Table H-7 shows the ten largest employers in the City. Major employers in Simi Valley include Simi Valley Unified School District, Simi Valley Hospital, and the City of Simi Valley. These jobs generally pay moderate incomes.

<b>Name of Employer</b>	<b>Type of Service</b>	<b>Number of Employees</b>
Bank of America	Financial	***
Simi Valley Unified School District	Education	2,699
Simi Valley Hospital	Health Services	868
City of Simi Valley	City Government	536
Aerovironment Inc.	Energy/Aircraft Technology	455
Rancho Simi Recreation & Park District	Park Services	403
Vons	Grocery Store	361
Target	Department Store	350
Meggitt Safety Systems	Fire Protection Systems	320
Milgard Manufacturing, Inc	Window Manufacturing	267
Avnet Integrated (formerly Nexicore)	Electronics Distribution	256

Note: \*\*\* The actual number of employees at the Bank of American Simi Valley Center is not disclosed; however, Bank of America remains a leading employer in the City.  
 SOURCE: City of Simi Valley, 2011-12 Comprehensive Financial Report

## Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Information on household characteristics is important to understand the growth and changing needs of a community.

## HOUSEHOLD TYPE

Different household types generally have different housing needs. Seniors or young adults typically comprise the majority of single-person households and tend to reside in apartment units, mobile homes, condominium or smaller single-family homes. Families often prefer larger single-family homes.

Census data in Table H-8 shows that the total number of households in Simi Valley increased by 13 percent between 2000 and 2010. Family households increased by almost 10 percent during this time and continue to make up more than three-quarters of Simi Valley households. However, married families with children decreased by 8 percent, while married families without children increased by nearly 26 percent. “Other” families are family households (as defined above) but do not include a married couple. They could be siblings

living together or single parents. “Other” families in the City experienced a large increase, with a jump of almost 21 percent since 2000.

The most significant increase during this time period, however, was in the proportion of single-person households. The number of singles increased almost 33 percent and the most dramatic increase was in the number of elderly (age 65 and older) living alone, which jumped approximately 70 percent. These changes in household characteristics resulted in a slight decrease in the average household size.

**Table H-8 Household Characteristics**

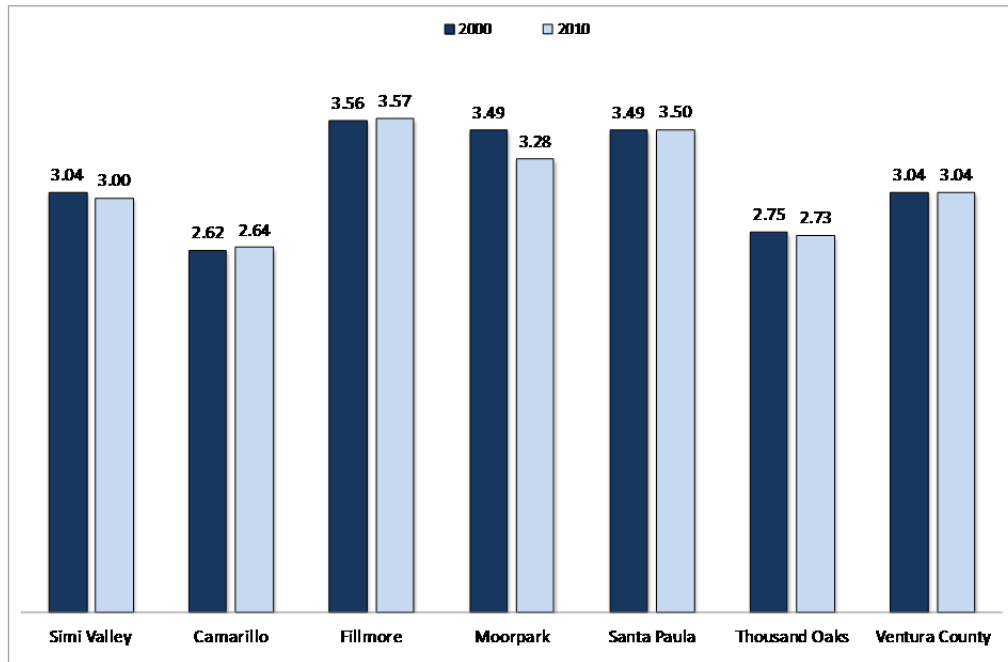
Households Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Households	36,421	100.0%	41,237	100.0%	13.2%
Family Households	28,952	79.5%	31,697	76.9%	9.5%
Married With Children	12,986	33.9%	11,916	28.9%	-8.2%
Married No Children	10,272	30.0%	12,908	31.3%	25.7%
Other Families	5,694	15.6%	6,873	16.7%	20.7%
Non-Family Households	7,469	20.5%	9,540	23.1%	27.7%
Singles	5,338	14.7%	7,087	17.2%	32.8%
Elderly Living Alone	1,774	4.9%	3,013	7.3%	69.8%
Other Non-Families	2,131	5.9%	2,453	5.9%	15.1%
Average Household Size	3.04		3.00		-1.3%

SOURCE: 2000 and 2010 Census.

## HOUSEHOLD SIZE

Household size identifies sources of population growth and household overcrowding. A community’s average household size will increase over time if there is a trend towards larger families. In a community where the population is aging, the average household size may decline.

According to the 2010 Census, the average household size in Simi Valley (3.0) was comparable to neighboring communities and Ventura County (Figure H-1). Fillmore, Moorpark and Santa Paula all have slightly larger average household sizes than Simi Valley, while Thousand Oaks and Camarillo have slightly smaller average household sizes. All of these communities experienced little change in household size between 2000 and 2010, with the exception of Moorpark.



**Figure H-1 Average Household Size Comparison**  
 SOURCE: 2000 and 2010 Census.

## HOUSEHOLD INCOME

Household income is an important consideration when evaluating housing and community development needs because lower incomes typically constrain a household’s ability to secure adequate housing or services. While housing choices, such as tenure (owning versus renting) and location of City residents are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

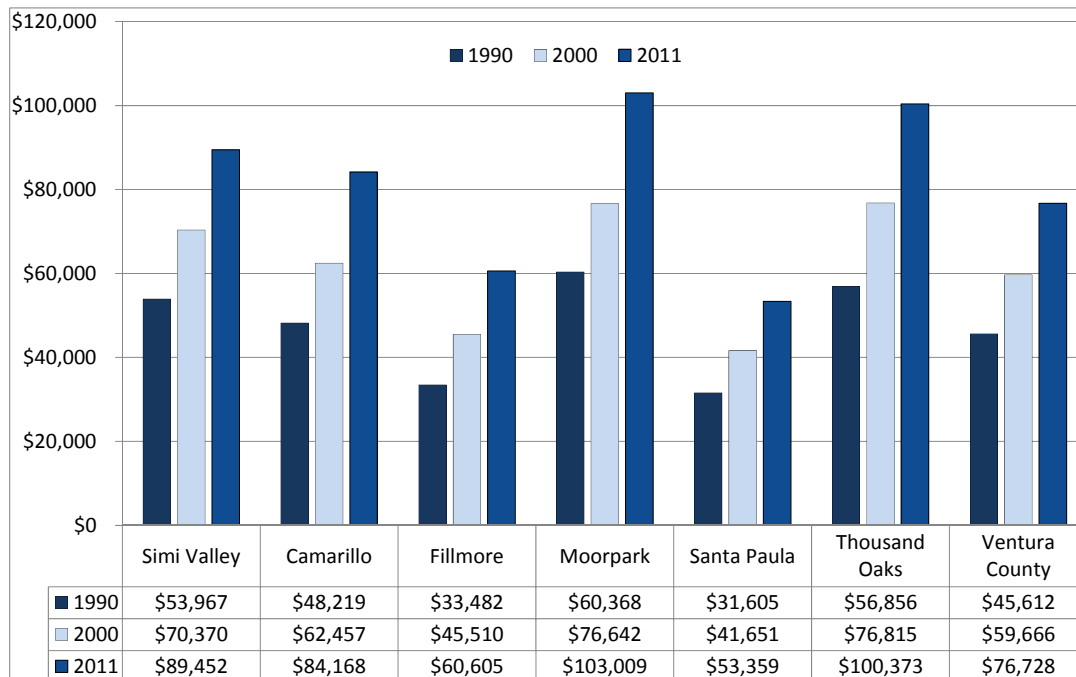
According to the 2007-2011 ACS, the majority (76 percent) of Simi Valley households earned more than \$50,000 a year (Table H-9). Simi Valley’s income distribution generally skews toward the higher end of the spectrum—even more so than the income distribution of Ventura County.

**Table H-9 Household Income Distribution—2000 to 2011**

Household Income	Simi Valley		Ventura County	
	2000	2011	2000	2011
Less than \$15,000	6.3%	5.0%	8.8%	7.2%
\$15,000 to \$24,999	5.3%	5.1%	8.4%	7.1%
\$25,000 to \$34,999	6.7%	5.2%	9.4%	7.3%
\$35,000 to \$49,999	13.4%	9.3%	14.4%	11.0%
\$50,000 to \$74,999	21.9%	16.2%	21.2%	16.5%
\$75,000 to \$99,999	20.0%	14.6%	15.0%	13.7%
\$100,000 or more	26.4%	44.7%	22.8%	37.2%
<i>Total</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>
Median Household Income	\$70,370	\$89,452	\$59,666	\$76,728

SOURCE: 2000 Census and 2007-2011 ACS.

In addition to looking at income distribution, it is important to look at changes in median household income over time and to compare this growth to that of neighboring communities (Figure H-2). Simi Valley experienced a 27 percent increase in median household income from 2000 to 2011. Neighboring communities all experienced similar increases, and Ventura County as a whole experienced a 29 percent increase. Camarillo and Moorpark had the largest increases at 35 and 34 percent, respectively.



**Figure H-2 Median Household Income Comparison**

SOURCE: 1990 and 2000 Census and 2007-2011 ACS.

## HOUSING NEEDS ASSESSMENT

The state and federal government classify household income into several groupings based upon the relationship to the County Area Median Income (AMI), adjusted for household size. The State of California utilizes the following income groups:

- Extremely Low      0–30% AMI
- Very Low            31–50% AMI
- Low                    51–80% AMI
- Moderate            81–120% AMI
- Above Moderate    120%+ AMI

The 2010 Census does not collect information on the number of households belonging to each of the income categories described above. However, household income data was tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS (Table H-10). As shown below, between 2005 and 2009, approximately 30 percent of the City’s households earned lower incomes, while approximately 70 percent had earned incomes of moderate or above. The proportion of lower income households in Simi Valley is noticeably lower than in Ventura County as a whole.

<b>Table H-10 Household Income Levels—2009</b>			
<b>Income Level</b>	<b>Number of Households</b>	<b>Percent of Total</b>	<b>Ventura County Percent</b>
Extremely Low (0–30% AMI)	3,445	8.9%	12.3%
Very Low (31–50% AMI)	2,872	7.4%	11.2%
Low (51–80% AMI)	5,357	13.8%	16.5%
Moderate (81 to 120% AMI)	8,104	20.9%	18.6%
Above Moderate (over 120% AMI)	19,002	49.0%	41.4%
<i>Total</i>	<i>38,780</i>	<i>100.0%</i>	<i>100.0%</i>

SOURCE: SCAG (ACS, 2005-2009)

## OVERCROWDING

An overcrowded housing unit is defined as a unit occupied by more than one person per room<sup>2</sup>. Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need in order to devote income to other necessities, such as food and health care. Overcrowding also tends to accelerate the normal wear and tear, resulting in deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life for residents and aesthetic quality of neighborhoods.

Between 2000 and 2011, overcrowding decreased in Simi Valley. As Table H-11 illustrates, only three percent of households in Simi Valley were considered overcrowded in 2011, inclusive of the one percent that were

<sup>2</sup> The Census Bureau’s definition of a “room” excludes bathroom, porch, balcony, foyer, hall or half-room. See 2000 Census Long Form, Question #37.

considered severely overcrowded. In 2000, approximately six percent of households in the City were overcrowded, and about two percent were considered severely overcrowded. Overcrowding continued to be more prevalent among renter-households in the City, as rental units are typically smaller in size and renter-households are more likely to earn lower incomes. In 2011, six percent of Simi Valley renter-households were overcrowded compared to just one percent of owner-households. Overcrowding in Ventura County was a slightly larger issue than in Simi Valley. Nearly six percent of the County’s occupied housing units were overcrowded, and severe overcrowding affected two percent of households countywide.

<b>Table H-11 Overcrowding by Tenure, Simi Valley</b>						
<b>Overcrowding</b>	<b>Owner-Households</b>		<b>Renter-Households</b>		<b>Total Households</b>	
	<b>Number</b>	<b>% of Owners</b>	<b>Number</b>	<b>% of Renters</b>	<b>Number</b>	<b>% of Total</b>
<b>1990</b>						
Total Overcrowded (> 1.0 person/room)	912	3.7%	852	11.3%	1,764	5.5%
Severely Overcrowded (>1.5 persons/room)	264	1.1%	385	5.1%	649	2.0%
<b>2000</b>						
Total Overcrowded (> 1.0 person/room)	1,147	4.1%	984	12.0%	2,131	5.8%
Severely Overcrowded (>1.5 persons/room)	399	1.4%	445	5.4%	844	2.3%
<b>2011</b>						
Total Overcrowded (> 1.0 person/room)	540	1.3%	628	6.0%	1,168	2.9%
Severely Overcrowded (>1.5 persons/room)	144	0.4%	171	1.6%	315	0.8%
SOURCE: 1990 and 2000 Census and 2007-2011 ACS.						

## COST BURDEN/OVERPAYMENT

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing have limited remaining income for other necessities. Above moderate-income households generally are capable of paying a large proportion of income for housing; therefore, estimates of housing cost burden generally focus on low and moderate-income households.

According to Census tabulations by the U.S. Department of Housing and Urban Development (HUD), housing cost burden affects a significant portion of households in Simi Valley, particularly the elderly, large families, and those earning lower-incomes, as shown in Table H-30. At the lower-income levels, cost burden impacts homeowners and renters fairly equally. For households with moderate or above incomes, cost burden is less prevalent and has a limited impact on renter-households.

## Persons with Special Housing Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Simi Valley may experience higher incidences of housing cost burden, overcrowding or other housing problems.

"Special needs" groups in Simi Valley include the following: senior households, persons with disabilities, large households, single-parents households, persons living in poverty, the homeless, farmworkers, and students (Table H-12). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs. Table H-17 identifies service providers for special needs populations in Ventura County.

**Table H-12 Special Needs Groups in Simi Valley**

Special Needs Group	# of Persons or Households	# of Owners	# of Renters	% of Total Households or Persons
Households w/ Members Age 65+	9,739	N/A	N/A	23.6%
Senior Headed Households	7,973	6,169 (77%)	1,804 (23%)	19.3%
Senior Living Alone	3,013	1,762 (59%)	1,251 (42%)	7.3%
Persons with Disabilities**	11,021	N/A	N/A	8.9%
Large Households	6,279	4,639 (74%)	1,640 (26%)	15.2%
Single-Parent Households	8,889	N/A	N/A	21.6%
Female Headed Households w/Children	2,158	N/A	N/A	5.2%
Residents Living Below Poverty*	7,588	N/A	N/A	6.8%
Homeless***	284	N/A	N/A	0.3%
Farmworkers (persons)*	431	N/A	N/A	0.4%
Students (College/Graduate)	9,210	N/A	N/A	8.3%

SOURCE: 2000 and 2010 Census, 2007-2011 and 2009-2011 ACS, and County of Ventura 2012 Homeless Count.

Notes: 2010 Census data does not provide information on these groups; 2000 Census data is used.

\*=2010 Census data not available. Estimate is from the 2007-2011 ACS.

\*\*=2010 Census data not available. Estimate is from the 2009-2011 ACS.

\*\*\*=2010 Census data not available. Estimate is from County of Ventura 2012 Homeless Count.

N/A = Data not available.

## SENIOR HOUSEHOLDS

Many senior households have special housing needs due to their limited and/or fixed incomes, health care costs, and disabilities. Simi Valley's senior population increased 55 percent between 2000 and 2010 (and 150 percent between 1990 and 2010) (Table H-2). Approximately 19 percent of the City's households were also headed by a senior in 2010 (Table H-12). According to CHAS data (Table H-30), 32 percent of senior owners and 43 percent of senior renters were overpaying for housing. Housing cost burden is especially prevalent among the City's extremely low-income and very low-income senior households.

Aside from cost burden issues faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. No specific household information on income and disabilities is available from the 2010 Census; however roughly 35 percent of Simi Valley seniors suffered from some kind of difficulty in 2011 (Table H-13). Among these, the most common were ambulatory and independent living difficulties (disabilities that can make it difficult or prevent one from leaving their home alone). For senior residents that require assisted care, there are 57 residential care facilities (including assisted living facilities) for the elderly in Simi Valley that provide a total of 604 beds. There are three large senior residential care facilities in Simi Valley, but a majority of the residential care facilities are single-family homes that operate as community care facilities.

### ***Resources Available***

The City of Simi Valley actively encourages senior housing development. The Paseo de las Flores project, completed in 2008, includes 36 senior condominiums, 21 of which are for low-income seniors. Two additional housing projects with units reserved for lower-income senior housing are currently in the pipeline including Green Park Runkle Canyon and Casden Properties' L. A. Madera Village. Green Park Runkle Canyon is a 461-unit project that has been approved by the City and includes 138 senior units, 62 of which will be affordable to low-income households. The L. A. Madera Village project was also approved and consists of 266 units, 67 of which are affordable to low-income households including 27 units reserved for low-income seniors. Grading began on Green Park Runkle Canyon in August 2013, while construction has not yet begun for the L.A. Medera Village project..

As of July 2013, approximately 287 elderly residents participated in the Section 8 program (Housing Choice Voucher) and 66 senior residents are currently on the Section 8 waiting list. However, as of July 2013, the Section 8 Program waiting list is closed.

In addition to the affordable housing opportunities discussed above, senior residents in Simi Valley can also benefit from the programs and services offered by various providers located in the City and neighboring communities. Table H-17 details these organizations.

## **PERSONS WITH DISABILITIES**

Disability is a physical or mental condition that substantially limits one or more major life activities. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn an adequate income. The 2010 Census does not include information on disabilities. However, according to the 2009-2011 ACS, approximately nine percent of all residents in the City had one or more disabilities. Disabilities were more prevalent among the elderly population, with 35 percent of the City's senior residents having one or more disabilities (Table H-13). Among the adult population between the ages of 18 to 64, seven percent had one or more disabilities. Disabilities do not necessarily preclude a person from being employed. The ACS recorded the employment status of persons with disabilities between the ages of 18 and 64. Among those in this age group, nearly 39 percent were employed.

Disabilities impact the various age groups differently. The Census tallied the disabilities reported by residents by age group (Table H-14). Among children (5 to 17), the most common disability was cognitive difficulty (usually developmental related), while among the adult population (18 to 64), ambulatory and independent

## HOUSING NEEDS ASSESSMENT

living difficulties were more prevalent. Most seniors suffered from multiple disabilities, with ambulatory and independent living difficulties being reported most often.

<b>Age Group</b>	<b>Persons</b>	<b>% Disabled</b>	<b>% of Disabled That Are Employed</b>
0-5	37	0.5%	N/A
5-17	916	4.0%	N/A
18-64	5,798	7.1%	38.7%
65+	4,270	34.7%	N/A
<i>Total</i>	<i>11,021</i>	<i>8.9%</i>	<i>N/A</i>

SOURCE: 2009-2011 ACS.

**Table H-14 Disabilities Tallied – 2011**

Age Group and Disability	% Tallied
Total Persons with a Disability: Ages 5 to 17	916
Hearing Difficulty	18.3%
Vision Difficulty	19.3%
Cognitive Difficulty	65.2%
Ambulatory Difficulty	16.3%
Self-Care Difficulty	28.3%
Total Persons with a Disability: Ages 18 to 64	5,798
Hearing Difficulty	23.9%
Vision Difficulty	14.0%
Cognitive Difficulty	35.6%
Ambulatory Difficulty	44.8%
Self-Care Difficulty	26.7%
Independent Living Difficulty	37.7%
Total Persons with a Disability: Ages 65+	4,270
Hearing Difficulty	38.9%
Vision Difficulty	20.1%
Cognitive Difficulty	20.8%
Ambulatory Difficulty	63.8%
Self-Care Difficulty	25.5%
Independent Living Difficulty	49.5%

SOURCE: 2009-2011 ACS.

Notes:

1. Persons under 5 years of age are not included in this table.
2. A person can suffer from multiple disabilities and the Census allows a person to check all disabilities that apply. Therefore, the number of disabilities tallied is greater than the number of persons with disabilities. This table presents the number of persons with disabilities by age group and then indicates the proportion of persons in that age group that are impacted by a particular disability.

**Persons with Developmental Disabilities**

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.”

## HOUSING NEEDS ASSESSMENT

The Census does not record developmental disabilities. However, according to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 1,864 persons in the City of Simi Valley with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, as of November 2, 2012, 1,090 Simi Valley residents with developmental disabilities were being assisted at the Tri-Counties Regional Center. Most of these individuals were residing in a private home with their parent or guardian, and 620 of these persons with developmental disabilities were under the age of 21.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

### ***Resources Available***

Several factors limit the supply of housing for persons with disabilities, including affordability, accessibility, location and discrimination. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Furthermore, some providers of basic home buying services do not have offices or materials that are accessible to people with mobility, visual or hearing impairments. Location of housing is also an important factor for many persons with disabilities as they often rely upon public transportation.

Various residential facilities in Simi Valley serve those with disabilities. As of September 2013, a total of 17 adult residential care facilities primarily serving non-seniors, with a total capacity of 95 beds, are located in Simi Valley. The City also offers housing rehabilitation programs that can be used to make accessibility improvements. Residents with disabilities can also benefit from a range of services offered by various agencies shown in Table H-17.

## LARGE HOUSEHOLDS

Large households are defined as households with five or more members. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations. Large households comprise a special needs group because of their need of larger units, which often command higher prices that are not affordable to many large households. In order to save for other necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, frequently resulting in overcrowding.

According to the Census, between 2000 and 2010, the number of large households in Simi Valley increased from 5,480 to 6,279, a 14 percent increase. According to the 2010 Census, most of the City’s large households owned their homes (4,639 households or 74 percent of all large households), but a sizable number were renter-households (1,640 households or 26 percent of all large households).

**Resources Available**

Large households in Simi Valley can benefit from general housing programs and services offered by the City that provide assistance to lower and moderate income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. Households in need of assistance can also benefit from the programs and services offered by the agencies identified in Table H-17.

## SINGLE-PARENT FAMILIES

Single-parent households require special consideration and assistance because of their greater need for day care, health care and other assistance. Female-headed single-parent households with children in particular tend to have lower-incomes, thus limiting housing availability for this group. Between 2000 and 2010, the number of single-parent households in Simi Valley decreased slightly. The majority of single-parent households continued to be headed by females. In 2010, approximately one-third of single-parent households were male-headed while two-thirds were female-headed (Table H-15).

<b>Table H-15 Single-Parent Families</b>						
<b>Single Parent Families</b>	<b>2000</b>			<b>2010</b>		
	<b>Single-Parent Families</b>		<b>% of All Families<sup>a</sup></b>	<b>Single-Parent Families</b>		<b>% of All Families<sup>a</sup></b>
	<b>#</b>	<b>% of Total</b>		<b>#</b>	<b>% of Total</b>	
Male Householder	1,049	32.8%	3.6%	1,017	32.0%	3.2%
Female Householder	2,151	67.2%	7.4%	2,158	68.0%	6.8%
<i>Total</i>	<i>3,200</i>	<i>100.0%</i>	<i>11.0%</i>	<i>3,175</i>	<i>100.0%</i>	<i>10.0%</i>

SOURCE: 2000 and 2010 Census.

a. Represents the percentage of single-parent families (with male or female householders) out of the total number of families in the City.

Female-headed single-parent households face greater financial difficulties because they often do not have the same earning power as their male counterparts. As shown in Table H-16, ACS data indicates that approximately 44 percent of single-parent female-headed families in Simi Valley were living in poverty. By contrast, only 17 percent of single-parent male-headed families were living in poverty.

<b>Table H-16 Families Living in Poverty</b>			
<b>Family Type</b>	<b>Number</b>	<b>% of Families in Poverty</b>	<b>% of all Families</b>
Single Male Parent	173	17.2%	0.6%
Single Female Parent	439	43.7%	1.4%
Married Couple Parents	392	39.0%	1.3%
Total Families in Poverty	1,004	100.0%	3.2%
<i>Total Families</i>	<i>31,223</i>	—	—

SOURCE: 2007-2011 ACS.

**Resources Available**

Simi Valley’s single-parent households can benefit from the City’s general housing programs for lower income households, such as the Housing Choice Voucher program. Single-parent households in the City can also benefit from the various programs and services offered by the agencies listed in Table H-17.

## HOMELESS PERSONS

In general, the definition of homelessness (if he/she is not imprisoned) includes those persons who meet one of the following criteria:

- Lacks a fixed, regular and adequate nighttime residence; or
- The primary nighttime residence is a publicly or privately operated shelter designed for temporary living accommodations; or
- The primary residence is an institution that provides a temporary residence for individuals intended to be institutionalized; or
- The primary residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Assessing a community’s homeless population is difficult because of the transient nature of the population. There are essentially three categories of homeless populations: the chronically homeless, migrant farmworkers, and the situationally homeless. The chronically homeless often have problems that led to their homelessness such as substance abuse and mental illness. Based on HUD’s definition, the chronically homeless also typically opt to live on the streets rather than participate in a case managed program. Migrant farmworkers, who potentially are seasonally homeless, are especially transient and their housing needs are addressed in the following section. The last category of homeless people, the situationally homeless, often find themselves homeless due to a combination of factors beyond their control, such as rent increases, medical bills or loss of employment. This is also the segment that is most likely to seek help from service agencies and best able to work toward becoming self-sufficient again.

The County of Ventura 2012 Homeless Count was conducted through a partnership between the Ventura County Homeless and Housing Coalition and community volunteers. The count was conducted on January 24, 2012. The Survey found that, out of 1,936 homeless adults and children counted in Ventura County, 284 reported living in Simi Valley (270 adults and 14 children). This represents approximately 15 percent of the Ventura County homeless population. Out of the 284 homeless residents in Simi Valley, 263 were

unsheltered. Because Simi Valley has a limited agricultural industry no migrant farmworkers or seasonal homeless in the City have been identified in the annual countywide homeless count.

#### ***Resources Available***

A list of organizations that offer services for the homeless is provided in Table H-17.

## FARMWORKERS

Another special needs groups in Simi Valley is farmworker households, who need both temporary and permanent housing. Migrant farmworkers or day laborers live under difficult conditions in encampments often adjacent to farming operations. Because of their tenuous living conditions, it is very difficult to estimate their numbers.

In many parts of Southern California, agricultural production is an important contributor to local economies. The City of Simi Valley has a very limited agricultural industry, and the City is not located near any of the farms in the coastal plains. The 2007-2011 ACS reports that, of the total persons age 16 and older, in the City of Simi Valley, 431 persons (or 0.4 percent) were employed in farming, forestry, and fishing occupations. This category could include people employed in plant nurseries.

#### ***Resources Available***

Because farmworkers comprise such a small proportion of the City's population, no special housing programs and services are necessary for this group. The housing needs of farmworkers in Simi Valley can be addressed through the City's general affordable housing programs for lower income households. Certain programs and services offered by agencies in Table H-17 can also be of assistance to Simi Valley's farmworkers.

## STUDENTS

Four universities and two community colleges are easily accessible to Simi Valley. California State University at Northridge, California State University at Channel Islands, California Lutheran University and DeVry University are all located within twenty miles from the City. Moorpark College in the Ventura County Community College District and Pierce College in the Los Angeles Community College District are also located within twenty miles of Simi Valley. A total of 9,210 people in the City are enrolled in college or graduate school, making up nine percent of the population over the age of 15. Students have unique housing needs because their income is limited and they need housing that is in close proximity to their school.

#### ***Resources Available***

Students can benefit from the general services available to all lower and moderate income residents of Simi Valley and available rental housing in the community. However, for state and federal housing program purposes, students typically do not qualify as lower and moderate income.

<b>Table H-17 Services for Special Needs Populations</b>			
<b>Special Needs Services</b>	<b>Program</b>	<b>Details</b>	<b>Contact</b>
Elderly	24 Hour Helpline	Referrals	211
	Adult Protective Services	Abuse and neglect investigation and mediation	805.654.3200
	ARC Ventura County	Supportive services and residential care for adults with disabilities	805.650.8611
	Area Agency on Aging	Advocates on all needs of seniors	805.477.7300
	County of Ventura District Attorney	Senior crime prevention	805.654.2451
	Elderlink	Free housing referral services	800.613.5772
	Mental Health	Senior outreach for those in need of mental health services	805.777.3500
	Ombudsman Services	Nursing home visits and mediation	805.656.1986
	Senior Center	Senior Nutrition Program, Brown Bag Program, Congregate Meal Site, Meals on Wheels	805.583.6363
	Senior Nutrition	Meal site information	805.583.6365
	Senior Resources Specialist (Senior Advocate)	Available at the Senior Center by appointment; provides information for seniors and their families and in-home services	805.583.6363
	Senior Support Line	Provides support and linkages to community resources	800.235.9980
	Shop Ahoy, by Elderpride, Inc.	Provides shopping delivery service	805.236.1267
	Persons with Disabilities	Children's Counseling Access	Counseling for children with developmental and social disabilities
Easter Seals of Southern California		Offers medical, intervention, development, recreation, and referral services	805.647.1141
Independent Living Resource Center, Inc.		Offers a wide array of services to persons of any age with a disability	805.650.5993
PathPoint		Provides independent living and employment support services for those with disabilities or disadvantages to live and work independently	805.520.8744
Tri-Counties Regional Center		Services for developmentally disabled persons	805.522.8030
Tri-County GLAD (Greater Los Angeles Agency on Deafness, Inc.)		Provides independent living and employment support services	805.520.8744
Ventura County Behavioral Health		Behavioral health services	805.658.4450

**Table H-17 Services for Special Needs Populations**

Special Needs Services	Program	Details	Contact
Children's Services	Action Family Counseling	Support for adolescents, adults and families with substance abuse issues; provides outpatient and residential treatment	800.367.8336
	Berylwood Family Resource Center	Free information and referral activities, mental health and dental services, parent education classes and other services for families with children ages 0 to 5	805.582.1214
	Big Brothers/Big Sisters of Ventura County	Provides children with caring adult volunteer mentors	805.484.2282
	Boys and Girls Club of Simi Valley	After school programs for youth ages 6–17, offers a low-cost option for after school and summer supervision	805.527.4437
	Child Development Resources of Ventura County, Inc. (CDR)	Referrals to child care and abuse and neglect investigation	805.485.7878
	Children's Home Society of California	Resource and support services for families	805.437.1910
	Children's Medical Services	Income qualified medical services for children	805.981.5281
	Community Pregnancy Clinic	Pregnancy services and resources	805.583.3590
	FOOD Share	Countywide food pantry referrals	805.983.7100
	Interface Children & Family Services	Provides temporary shelter and youth crisis prevention services	805.469.5882
	Kids and Families Together	Provides support to families providing full-time parenting to minor children who are not their own	805.643.1446
	Rainbow Connection Family Resource Center	Provides support services for persons with special needs and their families	805.823.2325
	Salvation Army/Care & Share	Food Bank	805.522.5676
	Salvation Army	Free children's summer camp	805.527.1070
	School on Wheels, Inc.	Provides tutoring to homeless children who live in shelters	805.641.1678
Simi Valley Family YMCA	Recreation, after school care and daycare programs with financial assistance available for qualified families	805.583.5338	

<b>Table H-17 Services for Special Needs Populations</b>			
<b>Special Needs Services</b>	<b>Program</b>	<b>Details</b>	<b>Contact</b>
Food/Meal Services	Berylwood Family Resource Center	Free produce is distributed once a month	805.582.1214
	Catholic Charities	A variety of clothing, food and housing options for low-income people	805.529.0720
	Centerpoint Church-Angel Food Ministry	Daily food donation and distribution	805.584.1200
	Cornerstone Church	Food distribution when available	805.581.9532
	Food Share	Countywide food bank and referral information	805.983.7100
	Lutheran Social Services	A variety of clothing, food and housing options for low-income people	805.497.6207
	NewHeart Four Square Church	Weekly food distribution	805.583.3433
	New Hope Christian Fellowship Food Pantry	Clothing/food distribution every Sunday	805.581.1628
	Salvation Army/Care & Share	Provides food bank and some clothing	805.522.5676
	Shepherd of the Valley Lutheran Church – <i>Sill Waters Café</i>	Prepared dinner services and canned food distribution	805.526.7577
	Simi Valley Food Pantry	Food distribution	805.584.9080
	St. Rose of Lima, Mother Teresa Charitable Services	Food pantry	805.526.1732
	Trinity Lutheran and Lighthouse Bible Church	Food distribution of locally donated food	805.584.8222
	WIC (Women, Infants, and Children) Nutrition Program	Nutrition education and food distribution	805.981.5251

**Table H-17 Services for Special Needs Populations**

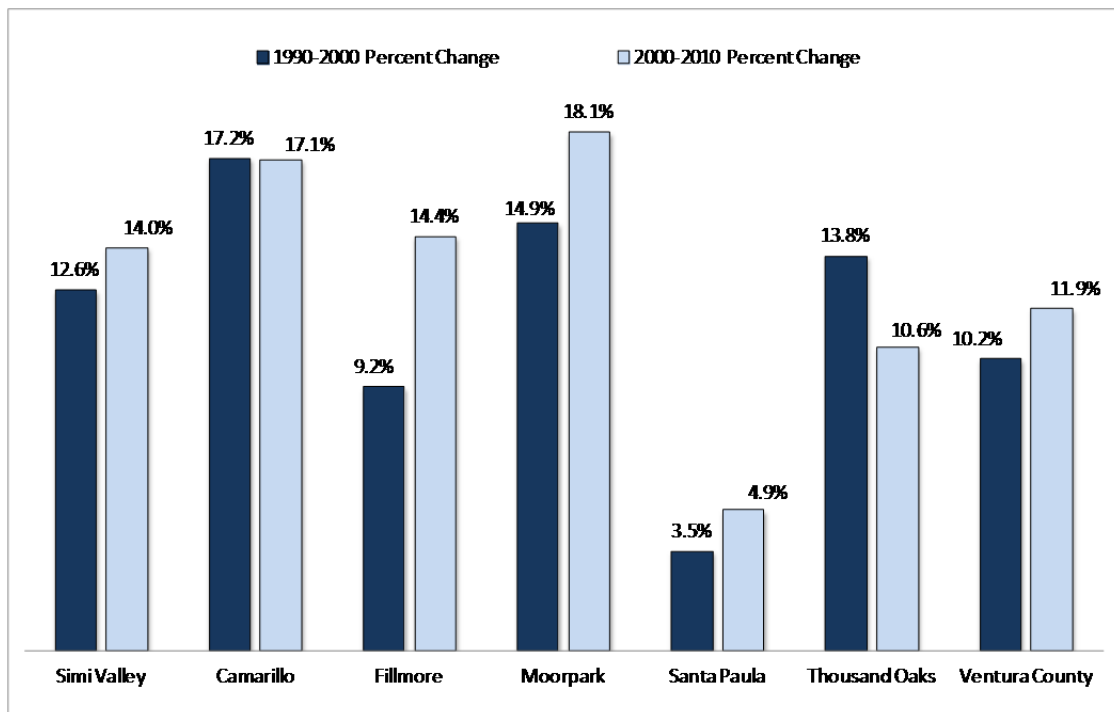
Special Needs Services	Program	Details	Contact
Housing/ Homeless Services and Shelters	Aanaca Program House	Alcohol and drug recovery, sober living homes for males only	818.782.5326
	Action Family Counseling	Residential treatment for adolescent males and females with drug, alcohol and mental health related problems	800.367.8336
	County of Ventura Homeless Services Program	Referrals and services for homeless people	805.385.8585
	Emergency Shelter Program	Mentally ill homeless services	805.981.4200
	Lutheran Social Services	Mental health counseling, hot meals, clothing, vouchers, utility and rental assistance, case management and referrals and resources	805.497.6207
	Many Mansions/Housing Central	Shelters and low-income housing	805.496.4948
	Public Action to Deliver Shelter (P.A.D.S.)	Simi Valley winter warming shelter	805.579.9166
	Rescue Mission Alliance	Men only shelter, year round	805.487.1234
	Rescue Mission Alliance/Lighthouse	Women and children's shelter, year round	805.240.1644
	Salvation Army	Referrals and services	805.527.1070
	Samaritan Center	Drop in shelter, services and referrals	805.579.9166
	Sarah's House	Maternity home and transitional home for pregnant women and women with infants	805.581.1910
	Turning Point Foundation	Mentally-ill shelter, year round	805.652.2151
	Ventura County Jewish Family Service	Provides a wide array of social services and rental assistance for women and children when available	805.641.6565

## Housing Stock Characteristics

A community’s housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock including growth, type, age and condition, tenure, vacancy rates, costs and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Simi Valley in an attempt to identify how well the current housing stock meets the needs of current and future residents of the City.

### HOUSING UNIT GROWTH AND TYPE

Simi Valley’s housing stock grew steadily from 1990 to 2010. Housing growth in the City outpaced growth Countywide but lagged behind that of Camarillo and Moorpark (Figure H-3). While housing growth during the previous decade was significant, residential construction in the City slowed dramatically between 2008 and 2010, primarily due to the economic recession and lack of remaining developable vacant land.



**Figure H-3 Housing Unit Growth (1990–2010)**

SOURCE: 1990, 2000, and 2010 Census.

The mix of housing types in the City has changed little between 2000 and 2010. Detached and attached single-family dwellings and mobile homes comprised approximately 83 percent of Simi Valley’s housing stock while multi-family dwellings accounted for the remaining 17 percent (Table H-18). The most noticeable changes between 2000 and 2010 occurred among larger multi-family structures with five or more units (which experienced a 26 percent increase) and attached single-family units (which increased by 20 percent).

**Table H-18 Housing Unit Type**

Housing Unit Type	2000		2010		Percent Change 2000–2010
	Units	Percent	Units	Percent	
Single-Family Homes	30,288	81.3%	33,854	80.6%	11.8%
Detached	27,668	74.2%	30,707	73.1%	11.0%
Attached	2,620	7.0%	3,147	7.5%	20.1%
Multi-family Homes	6,092	16.3%	7,277	17.3%	19.5%
2–4 units	1,655	4.4%	1,710	4.1%	3.3%
5+ units	4,437	11.9%	5,567	13.3%	25.5%
Mobile Homes/Other	892	2.4%	892	2.1%	0.0%
<i>Total</i>	<i>37,272</i>	<i>100.0%</i>	<i>42,023</i>	<i>100.0%</i>	<i>12.8%</i>
Vacancy Rate	2.28		2.28		0.4%

SOURCE: State Department of Finance, 2000 and 2010.

The 2010 Census data does not contain information on unit type. This table presents estimates from the State Department of Finance. The total number of units deviated from the 2010 Census by about 480 units.

## HOUSING AGE AND CONDITION

Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. In Simi Valley, approximately 53 percent of the housing stock may potentially require some improvements based solely on the age of the structure (Table H-19). Furthermore, approximately 32 percent of the City’s housing units are approaching 50 years of age or older, indicating a greater potential need for major rehabilitation. Based on the characteristics of the City’s housing stock, Simi Valley has a need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. However, given the moderate to higher incomes of its residents, deferred maintenance is not a pressing issue in the City. Property owners typically take pride in maintaining their homes and many have the financial means to do so.

Table H-19 Housing Age		
Year Structure Built	Number	Percent of Total
2001–2010	5176	12.2%
1990–2000	6,013	14.2%
1980–1989	8,974	21.1%
1970–1979	8,583	20.4%
1960–1969	11,984	28.2%
1940–1959	1,572	3.7%
1939 or earlier	204	0.5%
<i>Total</i>	<i>42,506</i>	<i>100.0%</i>

SOURCE: Estimates based on 2000 and 2010 Census.

## HOUSING NEEDS ASSESSMENT

A windshield survey of housing conditions in the City of Simi Valley was conducted during the month of September 1999. The purpose of this survey was to assess the overall condition of housing in the City and to identify any changes in housing condition trends. The results of the survey indicated that housing conditions in the City were good. Nevertheless, the survey found “pockets” of housing which are in need of rehabilitation. While an updated survey was not conducted, the City believes this conclusion still stands, with housing conditions improving in some neighborhoods where the recent low mortgage interest rates have facilitated home improvements and infill developments that have eliminated some older, dilapidated housing units. Furthermore, the City has been working diligently to improve the housing conditions through its various housing rehabilitation programs, assisting lower and moderate-income households to make the necessary improvements. Overall, the City estimates that approximately 2,400 units in the City require substantial rehabilitation, and 200 units were constructed over 70 years ago, potentially requiring replacement.

## HOUSING TENURE

The tenure distribution of a community’s housing stock (owner versus renter) can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition, and age of the householder.

In 2010, 72 percent of the housing units in Simi Valley were owner-occupied, while 25 percent were renter-occupied (Table H-20). This represents a slight decrease in the homeownership rate from 2000.

<b>Table H-20</b>		<b>Housing Tenure</b>		
<b>Tenure</b>	<b>2000</b>		<b>2010</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Owner-Occupied	28,306	75.8%	30,560	71.9%
Renter Occupied	8,172	21.9%	10,677	25.1%
Vacant	852	2.3%	1,269	3.0%
<i>Total</i>	<i>37,330</i>	<i>100.0%</i>	<i>42,506</i>	<i>100.0%</i>

SOURCE: Bureau of the Census, 2000 and 2010 Census.

According to the Census (Table H-21), owner-occupied households had a slightly higher average household size than renters. Slightly over half of the rental units were occupied by one- or two-person households; in comparison, only 45 percent of the owner units were occupied by households with one- or two-person households.

Households	% of Total Owner-Occupied Units	% of Total Renter-Occupied Units
1-Person	14.0%	26.3%
2-Person	30.5%	25.3%
3-Person	19.7%	18.2%
4-Person	20.6%	14.7%
5+ Persons	15.2%	15.4%
Average Household Size	3.05	2.85

SOURCE: 2010 Census.  
Overall average household size is 3.0.

## HOUSING VACANCY

A vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of five to six percent for rental housing and one to two percent for ownership housing are generally considered optimum because they indicate there is a balance between the demand and supply for housing. A higher vacancy rate may indicate an excess supply of units and price depreciation, while a low vacancy rate may indicate a shortage of units and price inflation.

According to the 2010 Census, the overall vacancy rate in Simi Valley was three percent (Table H-22). The rental vacancy rate (for available units only) was approximately one percent while the ownership vacancy rate (for available units only) was just under one percent. Overall, vacancy rates in the City were below optimal, indicating a fairly tight housing market.

	Number	Percent of Total	Percent of Vacant
Total Housing Units	42,506	100.0%	—
Total Occupied Units	41,237	97.0%	—
Total Vacant Units	1,269	3.0%	—
<b>Vacant (Available)</b>			
For Rent	512	1.2%	40.3%
For Sale	375	0.9%	29.6%
<b>Vacant (Unavailable)</b>			
Rented or Sold	89	0.2%	7.0%
Seasonal	65	0.2%	5.1%
Other	228	0.5%	18.0%

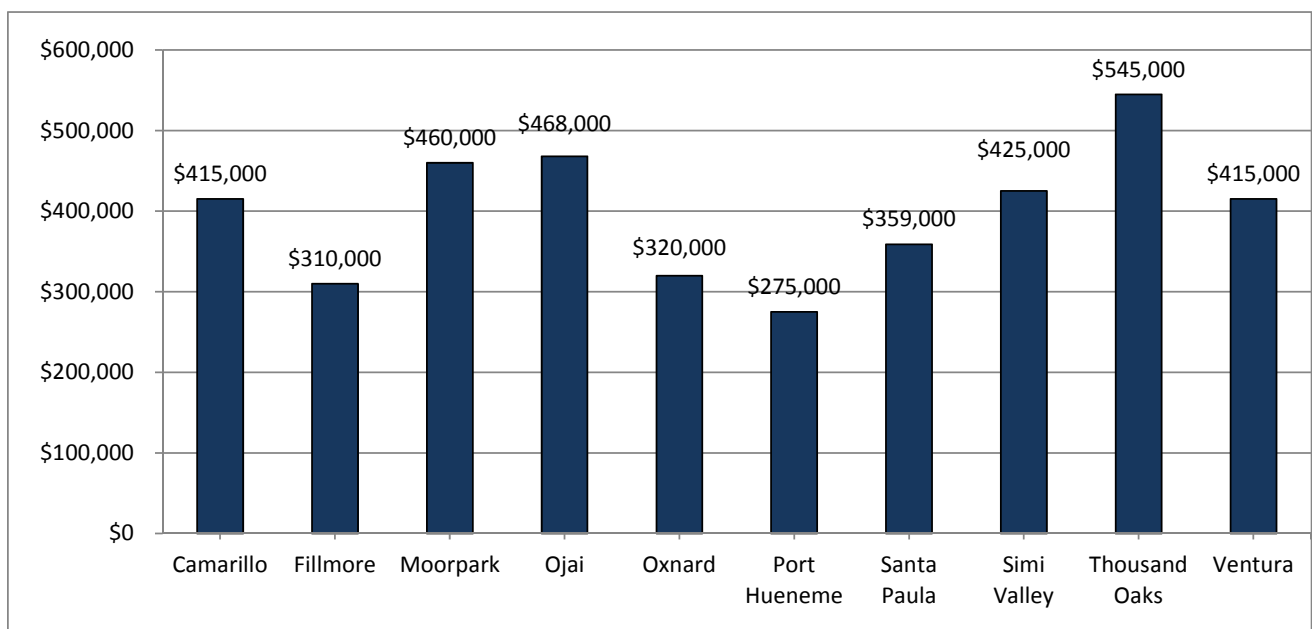
SOURCE: 2010 Census.

## Housing Costs and Affordability

The cost of housing is directly related to housing problems in a community. If housing costs are relatively high compared to household income, housing cost burden and overcrowding occur. This section summarizes the cost and affordability of housing to Simi Valley residents.

### HOMEOWNERSHIP MARKET

Median home prices in cities within Ventura County ranged from \$275,000 (Port Hueneme) to over \$500,000 (Thousand Oaks) in 2013 (Figure H-4). Simi Valley’s median home price fell in the middle of that range at \$425,000 and was equal to the median home price in Ventura County (\$415,000). Since 2012, median home prices in the City have increased by 16 percent, indicating a recovery from the housing market crash.



**Figure H-4 Median Home Prices in Ventura County – 2013**

SOURCE: DQNews, Accessed July 2013.

### RENTAL HOUSING

Table H-23 summarizes current (2013) market rate rents for apartments in Simi Valley, based on a survey of rental listings on Craigslist.org.<sup>3</sup> The table shows that rents in the City ranged from \$800 for a studio to \$3,650 for a five bedroom unit. The average rent for all surveyed units in Simi Valley was \$1,925.

<sup>3</sup> Most rental listings are posted online instead of in newspapers. Craigslist is one of the most popular sites for rental listings and typically includes listings of large apartment complexes as well as small operations and individual homes.

Unit Size	# of Units Tallied	Average Rent	Average Median	Rent Range
Studio	1	---	---	\$800
1 BR	30	\$1,333	\$1,364	\$973-\$1,536
2 BR	33	\$1,747	\$1,722	\$1,161-\$2,379
3 BR	25	\$2,184	\$2,195	\$1,500-\$3,200
4 BR	20	\$2,670	\$2,600	\$2,395-\$3,100
5 BR	5	\$2,600	\$2,350	\$2,200-\$3,650
Total	114	\$1,925	\$1,895	\$800-\$3,650

SOURCE: Craigslist.org, September 25 to October 1.

In addition to apartments, some single-family homes are also used as rentals. Single-family homes in Simi Valley generally command higher rents than apartments due to the larger unit sizes and availability of private open space. Rental rates for homes are summarized in Table H-24.

Size	# of Units Listed	Average Rent
Guesthouses	1	\$1,100
One Bedroom	1	\$1,250
Two Bedrooms	1	\$1,295
Three Bedrooms	11	\$2,118
Four Bedrooms	10	\$2,768
Five Bedrooms	1	\$3,950

SOURCE: The Kitty Letter Rental Listing, July 30, 2013.

Rooms for rent are another low cost housing option. As of July 2013, there were 10 listings in the “Kitty Letter”, the local rental listing source, for rooms for rent in Simi Valley. These rooms ranged in rent from \$525 to \$760 a month. The average price for a room for rent in Simi Valley is \$628, and the median price is \$600. They also require a security deposit, generally about one months’ rent to secure the room. Room rentals offer an affordable and reasonable alternative to single and two-person extremely low- and very low-income households.

## HOUSING AFFORDABILITY BY INCOME

Housing affordability is an important indicator of quality of life. Households that spend a substantial portion of their income on housing costs may be at risk of becoming homeless in the event of unexpected circumstances such as illness or loss of employment. Based on the State Department of Housing and Community Development's 2013 income limits for Ventura County<sup>4</sup> and current real estate prices, homeownership in Simi Valley is beyond the reach of most lower and median-income households, which is shown in Table H-25. Some low-income and most median and moderate-income households can afford the market rents for apartments in Simi Valley. Most low-income households and some median and moderate-income households cannot afford average rents for single-family homes or townhomes. Most low-income households can afford room rentals.

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<sup>4</sup> The income limits published by the state Department of Housing and Community Development (HCD) are slightly different than income units published by the U.S. Department of Housing and Urban Development (HUD). Specifically, HUD-funded programs have a maximum income limit established at 80 percent of the Area Median Income (AMI), while many state-funded programs may also benefit households with 120 percent of the AMI. Since the Housing Element is a state requirement, this report and the Housing Element of the General Plan must conform to the income limits published by the state. Specific housing program eligibility, however, is determined by the funding program requirements.

**Table H-25 Affordable Housing Cost**

Annual Income	Affordable Housing Cost		Utilities, Taxes, and Insurance			Affordable Price		
	Rent	Purchase	Rent	Sale	Taxes/ Insurance	Rent	Sale	
<b>Extremely Low-income (30% of Area Median Income)</b>								
1-Person	\$18,800	\$470	\$470	\$173	\$201	\$94	\$297	\$40,729
3-Person	\$24,150	\$604	\$604	\$234	\$275	\$121	\$370	\$48,409
4-Person	\$26,800	\$670	\$670	\$268	\$332	\$134	\$402	\$47,478
5-Person	\$28,950	\$724	\$724	\$308	\$383	\$145	\$416	\$45,616
<b>Very Low-income (50% of Area Median Income)</b>								
1-Person	\$31,300	\$783	\$783	\$173	\$201	\$157	\$610	\$98,912
3-Person	\$40,200	\$1,005	\$1,005	\$234	\$275	\$201	\$771	\$123,117
4-Person	\$44,650	\$1,116	\$1,116	\$268	\$332	\$223	\$848	\$130,564
5-Person	\$48,250	\$1,206	\$1,206	\$308	\$383	\$241	\$898	\$135,452
<b>Low-income (80% of Area Median Income)</b>								
1-Person	\$49,850	\$1,246	\$1,246	\$173	\$201	\$249	\$1,073	\$185,257
3-Person	\$64,100	\$1,603	\$1,603	\$234	\$275	\$321	\$1,369	\$234,364
4-Person	\$71,200	\$1,780	\$1,780	\$268	\$332	\$356	\$1,512	\$254,146
5-Person	\$76,900	\$1,923	\$1,923	\$308	\$383	\$385	\$1,615	\$268,809
<b>Median Income (100% of Area Median Income)</b>								
1-Person	\$62,500	\$1,563	\$1,823	\$173	\$201	\$365	\$1,390	\$292,625
3-Person	\$80,350	\$2,009	\$2,344	\$234	\$275	\$469	\$1,775	\$372,337
4-Person	\$89,300	\$2,233	\$2,605	\$268	\$332	\$521	\$1,965	\$407,674
5-Person	\$96,450	\$2,411	\$2,813	\$308	\$383	\$563	\$2,103	\$434,632
<b>Moderate Income (120% of Area Median Income)</b>								
1-Person	\$75,000	\$1,875	\$2,188	\$173	\$201	\$438	\$1,702	\$360,506
3-Person	\$96,450	\$2,411	\$2,813	\$234	\$275	\$563	\$2,177	\$459,767
4-Person	\$107,150	\$2,679	\$3,125	\$268	\$332	\$625	\$2,411	\$504,608
5-Person	\$115,700	\$2,893	\$3,375	\$308	\$383	\$675	\$2,585	\$539,169

SOURCES: California Department of Housing and Community Development 2013; Veronica Tam and Associates  
 Assumptions: 2013 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 4% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Ventura County Utility Allowance, 2013.

## Project-Based Rental Housing Assistance

State law requires the City to identify, analyze, and propose programs to preserve housing units that are currently restricted to low-income housing use and that will become unrestricted and possibly be lost as low-income housing. Specifically, state law requires the following:

- An inventory of restricted lower income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units “at risk” and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and
- Programs for preserving the “at risk” units.

## TENANT BASED RENTAL ASSISTANCE

The Area Housing Authority of the County of Ventura reports that 808 Simi Valley households or individuals were receiving Section 8 vouchers in July 2013 (Table H-26). Elderly households make up 36 percent of Section 8 recipients, 33 percent are householders with disabilities, and approximately 32 percent are family households. However, among those households on the waiting list for Section 8 assistance, the greatest need is among family households (60 percent).

Household Type	Households Currently Receiving Section 8 Vouchers	Households on Waiting List for Section 8 Assistance
Family	255	60%
Elderly	287	40%
Disabled	266	
<i>Total</i>	<i>808</i>	<i>100%</i>

SOURCE: Area Housing Authority of the County of Ventura, 2013.

## INVENTORY OF AFFORDABLE HOUSING AND AT-RISK STATUS

The City maintains programs to provide quality housing affordable to different income groups for a healthy and sustainable community. One of the primary means of providing affordable housing is through negotiation with developers to incorporate affordable units within new residential development projects. The City offers density bonuses and financial incentives to encourage developers to designate a portion of the units in their development as affordable to very low- and low-income households. The City currently has 26 affordable rental developments, which collectively contain over 1,500 affordable units, all of which are affordable to extremely low, very low and low-income households.

## UNITS AT RISK OF CONVERTING TO MARKET-RATE HOUSING

State Housing Element law requires the analysis of housing that is government subsidized or otherwise deed restricted (through government programs and policies) that may change from lower-income housing to market-rate housing during the next ten years. The period of analysis for this Housing Element is October 15, 2013 through October 15, 2023. There are a total of 251 affordable units in Simi Valley at risk of converting to market-rate before 2023. Table H-27 lists the projects with units at-risk of converting to market-rate housing.

**Table H-27 Inventory of Assisted Rental Housing**

Project Name	Total Units	Assisted Units			Funding Program	Earliest Date of Conversion
		Very Low	Low	Moderate		
<b>Projects at Risk of Converting between 2013 and 2023</b>						
Indian Oaks	254	15	36	0	Tax Exempt Bond	2015
Shadow Ridge Apartments	332	69	0	0	Density Bonus, Tax Exempt Bond	2015
Courtyard Apartments	20	2	3	0	Density Bonus, No public funding	2015
Baywood Apartments	112	14	11	0	Density Bonus, No public funding	2016
Regency (S)	23	8	14	0	Density Bonus, No public funding	2016
Patricia Village (S)	36	35	0	0	Density Bonus, No public funding	2019
Westgate Apartments	31	12	6	0	Density Bonus, No public funding	2019
Heywood Place Apartments	14	1	3	0	No public funding	2020
Pepper Tree Court (S)	38	7	15	0	Density Bonus, CDA Grant	2020
<i>Total Units (Total Units at Risk in 10 Years)</i>	<i>860</i>	<i>(163)</i>	<i>(88)</i>	<i>0</i>	<i>Total Restricted Units at Risk: 251</i>	
<b>Projects at Risk After 2023</b>						
Ashlee Manor (S)	112	24	44	0	Density Bonus, Tax Exempt Bond, CDA grant	2033
Heywood Gardens (S)	75	74	0	0	CDA, Section 202	2033
Las Serenas (S)	108	54	53	0	Density Bonus, LIHTC, CDA loan and grant, Tax Exempt Bond	2050
Sorrento Villas (S)	148	26	120	0	Density Bonus, HOME, CDA loan, LIHTC Tax Exempt Bond	2054
Seasons (S)	69	68	0	0	Density Bonus, LIHTC, CDA loan	2055
Harmony Terrace (S)	136	133	1	0	Density Bonus, LIHTC, CDA loan	2054
Hidden Valley	324	65	16	0	Density Bonus, Tax-Exempt Bond, CDA loan	2058
Casa de Paz	14	14	0	0	Section 811, CDA loan	2056
Plaza de Sol	70	14	20	0	LIHTC, Tax-Exempt Bond, CDA loan	2060
Vintage Paseo (S)	176	43	133	0	Density Bonus, Tax Exempt Bond, LIHTC, CDA loan	2059
Hillview Apartments	20	2	2	0	Density Bonus, No public funding	2060

**Table H-27 Inventory of Assisted Rental Housing**

Project Name	Total Units	Assisted Units			Funding Program	Earliest Date of Conversion
		Very Low	Low	Moderate		
Pattywood Place	20	2	2	0	Density Bonus, No public funding	2060
Archstone Apartments	500	0	50	0	No public funding	2061
Haven at Tapo Street (S)	36	26	9	0	LIHTC	2063
La Rahada	8	8	0	0	MHSA, MHP, CDA loan	2063
Vista del Monte Apartments	4	4	0	0	CDA	2058
Peppertree <sup>a</sup>	11	11	0	0	HOME, CDA loan	2065
<i>Total Units</i>	<i>3,551</i>	<i>568</i>	<i>450</i>	<i>0</i>		

SOURCE: City of Simi Valley, 2013.

S = senior project

a. Project is currently in escrow and should be in service within six to nine months.

## PRESERVATION OPTIONS

This analysis focuses on the housing projects that will expire before 2023 (ten years from 2013).

### RENT SUBSIDIES

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to lower-income households.

The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low or low-income household. Table H-28 estimates the rent subsidies required to preserve the affordability of the 251 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$15,719 in rent subsidies would be required annually, per unit. Typically, the City requires a 55-year affordability covenant, and the total subsidy is more than \$217 million, not accounting for inflation.

### PURCHASE OF AFFORDABILITY COVENANT

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the project as lower-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels.

### TRANSFER OF OWNERSHIP

Long-term affordability of lower-income units can be secured by the purchase of these projects by non-profit housing organizations. By doing so, these units would be eligible for a greater range of government assistance. Table H-29 shows the estimated market value of the combined at-risk affordable housing units in the City. The market value of all 251 units is over \$54 million. Given the high cost of so many units, relative to very low and low-income rental payment, mortgage assistance would likely be required for any nonprofit

organizations to purchase the project; rental income alone from the very low-income tenants would not be adequate to cover the mortgage payment.

<b>Table H-28 Rent Subsidies Required</b>	
<b>At-Risk Units</b>	<b>All Units</b>
<b>Very Low-Income Units Monthly Rental Income</b>	
1-Bedroom (89 units)	\$98,078
2-Bedroom (62 units)	\$91,698
3-Bedroom (12 units)	\$24,516
<i>Total monthly rental income supported by affordable housing cost of very low-income households</i>	
<b>\$214,292</b>	
<b>Low-Income Units Monthly Rental Income</b>	
1-Bedroom (52 units)	\$57,304
2-Bedroom (29 units)	\$42,891
3-Bedroom (7 units)	\$14,301
<i>Total monthly rental income supported by affordable housing cost of low-income households</i>	
<b>\$114,496</b>	
Total Annual Subsidies Required	\$3,945,456
Average Annual Subsidy per Unit	\$15,719
Average Monthly Subsidy per Unit	\$1,310
SOURCE: Veronica Tam and Associates, 2013 Fair Market Rents are provided by HUD 2014	

<b>Table H-29 Market Value of At-Risk Housing Units</b>	
<b>Project Units</b>	<b>Value</b>
1 BR (182 units)	\$2,555,436
2 BR (189 units)	\$1,907,724
3 BR (33 units)	\$497,952
Annual Operating Costs	\$85,185
Gross Annual Income	\$4,428,056
Net Annual Income	\$4,342,8710
Market Value	\$54,285,893
SOURCE: Veronica Tam and Associates, 2013 Market value for all projects is estimated with the following assumptions:	
<ul style="list-style-type: none"> <li>■ Average market rent is based on Table H-23: 1 BR \$1,333; 2 BR \$1,747; 3BR \$2,184</li> <li>■ Average bedroom size: 1 BR 600 sf., 2 BR 900 sf.; 3 BR 1,200 sf.</li> <li>■ Vacancy Rate = 5%</li> <li>■ Annual Operating Expense per square foot = \$4.50</li> <li>■ Market Value = Net Annual Income* Multiplication Factor</li> <li>■ Multiplication factor for a building in good condition is 12.5</li> </ul>	

## REPLACEMENT OPTIONS

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of approximately \$226,255 per unit for multi-family rental housing (\$300 per square foot, assuming average unit sizes of 600 square feet (sf) for one-bedroom, 900 sf for two-bedroom, and 1,200 sf for three-bedroom), replacement of the 251 at-risk units would require approximately \$57 million. This cost estimate includes land, construction permits, on- and off-site improvements and other costs. Since the City has been providing an average of \$25,000 per bedroom in subsidies for affordable rental housing projects, this would require \$10,525,000 in subsidies.

## COST COMPARISON

The cost estimates provided in the Housing Element are intended for a general comparison of cost implications. Specific costs involved for preservation versus new construction would depend on the specific market conditions, building conditions, and financial positions of the projects. The cost of transferring ownership of the units is over \$54 million while construction of new units would cost \$57 million and providing rent subsidies for 55 years would result in a cost of approximately \$217 million. Based on this analysis, transferring ownership and new construction would be the most feasible options to maintain the long-term affordability of the 251 at-risk units in the City.

## RESOURCES FOR PRESERVATION

Nonprofit housing providers and funding resources potentially available to the City to pursue preservation of the at-risk units are discussed in the “Housing Resources” section of this Housing Element.

## Estimated Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households (owners versus renters, elderly households, and large and small households) in Simi Valley. Detailed CHAS data based on the 2006-2010 ACS is displayed in Table H-30. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

However, the CHAS data does not provide separate accounting of overcrowding or substandard housing conditions. These are included in the overall category of households with housing problems, and a household can have multiple housing problems.

The types of problems vary according to household income, type and tenure. Overall, 46 percent of all households in the City experienced some housing problems. However, housing problems were more prevalent among extremely low and very low-income households, especially among large families. Within the

low-income group, housing cost burden impacted a larger proportion of owners than renters, indicating the relative affordability of the rental housing stock to low-income households, compared to ownership housing.

**Table H-30 Estimated Housing Needs**

Household Income by Type, Income and Housing Problem	Renters			Owners			Total Households
	Elderly	Large Families	Total Renters <sup>a</sup>	Elderly	Large Families	Total Owners <sup>a</sup>	
Extremely Low-income (0–30% MFI)	700	250	2095	835	95	1475	3570
% with any housing problems	51.4%	98.0%	59.9%	76.0%	100.0%	85.1%	70.3%
% with cost burden >30%	51.4%	98.0%	53.9%	76.0%	100.0%	85.4%	66.9%
% with cost burden >50%	42.9%	98.0%	47.0%	61.1%	100.0%	73.9%	58.1%
Very Low-income (31–50% MFI)	245	175	1,175	850	220	1,905	3,080
% with any housing problems	51.0%	100.0%	89.8%	48.2%	97.7%	73.0%	79.4%
% with cost burden >30%	46.9%	97.1%	89.4%	48.2%	97.7%	73.0%	79.2%
% with cost burden >50%	28.6%	51.4%	59.6%	27.6%	72.7%	56.4%	57.6%
Low-income (51–80% MFI)	280	270	2,220	1,120	465	3,755	5,975
% with any housing problems	51.8%	72.2%	76.8%	50.0%	96.8%	70.4%	72.8%
% with cost burden >30%	42.9%	48.1%	69.1%	50.0%	78.5%	68.0%	68.5%
% with cost burden >50%	0.0%	24.1%	13.3%	21.9%	52.7%	37.4%	28.5%
Low-income (>80% MFI)	235	390	4,855	3,190	2,960	23,155	28,010
% with any housing problems	34.0%	14.1%	20.1%	20.8%	45.4%	35.5%	32.9%
% with cost burden >30%	33.2%	11.3%	17.7%	20.7%	40.4%	34.7%	31.7%
% with cost burden >50%	1.7%	0.0%	0.7%	4.7%	7.9%	7.5%	6.4%
<b>Total Households</b>	1,460	1,085	10,345	5,995	3,740	30,290	40,635
% with any housing problems	48.6%	61.8%	48.2%	37.9%	56.3%	44.6%	45.6%
% with cost burden >30%	46.1%	54.3%	44.2%	37.8%	50.0%	43.7%	43.8%
% with cost burden >50%	25.6%	36.9%	19.5%	19.0%	19.7%	17.5%	18.0%

SOURCE: HUD Comprehensive Housing Affordability Strategy (CHAS), based on 2006-2010 ACS.

a. Data presented in this table are based on special tabulations from sample ACS data. The number of households in each category usually deviates slightly from the 100 percent count due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Totals for renters, owners and households will not add up within the table because some subcategories are not presented in the table, however, all totals are accurate.

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## HOUSING CONSTRAINTS

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Although the City of Simi Valley strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government regulations and policies, and infrastructure and environmental constraints. This section addresses these potential constraints that may affect the supply and cost of housing in Simi Valley.

### Non-Governmental Constraints

Locally and regionally there are several constraints that hinder the City's ability to accommodate the community's housing needs. The high cost of land, rising development costs, and neighborhood opposition make it expensive for developers to build affordable housing. These constraints may result in housing that is not affordable to low and moderate-income households, or may render residential construction economically infeasible for developers.

## HOUSING MAINTENANCE

The City has no regulations and policies that would constrain housing maintenance. The City has adopted a Property Maintenance Ordinance, which establishes minimum standards for the maintenance of residential properties. These requirements are enforced by the City's Code Enforcement and Building and Safety Divisions and help maintain the City's housing stock.

The major constraint to housing maintenance is funding related. Often, a homeowner carries a first mortgage for the home already and making substantial improvements to the home may require obtaining a second mortgage or refinancing to take equity from the home. Such financing arrangements may be challenging to lower and moderate income households whose debt-to-income ratio may be too high to qualify for additional financing for home improvements. To assist lower and moderate income households in making the necessary improvements, the City offers rehabilitation assistance to income-qualified households. However, with the dissolution of redevelopment and significant reductions in federal funds, the City has limited ability to provide assistance for housing rehabilitation.

## LAND AND DEVELOPMENT COSTS

High development costs in the region stifle potential affordable housing developments. Construction costs for residential units have increased rapidly over the last decade, particularly the land costs. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs for holding the property. The difficulty of developing small, infill sites can also constrain housing development in communities such as Simi Valley.

One cost factor associated with residential building is the cost of building materials, which can comprise a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land

upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in August 2013 are as follows:

- Type I or II, Multi-Family: \$131.94 to \$150.25 per sq. ft.
- Type V Wood Frame, Multi-Family: \$100.18 to \$104.74 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$110.29 to \$117.71 per sq. ft.

The unit costs for residential care facilities generally range between \$126.72 and \$177.76 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower costs and associated sales prices or rents. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is development density. As the number of units increases, overall costs generally decrease due to economies of scale. The City's ability to mitigate high construction costs is limited without direct subsidies.

While the City of Simi Valley is extensively developed, there are vacant and underutilized areas that can accommodate new housing. The largest concentrations of undeveloped land for new residential development are along the City's north and southwestern periphery extending into the hillsides of the City's sphere of influence. However, these areas are likely to contain important wildlife habitats and constraints on development such as steep slopes, and fire or seismic hazards, which are discussed below. Historically, development has varied in these areas according to the degree and sensitivity of constraints encountered. Most recent housing developments have been planned to respect and maintain the hillside's unique character and resources. For the most part, development on hillsides has been very limited and the unique site preparation costs associated with such development have rendered such housing affordable to only above moderate-income households.

Vacant or underutilized areas that could accommodate additional housing are primarily located on the City's valley floor. However, many of these sites are small. Other larger sites are primarily in mountain side locations and are constrained by environmental factors and the City's Hillside Performance Standards.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The City's supply of vacant residential land is limited. A survey of listings on Realtor.com in September 2013 found 32 vacant parcels in lower density residential neighborhoods of Simi Valley, priced at approximately \$62,500 per acre. Properties that have received entitlement permits, however, are typically more expensive.

Under the City's current Development Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. The City may, at its election, award additional density bonuses up to a maximum of 50 units per acre. Developers of affordable housing are also entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit (as more units can be built on the property), thereby making the provision of affordable housing more feasible.

## AVAILABILITY OF MORTGAGE FINANCING

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The data for Simi Valley was compiled by census tract and aggregated to the area that generally approximates the City boundaries.

With the influx of bad loans many banks are now facing bank failure and securing home financing is difficult for even credit worthy applicants. Interest rates have again been cut by the federal government but credit is still scarce because banks remain wary to lend. With the recent approval of the American Recovery and Reinvestment Act, it is expected that banks will once again start lending and properly qualified households will be able to take advantage of the new lower home prices. The HMDA information in Table H-31 is a summary of loan applications submitted in 2011<sup>5</sup>, the most recent year for which data are available as of the writing of this Housing Element.

Loan Type	Total Applications		Originated		Approved Not Accepted		Denied		Other	
	#	%	#	%	#	%	#	%	#	%
Government Backed Purchase Loans	730	100.0%	520	71.2%	50	6.8%	94	12.9%	66	9.0%
Conventional Purchase Loans	1,232	100.0%	819	66.5%	99	8.0%	171	13.9%	143	11.6%
Refinance	6,616	100.0%	4,294	64.9%	412	6.2%	1,005	15.2%	905	13.7%
Home Improvement Loans	259	100.0%	152	58.7%	19	7.3%	43	16.6%	45	17.4%
<b>Total</b>	<b>8,837</b>	<b>100.0%</b>	<b>5,785</b>	<b>65.5%</b>	<b>580</b>	<b>6.6%</b>	<b>1,313</b>	<b>14.9%</b>	<b>1,159</b>	<b>13.1%</b>

SOURCE: [www.LendingPatterns.com](http://www.LendingPatterns.com)<sup>TM</sup>, 2013.

"Approved Not Accepted" are those applications approved by the lenders but not accepted by the applicants.

"Other" includes loan applications that were either withdrawn or closed for incompleteness.

Conventional home mortgages in Simi Valley accounted for only 14 percent of all loan applications in the City in 2011. The largest proportion of applications was for refinancing (75 percent). Approximately 66 percent of all applications were originated.<sup>6</sup> Government backed loans followed by conventional loans had the highest rate of origination. The highest denial rate was in home improvement loans due probably to the high debt-to-income ratio when taking the mortgage loan into consideration. However, home improvement loans accounted approximately 3 percent of all applications.

There were 730 government-backed loan applications in Simi Valley in 2011, accounting for approximately 8 percent of all applications. Government-backed loans are provided through private lenders and are guaranteed by the federal government (the Federal Housing Administration). In Simi Valley the mortgage

<sup>5</sup> 2012 HMDA data will not be available until the end of 2013.

<sup>6</sup> An originated loan is one that is approved by the lender and accepted by the applicant.

limit for a FHA loan is \$729,750 for a single-family home. There are no income limits on who can obtain an FHA loan, and FHA loans do offer some flexibility in credit scores and downpayment requirements. However, applicants must still qualify for a loan through the traditional methods of income verification and a reputable credit history. While FHA loans are an important option in the mortgage market, they do not make homeownership more attainable for lower-income households because the households must still be earning an adequate income to support monthly mortgage payments.

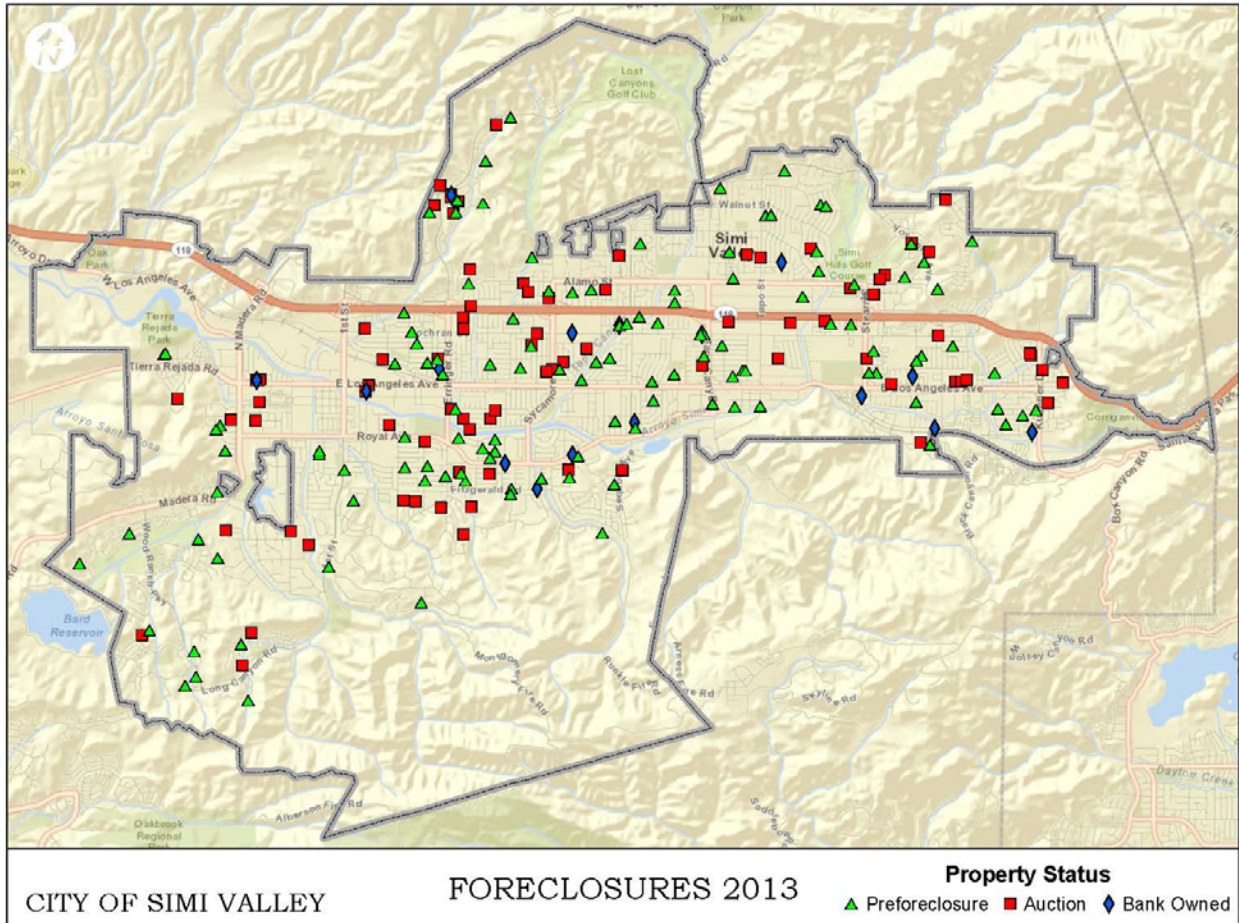
## FORECLOSURES

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. The homeowner would lose their home and also would owe the home lender an additional amount.

Figure H-5 illustrates the location of all the properties within the City that were in the foreclosure process as of August 2013. As shown, foreclosures are not concentrated in any specific neighborhoods. Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of August 2013, 123 properties in Simi Valley were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 84 properties in Simi Valley were in the auction stage of the foreclosure process.

## HOUSING CONSTRAINTS



**Figure H-5 Foreclosures (August 2013)**

SOURCE: Foreclosure Radar, August 2013

## Governmental Constraints

City development standards and policies can have an impact on the price and availability of housing in Simi Valley. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as constraints to housing development. The following can affect overall housing availability, adequacy, and affordability. The following discusses the constraints:

### LAND USE CONTROLS

#### GENERAL PLAN AND ZONING

The Simi Valley General Plan and Development Code provide for a range of land use designations/zones that accommodate residential units:

##### Open Space: 1 unit per 40 Acres

It is intended that land use patterns in Open Space areas will be dominated by recreational uses, agricultural uses, grazing and very large lot estate or farm homes. To encourage the keeping of areas designated as Open

Space in a largely undeveloped state, allowable dwelling units (i.e., 1 dwelling unit/40 acres) may be transferred to portions of the subject parcel which are not designated Open Space.

**Residential Estate: 0–1 unit per acre; 1 acre minimum lot size**

This designation is intended to create a residential environment typified by lots of 1 acre and over and houses of an individual design. Residential Estate lots should be grouped and be of such a number so as to form an identifiable neighborhood and image.

**Residential Very Low Density: 0–2 units per acre; 20,000 square feet minimum lot size**

This designation is intended to create a single-family residential environment typified by half-acre or larger sized lots that are not clustered. It is intended that this designation be used in areas proposed for animal keeping and similar semi-rural uses.

**Residential Low Density: 2.1–3.5 units per acre**

This designation is intended to encourage a single-family suburban and rural residential environment with a wide range of lot sizes but a low overall density. Clustering of smaller lots in order to achieve both affordable housing and to minimize hillside grading is intended, especially within larger developments and outlying canyon areas. The Low Density designation is intended for use in the peripheral areas of the valley floor as well as in the outlying canyon areas, which are under 20 percent slope.

**Residential Medium Density: 3.6–5.0 units per acre**

This designation is intended to encourage a predominantly single-family residential environment with a wide range of lot sizes, but an overall density similar to the bulk of single-family developments on the valley floor. 8,000 sf min. lot sizes are intended in this classification. The Medium Density designation is intended for use on the valley floor as well as in the outlying canyon areas which are under 20 percent slope.

**Residential Moderate Density: 5.1–10.0 units per acre**

This designation is intended to create residential areas composed primarily of detached, single-family dwelling units on small lots. The Moderate Density designation is intended for use mainly on the central portion of the valley floor with limited use in outlying canyon areas.

**Residential High Density: 10.1–20 units per acre**

This designation is intended to encourage a residential environment typified by higher density townhouses, low-density garden apartments and other multiple unit developments. This designation is intended for use in the more central areas near shopping, transit and on arterial or collector streets.

**Residential Very High: 20.1–35 units per acre**

This designation is intended to provide for a relatively high density residential environment. Very High Density areas are intended to result in garden apartments or similar structures, usually of two stories in height. It is intended that this designation will be limited in its use to only the central portion of the valley floor, on arterial streets, and near shopping, transit, and other public facilities.

### **Mobile Home: 0–8 units per acre**

This designation is intended to provide areas set aside specifically for mobile home subdivisions or parks. It is intended that this designation will result in well-designed mobile home projects at densities typical of most recent mobile home developments.

### **Mixed-Use**

This designation accommodates mixed-use of general commercial or office commercial development with residential uses. A maximum density of 35 units per acre for residential is provided.

## RESIDENTIAL DEVELOPMENT STANDARDS

The City's Development Code contains development standards for each zoning district consistent with the land use designations of the General Plan. Residential development standards can sometimes unnecessarily constrain the development of housing and therefore must be analyzed as part of the Housing Element process. When standards are too restrictive, they can limit the number of units to be achieved on site or present challenges in site planning. The Simi Valley Development Code establishes residential development standards for each zone to ensure quality development in the community. Development criteria, as specified in the Development Code, are presented in Table H-32. Overall, the City's residential development standards are typical to suburban developments in Ventura County. The City adopted development standards to implement the mixed-use designations created as part of this General Plan update. In addition, in 2012, the City increased the allowable densities in a number of its residential zones in order to maintain consistency with the updated General Plan and State law regarding density bonuses.

### **MIXED-USE (MU) OVERLAY DISTRICT**

As part of the General Plan update, the City created a Mixed-Use Overlay designation. To implement this land use designation, the City adopted a Mixed-Use (MU) Overlay district. The Mixed-Use Overlay allows properties to be developed with commercial retail or offices uses on the ground floor and housing on the second floor or above; a mix of differing land uses distributed horizontally on a site; or a single land use, as designated on the Community Subareas and Districts Maps. Single-use developments, however, must meet development standards prescribed for that land use type (i.e., commercial retail development must meet all required commercial development standards). The MU Overlay district provides an opportunity to increase the variety of housing types and to revitalize deteriorating commercial areas by integrating infill residential uses. The specific development standards for the MU Overlay district are described below:

- **Residential Density:** 20.1 to 35 units per acre.
- **Percentage of Project as Residential Uses:** A minimum of 50 percent of the project's floor area must be developed and maintained as residential uses.
- **Percentage of Project as Commercial Uses:** A minimum of 25 percent of the project's floor area must be developed and maintained as commercial uses.
- **Setbacks:** Setback requirements are the same as for developments in the RVH zone.

**Table H-32 Basic Residential Development Standards**

Development Standard	Zoning Designation									
	OS	RE	RVL	RL	RM	RMod	RH	RVH	MH	MU
Minimum Net Lot Area	40 acres	1 acre	20,000 sf	10,000 sf	8,000 sf	5,000 sf	5,000 sf		2 acres	—
Density Maximum (du/acre)	1/40 acres	1.0	2.0	2.1-3.5	3.6-5.0	5.1-10.0	10.1-20.0	20.1-35.0	0.0-8.0	20.1-35.0
Minimum Lot Width	—	125 ft.	100 ft.	80 ft.	40 ft.					
Minimum Setbacks (feet)										
Front <sup>a</sup>	50	20	20				20	20	20	20
Side	50	10	6 to 10				15	10	none	10
Rear	50	20	20				20	20	20	20
Maximum Height	2 stories/ 30 feet						3 stories/ 40 feet		25 feet	4 stories/55 feet

SOURCE: City of Simi Valley, 2013.

sf = square feet

a. Front setback in the RH and RVH zones is 20 ft. plus an additional 1 ft. for each 1 ft. portion of building over 15 ft. in height.

## HEIGHT LIMITS

The City’s Development Code currently limits building heights in the Very High Density Residential zone to three stories or 40 feet. The Land Use Element indicates that building heights for Very High Density development (up to 50 units per acre with a density bonus) are intended for structures of three or more stories. The expectation is that affordable housing projects over three stories or 40 feet in height can request a concession from the Development Code requirement to exceed the height limit of three stories or 40 feet. Also, the Development Code allows the height limit to be exceeded subject to the approval of a Conditional Use Permit.

## PARKING REQUIREMENTS

All residential uses are required to provide the number of parking spaces specified in Table H-33. In 2013, the City amended the Municipal Code to establish new parking requirements for multi-family housing. The City now varies parking requirements for multi-family housing by the number of bedrooms in a unit (instead of by unit size) to accommodate a lower parking requirement for projects intended to serve smaller households including seniors and persons with disabilities. Furthermore, only one space is required to be covered.

<b>Use</b>	<b>Parking Requirement</b>
Single-Family	2 car enclosed garage per unit.
Multi-Family, Condominiums or attached dwelling units	Studio: 1 space per unit One-Bedroom: 1.5 spaces per unit Two-Bedroom: 2 spaces per unit Three or More Bedrooms: 2.5 spaces per unit Plus 0.5 guest spaces per unit A minimum of one space per unit must be covered.
Secondary Dwelling Units	1 covered space per unit or one per bedroom, whichever is greater.
Mobile Home Parks	2 spaces per unit, which may be in tandem, 1 of which shall be covered; 1 space per 5 mobile homes as a guest space; and 1 space per 5 mobile homes as a recreational vehicle storage space.
Senior Citizen Dwelling Units	1.2 covered space per unit
Boarding Houses, Dormitories, and Rooming Houses	1.5 spaces per sleeping room or 1 space per 100 sf of gross floor area, whichever is greater. (This parking requirement does not apply to transitional or supportive housing that is developed as regular housing.)
Mixed-Use Development	1 space per unit for studios and seniors-only units; 1.5 spaces per unit for one-bedroom units; 2 spaces per unit for two-bedroom units; and 2.5 spaces per unit for units with three or more bedrooms. A minimum of one guest parking space shall be provided for every 5 units, regardless of unit type. A minimum of one guest parking space shall be provided for complexes with fewer than five units.

SOURCE: City of Simi Valley Municipal Code, 2013.

Developers of affordable housing who are eligible for a density bonus pursuant to Government Code Sections 65919–65918 may receive a reduction in required parking. The City has adopted a density bonus ordinance to inform prospective developers about incentives that are available to qualifying affordable and/or senior housing projects.

## PROVISION FOR A VARIETY OF HOUSING TYPES

State Housing Element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, factory-built or manufactured housing, emergency shelters, and transitional housing among others. Table H-34 summarizes the housing types permitted and conditionally permitted under the Development Code.

<b>Table H-34 Use Regulations for Residential Districts</b>										
<b>Uses</b>	<b>OS</b>	<b>RE</b>	<b>RVL</b>	<b>RL</b>	<b>RM</b>	<b>RMod</b>	<b>RH</b>	<b>RVH</b>	<b>MH</b>	<b>MU</b>
Single-Family Dwellings	P	P	P	P	P	P	—	—	—	—
Multi-Family Dwellings	—	—	—	—	—	P	P	P	—	P
Mobile Home Parks	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	PD	—
Manufactured Housing	P	P	P	P	P	P	—	—	—	—
Residential Care Facility (6 or less)	P	P	P	P	P	P	P	P	P	P
Residential Care Facility (7 or more)	—	—	—	CUP	CUP	CUP	CUP	—	—	CUP
Secondary Dwelling Unit	P	P	P	P	P	—	—	—	—	—

SOURCE: City of Simi Valley Development Code, 2011.  
P = Permitted; CUP = Conditional Use Permit required; — = Not permitted

### SINGLE-FAMILY DWELLINGS

Single-family homes are permitted in the OS, RE, RVL, RL, RM and RMod zones. All of these zones (except the RMod zone) are designed for single-family dwellings of various size and density. The RMod zone is for single-family and multi-family dwellings. The Simi Valley Development Code defines a single-family dwelling as a building designed for and/or occupied exclusively by one family. This includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code, and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, places on permanent foundations. Therefore, manufactured housing units or mobile homes on a permanent foundation are permitted where single-family housing units are permitted by right.

### MULTI-FAMILY DWELLINGS

As of January 2011, multi-family housing units constituted approximately 17 percent of Simi Valley’s housing stock. The Development Code provides for multi-family developments in the RMod, RH, RVH, and MU Overlay zones. The maximum density for the RVH zone is 35 units per acre. Density bonuses are permitted in zones permitting multi-family housing. Therefore, the allowable densities in Simi Valley are sufficient to allow

## HOUSING CONSTRAINTS

for the development of affordable housing. Multi-family projects with fewer than 4 units can be approved by staff.

### **MOBILE HOME PARKS**

Mobile homes offer an affordable housing option to many low and moderate-income households. According to the California Department of Finance, there are 892 mobile homes in the City. Mobile Home Parks require a Conditional Use Permit (CUP) in most residential districts and a Planned Development Permit (PD) in the MH district.

### **MANUFACTURED HOUSING**

Factory-built, modular homes constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundations, are considered single-family dwellings and treated as such.

### **SECOND DWELLING UNITS**

Second dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second units may be an alternative source of affordable housing for lower-income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). A jurisdiction cannot adopt an ordinance that precludes the development of second units unless findings are made acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the state's second unit law in September 2002 required local governments to use a ministerial, rather than discretionary process for approving second units (i.e., second units otherwise compliant with local zoning standards can be approved without a public hearing).

The City established a ministerial process for approving second dwelling units on lots containing a single-family home or multi-family units. Second dwelling units that do not meet state law standards for ministerial approval can be approved with a Conditional Use Permit (CUP) in all single-family residential zones (OS, RE, RVL, RL and RM) in Simi Valley.

### **RESIDENTIAL CARE FACILITIES**

Residential care facilities can be described as any family home, group care facility or similar facility, including some transitional housing facilities, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with state law (Lanterman Developmental Disability Services Act, AB 846, compiled of divisions 4.1, 4.5 and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), Simi Valley allows residential care facilities serving six or fewer persons within all residential zones. Residential care facilities serving more than six persons are conditionally permitted in the RL, RM, RMod and RH zones. Any residential care facility may be allowed in the CO and CC zones with approval of a CUP.

## GROUP HOMES

The Simi Valley Development Code defines a group home as a dwelling licensed or supervised by any federal, state, or local health/welfare agency which provides 24-hour non-medical care of unrelated persons who are not handicapped but are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. This includes children's homes; rehabilitation centers; and self-help group homes. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services—Extended Care." Group homes of six or fewer residents are permitted by right in all residential zones. Groups Homes for seven or more residents are treated as residential care facilities and are permitted with CUP in the RL, RM, RMod and RH zones.

The Development Code differentiates between group homes and residential care homes, which are defined as a single-dwelling unit or multiple-unit facility licensed or supervised by any federal, state, or local health/welfare agency that provides 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. State law includes group homes in the definition of residential care homes. The City recently amended the Development Code to include group homes in the "residential care facility" definition. This use is now treated the same as residential care facilities for zoning purposes. The amendment was adopted on January 13, 2014.

## TRANSITIONAL HOUSING

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments, and typically offers case management and support services to return people to independent living (usually between six and 24 months).

California Government Code Section 65582 (h) defines "transitional housing" and "transitional housing development" 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. Pursuant to SB 2, which amended Sections 65582, 65583 and 65589.5 of the Government Code, transitional housing that is configured as regular housing developments should be permitted by right where regular housing is permitted.

The Development Code was recently amended to specifically define transitional housing. Transitional housing pursuant to Government Code Section 65582 (h) is now permitted in the same manner as other residential dwellings of the same type in the same zone per the Development Code and applicable State law. The amendment was adopted on January 13, 2014.

## SUPPORTIVE HOUSING

State law requires local jurisdictions to address the provisions for supportive housing. California Government Code Section 65582 (f)(g) 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 onsite or offsite service that assists the supportive

## HOUSING CONSTRAINTS

housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The Development Code was recently amended to specifically define supportive housing. Supportive housing pursuant to Government Code Section 65582 (f)(g) is now permitted in the same manner as other residential dwellings of the same type in the same zone per the Development Code and applicable State law. The amendment was adopted on January 13, 2014.

## EMERGENCY SHELTER

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. The Development Code permits emergency shelters by right in the CO, CC, CPD, LI and GI zones, which requires only the issuance of a zone clearance and no environmental review. The residential sites inventory included in Appendix H3 of this Housing Element includes approximately 128 vacant and underutilized parcels. Among these parcels, 70 are zoned CO, CPD, or LI, totaling more than 120 acres (inclusive of 10 acres of vacant land). These properties are located along transportation corridors and provide easy access to public transportation. These zoning districts offer adequate capacity for at least one emergency shelter as required by law. Although emergency shelters are also conditionally permitted in all residential zones, no emergency shelters are currently located within Simi Valley.

Pursuant to recent changes in state law, Government Code Sections 65582, 65583, 65589.5, and Chapter 614 of the Government Code, local jurisdictions must make provisions in the zoning code to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. The City recently established the following development standards for emergency shelters:

- Overnight occupancy shall be limited to one bed per 70 square feet of sleeping area, with maximum occupancy of 30 beds per facility.
- The length of stay for any emergency shelter resident shall not exceed 180 days.
- Off-street parking must be provided at one space per staff person during the largest shift plus 1/5 of a parking space for each resident.
- On-site management shall be provided at all times while the shelter remains open, consisting of a minimum of one staff person per 15 clients.
- No emergency shelter shall be located within 300 feet of another emergency shelter.

## SINGLE-ROOM OCCUPANCY

With high housing costs, many communities in California are exploring the use of Single Room Occupancy (SRO) units to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. An SRO unit is small, usually 200 to 350 sf, and consists of one habitable room in a structure of other SRO units, also known as a residential hotel. Residents typically share bathrooms and/or kitchens while some SRO units include kitchenettes, bathrooms or half-baths. The City recently amended the Development Code to permit SROs in the MU and CPD zones via a CUP. Conditions for approval will relate to the performance of the facility, such as parking, security, and management. The amendment was adopted on January 13, 2014.

## AGRICULTURAL WORKER HOUSING

Under California Health and Safety Code 17021.5, farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. In addition, employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone. While the City has no agriculturally designated land uses, all residential zones allow agricultural use by right, while the OS (Open Space) designation is intended for agricultural uses. The City's Development Code is in the process of being amended to comply with State law. This amendment is expected to be completed by spring 2014.

## HOUSING FOR PERSONS WITH DISABILITIES

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The City conducted an analysis of the Development Code, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

## ZONING AND LAND USE

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities.

Under the state Lanterman Developmental Disabilities Services Act (compiled of divisions 4.1, 4.5 and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts; Simi Valley is compliant with the Lanterman Act. The Land Use Element and Development Code provide for the development of multi-family housing in the RMod, RH and RVH zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

Furthermore, the Development Code will be amended to address the provision of transitional, supportive, and single-room occupancy housing – housing types that are suitable for occupancy by persons with disabilities (see discussions on the provision of a variety of housing types earlier).

## DEFINITION OF FAMILY

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Development Code. A restrictive definition of "family" can illegally limit the development and siting of group homes for persons with disabilities. The City of Simi Valley Development Code was recently amended to remove the definition of family. The amendment was adopted on January 13, 2014.

### REASONABLE ACCOMMODATION

It may also be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Development Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. The City adopted a reasonable accommodations ordinance in February 2009 that allows for reasonable accommodation requests to be reviewed and approved by the Director of the Environmental Services Department in most cases. The ordinance provides a procedure for residents to follow to ensure that all reasonable accommodations can be adequately met. Reasonable accommodation will be granted if:

- The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability.
- Be in full compliance with the City Development Code and Municipal Code.
- Be consistent with the purpose, intent, goals, policies, programs, and land use designations of the General Plan and any applicable specific plan.

### BUILDING CODES

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking is required.

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Division of the Environmental Services Department as a part of the building permit submittal.

### CONCLUSION

The City recently amended the Development Code to facilitate and encourage the provision of transitional housing, supportive housing, and SRO units consistent with state law, Government Code Sections 65582, 65583, 65589.5, and Chapter 614 of the Government Code.

## PLANNING AND DEVELOPMENT FEES

The City charges a variety of fees and exactions to cover the cost of processing permits and providing necessary services and facilities for new development. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. The City's fee schedule for a typical residential project is displayed in Table H-35.

While Table H-35 shows typical planning fees in Simi Valley, Table H-36 compares the Simi Valley planning fees to those of surrounding communities. Simi Valley's planning fees are mid-range when compared to those in Camarillo, Thousand Oaks, Santa Paula and Fillmore. In general Simi Valley's fees are towards the lower end. The City has not raised its planning fees since 2008.

## HOUSING CONSTRAINTS

<b>Table H-35 Schedule of Typical Residential Development Processing Fees</b>	
<b>Action</b>	<b>Fee</b>
Plan Check	\$2,025 (min. filing) to \$2,735 (max. billable) + \$10 per unit
Conceptual Grading Permit	\$2,554
Landscape Architect Plan Review	\$500 (min. filing) to 1.5% of estimated landscape construction costs
Pre-Application/Preliminary Review	\$1,927 + \$10 per unit
Conditional Use Permit	
Administrative	\$1,667
Planning Commission	\$5,424 (min. filing) to \$7,322 (max. billable) + \$10 per unit
Development Agreement	\$5,000
General Plan Amendment	
Prescreening	\$3,694
w/ Environmental Impact Report	\$7,670 (min. filing) to \$10,355 (max. billable)
w/ Negative Declaration	\$4,136 (min. filing) to \$5,584 (max. billable)
Affordable Housing	\$3,145 (min. filing) to \$4,245 (max. billable)
Subdivisions	
Lot Line Adjustment	\$164
Parcel Map	\$2,551 (min. filing) to \$3,445 (max. billable) + \$10 per unit
Tentative Tract Map	\$5,716 (min. filing) to \$7,717 (max. billable) + \$10 per unit
Vesting Tentative Tract Map	\$6,445 (min. filing) + \$10 per unit
Planned Development Permit	
Residential	\$8,282 (min. filing) to \$11,181 (max. billable) + \$10 per unit
Non-Residential	\$5,997 (min. filing) to \$8,096 (max. billable) + \$200 per acre
Housing	
Affordable Housing Agreement	\$5,392 (min. filing) to \$7,280 (max. billable)
Senior Housing Agreement	\$2,372 (min. filing) to \$3,202 (max. billable)
Zone Change	\$3,001 (min. filing) to \$4,051 (max. billable)
Specific Pan	\$24,972 (min. filing) to \$33,712 (max. billable) + \$5 per unit
Variance	\$2,599 (min. filing) to \$3,509 (max. billable)
CEQA Exemption	\$160
Initial Environmental Study (developer requested)	\$3,016 (min. filing) to \$6,033 (max. billable) + \$10 per unit
Environmental Impact Report or Extended EIS	Consultant Fees + 30%
SOURCE: City of Simi Valley, Department of Environmental Services, Adopted 2008 fees.	

	<b>Simi Valley</b>	<b>Camarillo</b>	<b>Thousand Oaks</b>	<b>Santa Paula</b>	<b>Fillmore</b>
Minor CUP	\$1,667	\$5,038	\$1,161–\$8,193	\$3,599+FAHR <sup>a</sup>	\$480+FAHR
Major CUP	\$5,424–\$7,322	\$5,038	\$15,000 (Deposit)	\$3,599+FAHR	\$3,200+FAHR
General Plan Amendment	\$4,136–\$10,355	\$7,587	\$6,500	\$3,213+FAHR	\$2,750+FAHR
Variance – Minor	\$2,599–\$3,509	\$4,898	\$1,520	\$1,200+FAHR	\$1,000+FAHR
Variance – Major	\$2,599–\$3,509	\$4,898	\$2,915	\$3,213+FAHR	\$2,860+FAHR
Zone Change	\$3,001–\$4,051	\$6,936	\$8,600	\$5,623+FAHR	\$4,725+FAHR
Parcel Map	\$2,551–\$3,445	—	—	\$3,213+FAHR	\$2,200+FAHR
Tract Map	\$5,716–\$7,717	—	\$12,000 (Deposit)	\$3,213+FAHR	\$2,550+FAHR

SOURCE: Cities of Simi Valley (2008), Santa Paula (2013), Camarillo (2013), Thousand Oaks (2013), and Fillmore (2011).  
a. FAHR: Fully Allocated Hourly Rates for staff time spent on applications.

Development impact fees are established for mitigating various development impacts based on the specific existing conditions of and projected needs for infrastructure and public facilities. Fees for public improvements (streets, sidewalks, storm drains, grading, etc.) can vary significantly even within the City depending upon the characteristics of the project site. The City of Simi Valley’s impact fee structure considers the extent to which the developer constructs off-site improvements (discussed below). Off-site improvement fees are assessed on a case-by-case basis and are intended to offset impacts to drainage and sewer facilities, schools, parkland, watershed protection, and other public facilities. A summary of estimated impact fees for typical residential types is included in Table H-37.

While these fees add to the cost of housing development, they are established to cover the costs of providing public infrastructure, facilities and improvements to serve the development. Since impact fees are subject to the requirements of state law for ensuring reasonableness and a proportionate share of responsibility, these fees are considered necessary to ensure quality of life for existing and future residents.

## HOUSING CONSTRAINTS

Fee Type	Single-Family		Multi-Family		Senior	
	Market	Affordable	Market	Affordable	Market	Affordable
Parks and Recreation	\$2,986 to \$3,890/unit	\$880 to \$1,385/unit	\$1,732 to \$3,967/unit	\$468 to \$2,060/unit	\$1,571 to \$2,141/unit	\$379 to \$919/unit
Traffic	\$33 per trip	\$33 per trip	\$33 per trip	\$33 per trip	\$33 per trip	\$33 per trip
Water	\$4,374/unit	\$4,374/unit	\$7,240 + \$2,537/unit	\$7,240 + \$2,537/unit		
Sewer	\$4,374/unit	\$4,374/unit	\$3,280/unit	\$3,280/unit	\$2,624/unit	\$2,624/unit
Fire	\$1,050/unit	\$1,050/unit	\$525/unit	\$525/unit		
Schools	\$3.20/sf	\$3.20/sf	\$3.20/sf	\$3.20/sf	\$0.42/sf	\$3.20/sf
Flood Control	\$600/unit	\$600/unit	\$2,400/acre	\$2,400/acre		

SOURCE: City of Simi Valley Estimated Construction Fees, 2013.

School impact fees are collected for the school district and flood control fees are collected for the County. Fire fees are variable based on square footage and other factors. The Fire fees in the table are averages.

Table H-38 provides the actual development fees for three recent development projects in Simi Valley. Spanish Villas at the Park is a 38-unit multi-family development while Los Arboles was a development of 43 single-family homes. The Marketplace is a mixed use project that includes 72 townhomes, 36 senior apartments and a commercial component. Table H-38 shows the breakdown of all fees from planning to offsite improvements to public safety and impact fees. The total fees are moderate and represent only a small portion of total development costs (less than 10 percent) and do not constrain housing development in the City.

**Table H-38 Actual Development Fees for Recent Projects**

Fee Type	Multi-Family Project (Spanish Villas)	Single-Family Project (Los Arboles)	Mixed Use Project (The Marketplace)
Planning and Housing	\$24,140	\$58,457	\$43,879
Building and Safety	\$103,365	\$168,020	\$239,978**
Public Works	\$50,370	\$85,844	\$150,445
Water and Sewer	\$227,910	\$188,082***	\$357,712
City Traffic Fees	\$6,272	\$13,596	\$6,747
County Traffic Fees	\$811	\$1,681	\$4,496
Flood Control	\$6,240	\$25,800	\$13,200
Calleguas	\$96,486	\$96,105	\$41,908
Fire Department	\$19,950	\$45,150	\$56,700
Police	\$66	\$66	\$66
Schools	\$128,954	\$160,551	\$349,281
Parks	\$137,082	\$152,104	\$304,776
<i>Total Fees</i>	<i>\$801,646</i>	<i>\$995,456</i>	<i>\$1,569,188</i>
<i>Units</i>	<i>38</i>	<i>43</i>	<i>108</i>
<i>Cost per Unit</i>	<i>\$20,921</i>	<i>\$23,150</i>	<i>\$14,530</i>

SOURCE: City of Simi Valley, 2013.

## ON- AND OFF-SITE IMPROVEMENTS

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. Most residential areas are already served with infrastructure; however, some areas of the City will require infrastructure improvements. The City has established specific standards for improvements and facilities to serve new development, including: concrete curbs, gutters, asphalt concrete street pavement, sidewalks and streetlights. The City adopted the American Public Works Association Standards.

## GROWTH MANAGEMENT PLANS

### REGIONAL AIR QUALITY MANAGEMENT PLAN

Regional growth management plans, which regulate population growth, have been adopted by the Board of Supervisors as well as most of the incorporated cities in Ventura County. Pursuant to the federal Clean Air Act Amendments of 1990 (CAAA), the Ventura County 2007 Air Quality Management Plan (AQMP) presents Ventura County’s strategy to attain the federal 8-hour ozone standard, attainment demonstration for the federal 8-hour ozone standard; reasonable further progress demonstration for the federal 8-hour ozone standard; and transportation conformity emissions budget for federal transportation conformity purposes. The City uses the population limits in the AQMP to establish a limit on the number of dwelling units that could be built in the City, using upon an assumed number of persons per unit, consistent with Census information. If future housing demand surpasses the limits established by the countywide growth

## HOUSING CONSTRAINTS

management policies, the cost of housing in the City of Simi Valley will be affected, because limited supply in conjunction with increasing demand creates a marketplace susceptible to high unit prices.

### REGIONAL: SAVE OPEN SPACE AND AGRICULTURAL RESOURCES

The Save Open Space and Agricultural Resources (SOAR) and City Urban Restriction Boundary (CURBs) resulted from several voter-approved ballot initiatives in the unincorporated areas of Ventura County and eight of the County's ten cities, including Simi Valley. The SOAR initiatives require voter approval in the affected jurisdictions before specified General Plan land use designations, such as agriculture and open space, can be up-zoned to urban designations. The CURB initiatives define a boundary around the affected jurisdictions and require voter approval before urban development can occur outside the CURB lines. The SOAR and CURB measures work together to direct urban growth to within existing city boundaries, thereby restricting urban sprawl, encouraging infill and higher density development, and protecting agricultural, open space, and natural lands in Ventura County.

### CITY: MANAGED-GROWTH PLAN

The City of Simi Valley adopted a Managed Growth Plan to ensure that the rate of residential development is metered in an effort to control the rate of ozone generated within the City. Simi Valley is a non-attainment area for meeting the 1996 Federal Clean Air Act ozone standard, and managing the rate of growth will assist in attaining these standards.

The City's Managed Growth Plan, initially adopted by a popular vote in 1986 and amended at the ballot in 1996, 2004, and 2012, is implemented to encourage orderly development within the City while reducing air pollution, protecting the hillsides and promoting affordable housing. In March 2013, the City adopted a replacement implementation ordinance for the Managed Growth Plan that will ensure that the City is able to meet its Regional Housing Need Allocation. The current Managed Growth Plan covers the period January 1, 2013 to December 31, 2023.

The primary implementing tool for the Managed Growth Plan is the Residential Building Permit Allocation System (codified in Ordinance No. 1209), also referred to as the RBPAS. The RBPAS manages population by limiting the number of residential building permits that may be issued on an annual basis. This limitation is balanced against local housing needs. The RBPAS currently provides 292 EDUs per year, which is more than sufficient to meet the City's RHNA.

The RBPAS provides two exemptions:

- **Class 1 Exemption:** These projects are not subtracted from the allocation grants and are immediately eligible and able to be awarded residential building permits:
  - > Rehabilitation and remodeling of an existing dwelling unit or conversion of apartments into condominiums, so long as no additional dwelling units are created except as authorized by GC Section 65852(a) and Section 9-44.150 of the Simi Valley Municipal Code.
  - > Replacement of existing single-family or multi-family structures that have been damaged or destroyed through accident, fire, flood, or other "act of God."
- **Class 2 Exemption:** Residential development of one residence on a lot that is not part of an approved but unbuilt Planned Development or Cluster Development Permit is immediately eligible to be awarded an allocation grant. This Class 2 exemption shall apply only to two such projects per

developer, or his or her agent, per calendar year, provided such developments are not on adjacent sites. When allocation grants from Class 2 exemptions are awarded, their number shall be subtracted from the available grants before grants are awarded to any residential projects in the allocation system.

Other types of projects are placed in a queue upon approval by the City. Annually, 292 grants enter the system. Projects are awarded grants on a first-come, first-served basis. Unused grants roll over and are added to the next year's allotment. A single-family residence or condominium is considered one residential allocation grant (1.0 EDU), which is equivalent to 1.4 apartment units and 1.9 senior units.

All new dwelling units require allocation grants. Projects that have been placed into the allocation system may receive up to one-half of the available grants during that calendar year. If a project requires more allocation grants, the project will maintain its place in the allocation system and will be eligible to receive up to one-half of the available grants for each subsequent calendar year until all allocation grants required for the project have been issued. All allocation grants are valid for four years. The four-year period will commence when a project, or phase of a project, receives its last grant. If a developer fails to establish vested rights within four years, the allocation grants shall be returned to the allocation system for distribution. If the project's Planned Development or Cluster Development Permit has not expired, the project will be placed at the end of the list of projects awaiting allocation grants.

Due to low demand for residential development in the last several years, there has been little or no competition for residential allocation grants. At the end of the previous allocation system, 1,690 allocation grants were unused. As of October 1, 2013, the number of unused allocation grants accumulated to 192.5. After awarding grants to all approved residential projects, 192.5 grants remain unawarded and will be added to the 292 grants entering the system in January 2014.

## DEVELOPMENT PERMIT PROCEDURES

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. The timelines provided are estimates; actual processing time may vary due to the volume of applications and the size and complexity of the projects.

The City works to assist the public in understanding the plan review process by outlining the timelines for different projects and offering guidelines to assist in the type of information that is needed to conduct a plan review. The extent of the review required to issue permits for a project depends on the use or occupancy type of the structure, its location and the impact of its construction on the environment. The applicant's responsiveness to comments or questions from staff and outside agencies can also have a significant effect on project timeframes.

### PLANNED DEVELOPMENT PERMITS

The Planned Development Permit (PD) facilitates development of land as a single unit by taking advantage of modern site planning techniques, resulting in a more efficient use of land and a better living environment. All new residential development in Simi Valley consisting of 2 units or more requires approval of a PD prior to issuance of a building permit.

## HOUSING CONSTRAINTS

Residential projects of 2 to 4 dwelling units, requiring an Administrative PD, can be approved by the Director, but larger residential projects require Planning Commission approval. Senior and affordable residential developments require City Council approval because only the City Council can approve the affordable agreements (specifying requirements and conditions such as the number of affordable units, level of affordability, length of affordability covenant, location and quality of affordable units, monitoring and reporting, etc.) If City affordable housing funds are involved, only the City Council can approve the commitment for funding. Projects that require a zone change and/or General Plan amendment also require City Council approval, pursuant to State law.

### Preliminary Review

The Preliminary Review process is a means for a developer to gauge impacts and issues that a proposed project may have on the City’s infrastructure, allowing preliminary analysis on a project’s compatibility with the General Plan, Development Code, and Citywide Design Guidelines. Preliminary plans are reviewed by a Development Advisory Committee (DAC), and the City provides written comments to the developer, which may assist in a decision to proceed with the Formal Application process.

### Formal Application

A Formal Application is required for subdivisions and all land developments, excluding construction of one single-family home. Formal Application processing procedures and approximate timelines for typical single-family and multi-family development projects proposed in Simi Valley are summarized in Table H-39 and the narrative below.

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-Family (2–4 units)	Multi-Family (5+ units)	Mixed Use
Approvals Required	Building Permit	Planned Development Permit – Admin	Planned Development Permit – PC	Planned Development Permit – Admin	Planned Development Permit – PC	Planned Development Permit – PC
Processing Time	2–3 months	4–6 months	6–12 months	4–6 months	6–12 months	6–12 months

PC = Planning Commission. Senior or affordable housing requires approval by the City Council.

### Planned Development Review and Approval

All PD applications are reviewed by the Director to ensure completion of the application, and a staff report and recommendation will be created and provided to the approval body. In the case of an Administrative PD, a public hearing is not required unless the Director determines that the proposed project could potentially affect the property rights of others. If a Commission action is required, the Commission will conduct a public hearing to decide approval or disapproval of the permit. The Commission will approve a PD based on the following four findings:

- The proposed project must be consistent with the purpose, intent, goals, policies, programs and land use designations of the General Plan and any applicable specific plan;

- The project must be in full compliance with the City of Simi Valley Development Code and Municipal Code;
- The project must be consistent with applicable design guidelines (for residential development, the applicable design guidelines are the City's Residential Design Guidelines and Landscape Design Guidelines); and
- Ensure that the proper standards and conditions have been imposed which protect the public health, safety, and welfare.

In approving a PD Permit, the applicable review authority may impose conditions (e.g., buffers, environmental protection, landscaping and maintenance, lighting, parking, performance guarantees, property maintenance, public infrastructure improvements, time limits, etc.) deemed reasonable and necessary to ensure that the approval would be in compliance with the findings required above. These findings are objective and based on established City policies, regulations, and guidelines, and therefore offer clear direction for developers and property owners.

Based on a review of PD permits approved in recent years, typical conditions are summarized below:

- For an affordable housing project, the project must maintain affordability for a duration set forth in the Affordable Housing Agreement.
- For a senior housing project, the project must meet the handicap accessibility requirements set forth in the California Building Code, and the required path of travel must have a slip-resistant surface. The property owner must also allow for the conversion of the unit into a handicap accessible unit at the tenant's expense.
- Other project requirements include: payment of required impact and permit fees; securing of required permits (grading, NPDES); proof of adequate water and sewer services; replacement/relocation of mature trees; landscaping and maintenance plans; stormwater and erosion control plans; and public improvements and infrastructure plans.

These conditions are typical performance-based conditions. Only in very rare occasions had the City denied a PD permit.

## CONDITIONAL USE PERMITS

Conditional Use Permits (CUP) are intended to allow for activities and uses, which may be desirable in the applicable zoning district and compatible with adjoining land uses, but whose effect on a site and its surroundings cannot be determined before being proposed for a particular location.

The Director of Environmental Services (Director) reviews all CUP applications for consistency and appropriate requirements. After giving proper notice, the Planning Commission will hold a public hearing and decide whether to approve, conditionally approve, or disapprove the application. In order to approve a CUP, the Planning Commission must make the following findings:

- The proposed use is allowed with a Conditional Use Permit within the zoning district and complies with all applicable provisions of the Development Code;
- The proposed use is consistent with the purpose, intent, goals, policies, programs and land use designations of the General Plan and any applicable specific plan;
- The proposed site plan and design would ensure consistency with applicable design guidelines; and

## HOUSING CONSTRAINTS

- The design, location, operating characteristics and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale and view protection.

In approving a CUP, the Planning Commission may impose conditions deemed reasonable and necessary to ensure that the approval would be in compliance with the required findings. The applicant may appeal the Planning Commission's decision to the City Council.

The City also offers applicants the opportunity to combine multiple permits into one application. For example, a proposed development which requires a Planned Development Permit and a CUP can be combined into a single CUP.

## DESIGN GUIDELINES

The City's Residential Design Guidelines are intended to promote excellence in the design and development of new residential projects in the City of Simi Valley. The Guidelines do not seek to impose a particular architectural theme, color palette, or particular style. Rather, they seek to promote positive quality-based design that will have enduring appeal. The Guidelines complement mandatory development standards by providing examples of design solutions and design interpretations of various mandatory regulations. These Guidelines, however, are less quantitative than mandatory development standards and may be interpreted with some flexibility for specific applications.

Specific design guidelines vary depending on the type of residential development, but generally cover the following the topics:

- Lot design and arrangement
- Streets and circulation
- Common areas and amenities
- Walls and fences
- Trash receptacles, utilities, and equipment screening
- Façades
- Roof design
- Garages and accessory buildings

Design review for projects up to 4 units is performed at the staff level. Any residential project requiring a discretionary permit application is subject to the City's Residential Design Guidelines. The design review process runs concurrently with the discretionary permit application process and will not increase overall processing time.

## CEQA COMPLIANCE

The California Environmental Quality Act (CEQA) compliance process determines the timeframes for approval of many discretionary projects. Most projects are either Categorically Exempt or handled through the negative declaration process, which is processed concurrently with other discretionary approval processes. However, if an Environmental Impact Report is required a minimum of six months is added to the approval process. The EIR process requires additional time depending on the number and variety of impacts or the

level of controversy around a project. Large and complex residential projects with a variety of potentially significant impacts may take a year or more to complete the CEQA review process.

## **BUILDING PERMITS**

The goal of the Building and Safety Division of the Environmental Services Department usually completes residential plan reviews within 10 to 15 working days for initial reviews and 8 to 10 days for re-submittals. Small residential additions and minor initial improvements of commercial space may be reviewed and permits issued in one visit (over-the-counter plan review). The availability of over-the-counter plan reviews depends on the current daily workload of the Plans Examiner.

A Building Permit is written permission from a local jurisdiction such as the City, for the construction, repair, alteration or addition to a structure. The issuance of building permits helps the City of Simi Valley enforce the duly adopted California Building and Fire Codes and thus ensures that those standards of health and safety are followed.

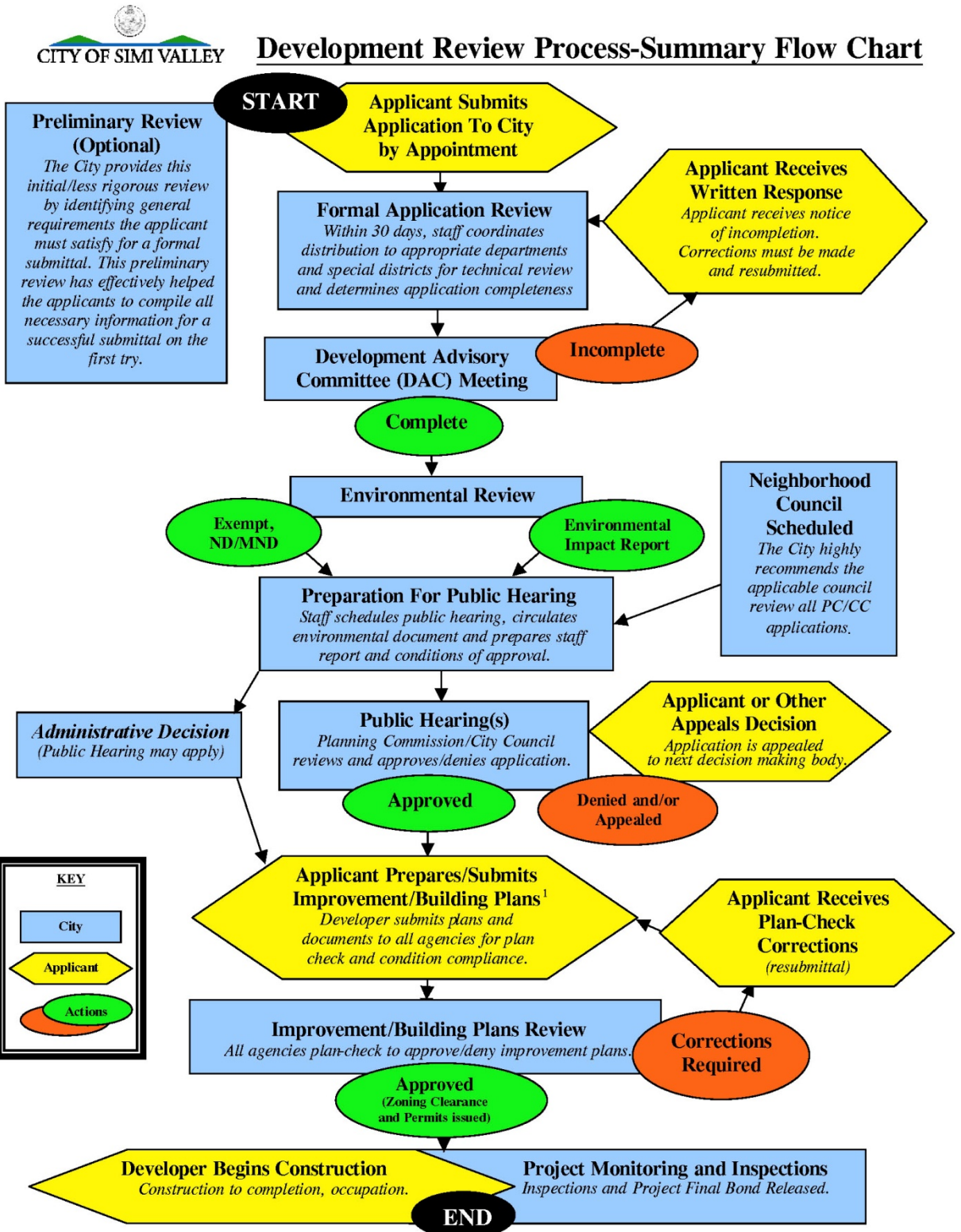


Figure H-6 Development Review Process

## CONCLUSION

All projects with 5 units or more require the processing of a Planned Development Permit and review by the Planning Commission. To assist developers to navigate the development application and review process, the City developed an application package that clearly outlines the required information and procedures required for various types of applications. The City's goal is to schedule the proposed project before the decision makers within 45–60 days for environmentally exempt projects and 75–90 days for those with a Negative Declaration. The timeframe for projects that require Council approval (projects with affordable agreements, zone change, and/or General Plan amendment) is extended by approximately three weeks. Those with Environmental Impact Reports (EIR) must have the EIR prepared first. The flow chart on the following page is provided to outline the processing steps for development projects. This timeframe is typical and is compliant with the Permit Processing and Streamlining Act from date when the application is deemed complete.

## BUILDING CODES AND ENFORCEMENT

The City of Simi Valley building codes are based upon the California Uniform Building, Plumbing, Mechanical and Electrical Codes and are considered to be the minimum necessary to protect the public's health, safety and welfare. The codes are determined by the International Conference of Building Officials and the State of California. Substandard housing conditions within the City's existing housing stock are abated primarily through code compliance. Identification of code violations is based on resident complaints. Property owners are advised by the City of available rehabilitation programs to assist in the correction of code violations. In order to facilitate the code compliance process for property maintenance, the City has adopted an administrative abatement process in an effort to expedite compliance and reduce the City's enforcement costs.

In December 2010 the City adopted the following codes:

- 2010 California Building Code, Volumes 1 and 2
- 2010 California Electric Code
- 2010 California Mechanical Code
- 2010 California Plumbing Code
- 2010 California Energy Code
- 2010 California Historical Building Code
- 2010 California Elevator Safety Code
- 2009 International Existing Building Code
- 2010 California Referenced Standards Code
- 2009 International Property Maintenance Code

The City of Simi Valley actively pursues reported code violations in the City through its Code Enforcement Section of the Community Services Department. The Code Enforcement Section enforces municipal ordinances and permit compliance by promoting voluntary compliance through working in partnership with the citizens and businesses of Simi Valley. The City encourages residents to work with their neighbors, homeowners' association and business community to resolve problems. However, if a resolution cannot be

## HOUSING CONSTRAINTS

achieved, a complaint may be filed with Code Enforcement in person, by mail or by telephone. Code Enforcement Officers respond proactively and reactively to violations of the Municipal Code.

The City also adopted the California Green Building Standards Code in its entirety with the following local amendments:

- Minimum energy performance standards for low-rise residential buildings – New low-rise residential buildings in the City are required to exceed the minimum performance standard required by the 2008 California Energy Code by 10 percent.
- Storm water drainage and retention management – The City requires residential development projects which disturb more than 1 acre of soil to develop and implement a plan to manage storm water drainage during construction and design and implement post-construction control measures (on-site retention of 85<sup>th</sup> percentile).
- Potable water reduction – The City requires builders to provide water efficient landscape irrigation design that reduces the use of potable water by 50 percent over maximum allowable water application standards.
- Construction Waste Diversion – The City requires builders to recycle or salvage a minimum of 75 percent of non-hazardous construction and demolition debris.

## Infrastructure and Public Service Constraints

Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure such as streets, curbs, gutter, sidewalks, water and sewer lines, and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability.

## WATER SERVICE

Each year, approximately 25,000 acre-feet of water is provided to residents of the City of Simi Valley by the Southern California Water Company and Ventura County Waterworks District No. 8. These two agencies receive their water from the California Aqueduct System through the Calleguas Municipal Water District. These two water purveyors have determined that although water is relatively scarce, adequate supply is available to serve the buildout population under the General Plan. The Public Works Department has recently hired a consultant and a water supply analysis is currently being produced. Facilities also exist to deliver Colorado River water in the event service is disrupted from the California Aqueduct System. Approximately 33 million gallons of water is kept in storage tanks within the City of Simi Valley area for operational purposes, fire protection, or other emergency services. Bard Reservoir, which serves the eastern portion of Ventura County, including the City of Simi Valley, has a total storage capacity of 10,000 acre-feet and is also intended to be an emergency water supply for this area.

The 2006 Senate Bill 1087 (Chapter 727, amended Government Code Section 65589.7 and Water Code Section 10631.1) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. The City will provide a copy of the adopted 2013–2021 Housing Element to applicable water supply agencies and purveyors within 30 days of

adoption. The City will also continue to coordinate with these agencies to ensure affordable housing developments receive priority water service provision if and when development is restricted by water shortages within the region.

## WASTEWATER COLLECTION AND TREATMENT

The Sanitation Services Division of the City of Simi Valley (City) Department of Public Works, operates the City's sanitary sewer system and Water Quality Control Plant. The treatment plant is located in the Public Services Center at the west end of the City adjacent to the Arroyo Simi. The treatment plant was expanded in 1990 and upgraded in 2005. The capacity of the treatment plant is 12.5 million gallons per day (MGD) and currently treats 10 MGD a day.

Senate Bill 1087 described above also mandates priority wastewater collection and treatment service to housing developments providing units affordable to lower income households. The City will continue to ensure priority service provision to affordable housing developments.

### Environmental Constraints

The unique character of Simi Valley and many aspects of quality of life in the community are influenced by the substantial amount of hillside areas, canyons, open space and rural and agricultural lands that surround the community. Maintaining a balance between the natural resources of the community and the residential needs can be challenging. In addition to the constraints of developing within a biologically diverse area, the City also faces natural hazards due to soils and other geological factors.

## BIOLOGICAL RESOURCES

The Simi Valley planning area contains significant natural features such as hillsides, canyons and valleys, which contain a variety of ecosystems ranging from wildlife corridors to wetlands. Predominant vegetation types include coastal sage scrub, oak woodland, and non-native grassland and chaparral vegetation types. Open areas of vegetation are predominantly restricted to the outer portions of the Planning Area, especially the northern and southern regions.

Wildlife within the City is diverse with a special abundance in undeveloped high quality habitats, including populations of native mammals, birds, amphibians and reptiles. Sensitive habitats within the City also include endangered and protected species. The City enforces an Urban Restriction Boundary and Tree Preservation Ordinance to ensure the continued viability of protected and endangered species.

## SOIL AND SLOPE CONSTRAINTS

Various soil associations exist within the City, and much of the planning area consists of steep slopes and hillsides, creating potential constraints for the development of housing in Simi Valley. Soil associations prevalent in the planning area include the Pico-Anacapa-Salinas, Soper-Chesterton-Rincon, San Benito-Castaic-Calleguas, Sespe-Lodo-Malibu, Badland-Calleguas-Lithic-Xerorthents and Hambright-Lithic-Xerorthents-Rock Outcrop associations.

## HOUSING CONSTRAINTS

Development within hillside areas is regulated by the City's Hillside Performance Standards, found in Chapter 9-32 of the Simi Valley Development Code. Design guidelines related to slope design and ridgeline development are provided, as well as requirements for geologic and soils engineering reports for any area proposed for development within the jurisdiction of the performance standards. According to provisions set forth in Chapter 9-32, development within designated slope categories are restricted to a maximum number of residential dwelling units per acre, according to Table H-40.

<b>Table H-40 Slope and Density</b>	
<b>Slope</b>	<b>Maximum Density</b>
0–10%	Underlying General Plan designation at target density or 7 units per acre, whichever is less
10–15%	2 units per acre or target density, whichever is less
15–20%	1 unit per 4 acres (0.25 units per acre)
20+%	1 unit per 40 acres (0.025 unit per acre)
All slopes	1 unit per 40 acres (0.025 unit per acre)

SOURCE: Chapter 9-32 of the Simi Valley Development Code, 2009.

## GEOLOGIC AND SEISMIC HAZARDS

Simi Valley is located in the seismically active Los Angeles Basin where numerous active and potentially active faults have been identified. The City is located in proximity to several major regional faults systems, including the San Andreas and Santa Susana Faults. The Simi-Santa Rosa fault is a local active fault. It is the only known active fault within the Simi Valley Planning Area; therefore, it is the only fault that poses a seismic hazard related to surface rupture. The state has designated the Simi-Santa Rosa fault as an Earthquake Fault Zone, thereby prohibiting structures on fault traces. Structures located on or near this fault zone have the greatest potential to experience future ground water displacement. Several critical facilities (which include police and fire stations; hospitals, electrical, water and communication facilities; schools and transportation structures) are currently located within a one-half mile radius of the Simi-Santa Rosa Fault. The potential for strong ground shaking in Simi Valley, as a result of seismic activity, is high. The northern portion of the City is more likely to experience stronger ground shaking than the southern portion.

## FLOODING

A 100-year flood is a flood so great in size that it has a 1 percent chance of happening in any single year. Major flood events are conveyed in and through Simi Valley by a system of flood control facilities located in the Arroyo Simi and its tributaries. At present capacities some of the flood control facilities would not adequately contain the runoff from a 100-year flood. New residential development is regulated and may be constrained within the boundary of the 100-year flood plain.

Additionally, there are five dams that would have the potential to result in significant impacts in the City of Simi Valley. The City Council considers the development of residential uses that might be impacted by dams on a case by case basis, and mitigation is required as part of the City's Multi-Hazard Functional Plan (MHFP).

## WILDFIRES

Generally, there are three major factors that sustain wildfires and allow for predictions of a given area's potential to burn. These factors include fuel, topography and weather. In addition, other factors complicate the issues, including the wild land/urban interface, diversified responsibility for wild land vegetation management, and destructive insects and diseases.

Cities such as Simi Valley are considered to have the wild land/urban interface because they are built within and adjacent to mountainous areas and have increased the number of people living near heavily vegetated areas where wild lands meet urban development. A fire along the wild land/urban interface can result in major losses of property and structures unless adequate protection measures have been provided. The State of California is in the process of adopting new Wild land/Urban Interface (WUI) regulations as part of the California Building Code. The City of Simi Valley recognizes and refers to this Building Code as discussed in the Building Codes section of this document above.

Fuel, topography and weather also impact fire risks in Simi Valley. Chamise Chaparral is a plant that is common on the south flank of the City and has the most significant fire fuel potential in the area. Coastal sage scrub is the most common vegetation found in Simi Valley and is a lesser fire hazard than Chamise Chaparral, however, it is still a substantial hazard. Simi Valley's hilly topography has led to homes built on mountainsides and in canyons. Homes built in steep, narrow canyons and at canyon rims face an increased fire risk. The Santa Ana winds are a frequent occurrence in Southern California and create a particularly high risk. Because they are heated by compression as they flow down to Southern California from Utah, they can rapidly spread what might otherwise be a small fire.

## HOUSING RESOURCES

The extent of housing needs in a community often far exceeds the resources available. The City of Simi Valley must pull together limited resources and use them efficiently in order to address the current and projected housing needs of Simi Valley residents. This section of the Housing Element provides an overview of resources available to the City.

### Residential Development Potential

## REGIONAL HOUSING NEED ALLOCATION

Pursuant to state law, every jurisdiction in the state has a responsibility to accommodate a share of the projected housing needs in its region. The process of allocating regional housing needs to individual jurisdictions is called the Regional Housing Needs Assessment (RHNA). The RHNA for jurisdictions in Ventura County was developed by the Southern California Association of Governments (SCAG) and Ventura Council of Governments (VCOG).

The RHNA is distributed by income category. For the 2013–2021 Housing Element cycle, the City of Simi Valley has been assigned a RHNA of 1,256 units, divided into the following income categories as follows:

- Extremely Low-Income (up to 30 percent AMI) – 155 units<sup>7</sup> (12 percent)
- Very Low-Income (up to 50 percent AMI) – 155 units (12 percent)
- Low-Income (51–80 percent AMI) – 208 units (17 percent)
- Moderate Income (81–120 percent AMI) – 229 units (18 percent)
- Above Moderate Income (>120 percent AMI) – 509 units (41 percent)

While the Housing Element covers the planning period of October 15, 2013 through October 15, 2021, the RHNA planning period is slightly different – January 1, 2014 through October 31, 2021 (i.e., 2014-2021 RHNA). To comply with State law, the City must identify adequate sites to accommodate this RHNA.

## PENDING PROJECTS AND APPLICATIONS

Applications for a number of new projects have been approved and/or are currently pending in Simi Valley (Table H-41). These projects are expected to add a total of 866 units to the City’s housing stock, a substantial portion of which (166 units) will be affordable to lower and moderate income households.

<sup>7</sup> State law requires that local jurisdictions also plan for the housing needs of extremely low-income households (up to 30 percent AMI). In estimating the projected housing needs of extremely low-income households, state law allows for two methodologies: based on Census data or split the very low-income households into two groups. Using the latter methodology, the City of Simi Valley has a future housing need of 155 extremely low-income units and 155 very low-income units.

<b>Table H-41 Pending and Approved Residential Projects</b>					
<b>Project Name</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Market Rate</b>	<b>Project Description</b>
Mehdi Humkar	0	0	3	13	A 16-unit condominium project with 3 units reserved for moderate-income households. Building permits are not expected to be issued for this project until after January 1, 2014.
Green Park Runkle Canyon	0	62	0	399	This 461-unit project also includes a 138-unit senior attached single-family component, with 62 units affordable to low-income seniors. As of October 2013, grading has just begun on the site. Building permits are not expected to be issued for this project until after January 1, 2014.
LA Madera Village	0	67	0	199	This 266-unit project includes 67 units affordable to low-income households (27 affordable units for seniors and 40 affordable units for families). This project was recently sold, and the new owner is currently in negotiations with the City to reduce the density on a portion of the site. Building permits are not expected to be issued for this project until after January 1, 2014.
SMV Patricia Townhomes	0	4	0	22	This 26-unit townhome development will include 4 units affordable to low-income households. Building permits are not expected to be issued for this project until after January 1, 2014.
Palmdale 47 <sup>th</sup> LLC	0	0	0	66	This 66-unit condominium project originally included seven units affordable to low income households. The project was recently sold, and the new owner is currently seeking a buy-out of the affordable housing agreement. Building permits are not expected to be issued for this project until after January 1, 2014.
Camino Esperanza Senior Project	30	0	1	0	This project was approved in August 2012 and proposes the development of 30 one-bedroom apartments for very low income seniors and one manager's unit. The project received a density bonus of six units from the City and the developer (Cabrillo Economic Development Corporation) is currently awaiting a response to their application for HOME funds. Building permits are not expected to be issued for this project until after January 1, 2014.
<i>Total</i>	<i>30</i>	<i>133</i>	<i>4</i>	<i>699</i>	

SOURCE: City of Simi Valley, October 2013.

## AVAILABILITY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

This section provides an inventory of land supply in Simi Valley. Under present law, the Housing Element must include a listing of land suitable for residential development, including vacant sites and sites having the

potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to those sites.

### **OPPORTUNITY AREAS**

Several areas have been identified by the City as areas that could potentially change in the future (Table H-42). These portions of the City include areas that are vacant, those that offer opportunities for infill and intensification, and those with economically or physically obsolete development. These Opportunity Areas were identified by the City through an extensive community outreach process. These areas were initially identified as part of the City's comprehensive General Plan update program during the initial reconnaissance process. The General Plan Advisory Committee (GPAC) evaluated the various areas extensively during multiple meetings with the community to discuss the existing conditions, past trends (including approved projects and development proposals), and how these areas align with the overall vision for the City. Field surveys were conducted to verify the status of individual parcels, and the appropriateness of including these parcels into the Opportunity Areas. The GPAC then, upon in-depth discussions and community input, established a desired mix of land uses for each Opportunity Area. The final boundaries of the Opportunity Areas were confirmed in a public hearing before the City Council, where each individual area was evaluated again based on existing uses, compatibility with surrounding uses, and potential for change. The GPAC started from an inventory of 226 vacant and underutilized properties within the Opportunity Areas and through the process of evaluation and community input, the adopted Opportunity Areas contain 128 properties that could accommodate residential and mixed use developments.

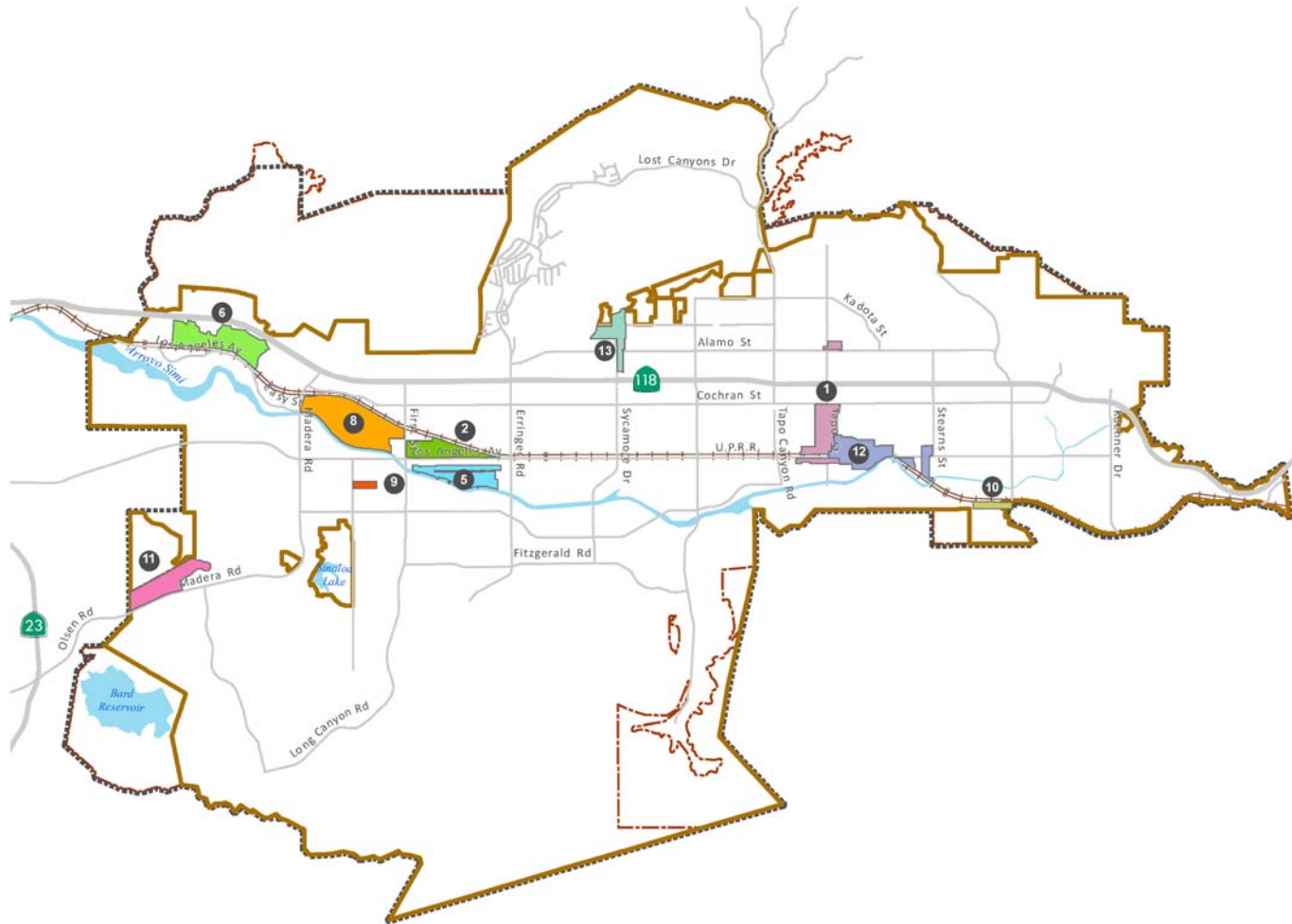
Through the General Plan update and Zoning Amendment, the City significantly expanded the potential for recycling to higher intensity uses in these areas by creating a Mixed Use overlay that allows mixed use development up to 35 units per acre and a new Very High Density Residential category that also allows up to 35 units per acre. Such changes in land use policies would typically result in increases in land value and enhance the feasibility of private redevelopment of properties.

**CITY of SIMI VALLEY  
General Plan Update**

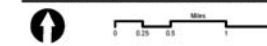
**Study Areas**

**Legend**

- 1 Tapo Street Corridor
- 2 Los Angeles Avenue Area
- 5 Patricia Avenue/Heywood Street Area
- 6 West End Specific Plan Area
- 8 Easy Street Industrial Area
- 9 Old Town
- 10 Parker Ranch Expansion Area
- 11 Ronald Reagan Presidential Library Visitor-Serving Area
- 12 Los Angeles Avenue Transit-Oriented Development and Industrial Area
- 13 Simi Valley Hospital/Sycamore Drive Corridor
- City Boundary
- City Urban Restriction Boundary
- Sphere of Influence



Source: City of Simi Valley, 2012  
Date Revised: July 24, 2012  
D21310\_Simi\_Valley\_GPI\_Community\_Facilities.mxd



**Figure H-7 Opportunity Areas**

## TAPO STREET CORRIDOR

The existing land uses in this area consist of a mixture of residential uses, commercial, office, and industrial uses. Development north of the SR-118 Freeway is a mixture of office, lower-density single-family homes, and small lots of vacant land. Development south of the freeway is characterized by one- to two-story strip commercial buildings along the Tapo Street corridor with larger commercial centers located at key intersections including the Santa Susana Plaza shopping center at the southeast corner of Cochran and Tapo Streets. The Santa Susana Plaza has a number of vacancies including the loss of its anchor grocery store. The loss of this major grocery store on this site has contributed to a decline in the vitality of this center but presents an opportunity for its future redevelopment.

In 2008, the City worked with Western Community Housing to develop the 36-unit Haven at Tapo Street project, located at 2245 Tapo Street within the Tapo Street Corridor. This development included 35 units for low-income senior households and demonstrates the neighborhood's feasibility for affordable housing development.

Approximately three acres of land in the Tapo Street Corridor are vacant and readily available for development. Underutilized properties are developed with older and smaller single-family homes and commercial uses that have seen increased vacancies and recycling to other uses. Most homes in the Tapo Street Corridor area were constructed more than 40 years ago in the 1940s, 1950s, and 1960s, potentially requiring substantial improvements to meet current codes. Many of these are small homes on large lots, and therefore redevelopment of these properties would yield increased number of housing units. Along with the changing economic conditions, this area has seen some changes in land uses (such as closed gasoline service stations being converted to other uses or left vacant, and single-family homes being used as offices). Also, some commercial tenants have left the area, leaving spaces vacant for lease.

Parts of the Tapo Street Corridor already allowed for mixed use development under the City's zoning and general plan policies prior to the General Plan 2030 update as the City saw development interests and opportunities in this area.

There are also a number of large vacant and/or underutilized properties along Tapo Street north of the SR-118 Freeway that provide the opportunity for infill development, including opportunities for mixed-use commercial/residential uses to satisfy the City's regional fair share requirement.

## LOS ANGELES AVENUE AREA

The predominant land use within the area is retail commercial uses, including the Mountain Gate Plaza. More recently, the Mountain Gate Plaza has experienced several commercial vacancies and underutilized businesses. This area also contains a limited amount of light industrial and office commercial properties located along First Street, north of East Los Angeles Avenue. Most properties were developed in the 1950s, 1960s, and 1970s and therefore, have antiquated configurations and amenities that cannot accommodate updated commercial/retail activities without significant improvements. Usually the lots contain large parking areas, making the properties significantly underutilized and conducive to redevelopment. Given the underutilized character (small structures and large parking areas), redevelopment of properties does not necessarily require the demolition of existing uses. Often, a large development project can be designed to incorporate some of the existing viable uses.

The City has limited vacant land zoned for new development. The underutilized lots in this area offer the potential for providing additional development within the City. Furthermore a potential transit station/stop could be located within the area at some future date, offering an opportunity to create a transit-oriented village within the area. The opportunity for mixed-use development and a transit-station complement the existing services and employment centers located within the nearby West End Industrial Area, providing new housing opportunities and transit access.

## **PATRICIA AVENUE/HEYWOOD STREET AREA**

This neighborhood, located in the west-central portion of Simi Valley, is generally bounded by Patricia Avenue to the north (extending north approximately half a block), Erringer Road to the east, the Arroyo Simi to the south, and just east of First Street to the west. Existing uses within this subarea consist primarily of single-family detached and multi-family residential uses along Patricia Avenue and Heywood Street, including several senior apartment projects.

Most homes in this area were constructed in the 1950s and 1960s. This area has been undergoing significant changes. For the past twenty years, the residential portion of this area, historically characterized as a semi-rural area of single-family homes, large lots, and the keeping of farm animals, has been changing to a more urbanized area with multi-family housing. Much of the remaining multi-family zoned property is likely to develop in the near term based on a current demand for housing, and the limited available supply. Several townhome projects have been approved in this area in recent years, resulting in the redevelopment of single-family homes into multi-family housing. Due to the slowdown in the housing market, some approved projects have expired. Nonetheless, these projects demonstrate the feasibility and interest of recycling existing properties into high-density housing developments and most approved projects achieved close to the maximum density permitted, including projects that are on small lots.

The Patricia Avenue/Heywood Street area is proposed for high density residential uses offering a diversity of housing choices for Simi Valley's residents that complement adjacent proposed mixed-use development and the existing Arroyo Simi. Incentives for lot consolidation are proposed for the merging of lots to allow for more cohesive, better-designed projects.

## **OLD TOWN**

Old Town Simi Valley is located within the west-central portion of the City, south of Los Angeles Avenue and west of First Street. The area includes a group of blocks bordered by California Avenue and the Arroyo Simi to the north, First Street to the east, Ventura Avenue to the south, and Sinaloa Road to the west. The large lots and subdivision pattern in this area contribute to the semi-rural character of Old Town, which dates back to the late 1800s, when the City was originally settled.

Approximately 20 percent of the identified sites in this area are vacant. Infill housing development can be expected. The existing residential uses within Old Town range from older single-family homes (built more than 50 years ago and include some homes of historical significance) to newer multi-family subdivisions on small parcels. Some of the older homes have maintenance issues and marginal landscaping. New development in this area will need to be sensitively designed to maintain the unique historic character of this area and to assure compatibility and cohesiveness of the neighborhood character. Therefore, the General Plan designates this area for Residential High (up to 18 units per acre). As the City has substantially reached

## HOUSING RESOURCES

buildout, opportunities for additional housing to accommodate growth will likely result from infill development on vacant and/or underutilized sites such as those within the Old Town area.

### **PARKER RANCH EXPANSION AREA**

This area is located in the southeastern portion of the City and consists of five undeveloped parcels, totaling approximately 11.5 acres, generally located between the Union Pacific Railroad to the north, Crinklaw Lane to the south, Hidden Ranch Drive to the west, and Rainey Road to the east, as shown in Figure H-6. There are several single-family detached units within this subarea with horses and farm animals allowed by the zoning. A majority of the land is undeveloped.

This area is currently characterized as semi-rural, but is surrounded by suburban single-family neighborhoods, which provides an opportunity to intensify development in this area consistent with surrounding development.

### **LOS ANGELES AVENUE TRANSIT-ORIENTED DEVELOPMENT AND INDUSTRIAL AREA**

The Los Angeles Avenue Transit-Oriented Development and Industrial Area is located along Los Angeles Avenue, between Tapo Street to the west and Stearns Street to the east. Existing land uses include industrial and business park uses related to the Tapo Canyon Business Park, vacant land, and a commercial shopping center. The shopping center has the typical 1980s configuration (isolated buildings among vast surface parking lots). This configuration is outdated and cannot accommodate the modern trend of retail shopping. One building in the shopping center site has been vacant for some time. Other existing land uses include the Metrolink rail line, which bisects this area and Metrolink station located west of Stearns Street, south of Los Angeles Avenue. An existing mobile home park is also located in this area, which presents significant potential for redevelopment given the age and condition of the park and the underutilized character.

This is the community's only Metrolink Station, and it provides a unique opportunity to target higher density and intensity, mixed-use development near transit use.

### **TRENDS OF RECYCLING**

As the City becomes increasingly built out, recent developments in the City have also involved the recycling of existing underutilized and non-performing commercial uses:

- The Haven at Tapo Street (108 units, including 36 affordable units for very low and low income households) was approved on properties that were previously developed with retail and commercial uses. This project achieved an overall density of approximately 24 units per acre.
- The 16-unit condominium development by Mehdi Humkar has 3 units reserved for moderate income households. This project was approved on properties previously with commercial and office uses. The project will be developed at 8.5 units per acre.
- The 26-unit SMV Patricia Townhomes development includes 4 units set aside as affordable housing for low income households. The project will be developed by recycling two single-family homes and achieved a density of 15 units per acre.

These projects were approved prior to the adoption of the City's new Mixed Use Overlay zoning and therefore do not necessarily represent the density that can be achieved under the new zoning. Nonetheless, they demonstrate a trend of recycling in the community.

The City was contacted by a developer to develop a 115-unit multi-family residential project on a 4.5-acre site that is zoned Commercial Office and previously developed as the Simi Valley Hospital. The Hospital was vacated and demolished in 2008. Had the project proceeded, the effective density would have equated to approximately 26 units per acre.

These recycling activities are representative of the conditions within the Opportunity Areas. As the economy improves and with the incentives offered by the new Mixed Use Overlay zoning, the City anticipates resumed interest in recycling activities.

## AVAILABILITY OF INFRASTRUCTURE AND SERVICES

All of the Opportunity Areas, with the exception of the Parker Ranch Expansion Area, are located in developed areas of the City. These areas are served with infrastructure and services. However, as intensification of these areas occurs as envisioned in the General Plan, improvements and/or expansion to the existing infrastructure and services will be required. In addition, the City charges development fees to provide for parks and recreation facilities, fire services, flood control facilities, traffic improvements, schools, and water and sewer facilities.

## ESTIMATING CAPACITY IN OPPORTUNITY AREA

In estimating development capacity in these Opportunity Areas, the City developed a set of guiding assumptions for the distribution of various land uses in these areas. These assumptions are summarized in Table H-42. These land use assumptions were developed with extensive community input, particularly with the General Plan Advisory Committee (GPAC), Planning Commission, and City Council, based on the existing conditions, redevelopment trends, and vision for these areas.

Vacant and underutilized sites were then identified utilizing the data from the Ventura County Assessor's Office, and refined with site visits and staff knowledge. Specifically, underutilized properties are defined as those with improvements older than 30 years of age and improvement-to-land value less than one (improvements are worth less than the land). This improvement-to-land value ratio is frequently used by economists and real estate professionals to identify potential sites for development.

The land use distribution assumptions are then applied to these vacant and underutilized properties within individual subareas of the Opportunity Areas. For example, the Patricia Avenue/Heywood Street Opportunity Area is designated for residential uses only. Therefore 100 percent of the vacant and underutilized sites in this area are anticipated to be redeveloped with High and Very High Density residential uses. However, Subarea D of Tapo Street Corridor is anticipated to be developed with 20 percent residential and 60 percent mixed-use, with the remaining 20 percent being commercial-only developments. Vacant and underutilized properties in this area are apportioned accordingly. Therefore, the estimated capacity already takes into consideration that mixed use areas may not always include a residential component.

Average development density is assumed at 80 percent of the maximum density identified for each type of development for each subarea according to Table H-43. To calculate the potential number of units that can

## HOUSING RESOURCES

be accommodated on each parcel in the MU Overlay District, estimates were calculated for a variety of different development scenarios (senior housing, small apartments, large apartments, and townhomes) based on the residential square footage realized by recent projects and City survey of average unit sizes by type of housing.

Under the senior housing development scenario, all residences were assumed to be one-bedroom units with an approximate gross square footage of 850 sf per unit. This gross area was estimated based on apartment size data from a 2008 citywide survey of rental housing units. According to this survey, the average size of a non-senior market-rate one- to two- bedroom apartment in the City was 839 sf. To produce a conservative estimate, this square footage was rounded up to 850 sf and then inflated again (by approximately 20 percent) to 1,020 sf to account for hallways, lobby, and other common areas. Based on an average gross square footage of 1,020 sf per unit, a maximum density of 42 du/acre can reasonably be achieved under this development scenario.

Under the small apartment scenario, residences were assumed to be one- to two-bedroom units with an approximate gross square footage of 1,050 sf per unit. This gross area was estimated based on the inflated square footage estimate for senior housing units (1,020 sf per unit discussed above). To produce a conservative estimate, this square footage was rounded up to 1,050 sf and then inflated again (by approximately 20 percent) to 1,260 sf to account for common areas. Based on an average gross square footage of 1,260 sf per unit, a maximum density of 34 du/acre can reasonably be achieved under this development scenario.

Under the large apartment scenario, all residences were assumed to be three-bedroom units with an approximate gross square footage of 1,620 sf per unit. This gross area was estimated based on apartment size data from the citywide survey of rental housing units. According to the survey, the average size of a non-senior market-rate three-bedroom apartment in the City was just under 1,200 sf. To produce a conservative estimate, this square footage was rounded up to 1,350 sf and then inflated again (by approximately 20 percent) to 1,620 sf to account for common areas. Based on an average gross square footage of 1,620 sf per unit, a maximum density of 26 du/acre can reasonably be achieved under this development scenario.

Under the townhome scenario, all residences were assumed to be three-bedroom townhome units with an approximate gross square footage of 2,460 sf per unit. This gross area was estimated based on a recently approved mixed-use townhome project within the original MU Overlay District that covers only a small area of the City. In this development, the average size of a townhome unit was 2,040 sf. To produce a conservative estimate, this square footage was rounded up to 2,050 sf and then inflated again (by approximately 20 percent) to 2,460 sf. Based on an average gross square footage of 2,460 sf per unit, a maximum density of 18 du/acre can reasonably be achieved under this development scenario.

These density assumptions yield an average density of 30 du/acre. However to be conservative, future residential development in the newly created Mixed Use Overlay is estimated at 28 du/acre, 80 percent of the maximum density of 35 du/acre permitted. Based on these assumptions, vacant and underutilized areas in the Opportunity Areas can accommodate 1,119 units in residential-only developments and 2,094 units in mixed-use developments.

**Table H-42 Opportunity Areas—Land Use Assumptions**

Area	Subarea	Land Use Options	Percentage of Land Use									Assumptions for Land Uses
			Res	MU: O/Res	MU: C/Res	Coml	Office	Indus	Bus Pk	Hotel	Other	
Tapo Street Corridor	A	Mixed-Use: Retail/Residential and/or Commercial, and/or Office	20%	10%	30%	—	40%	—	—	—	—	3-story MU; 3-story office; 3-story MFR
	D	Mixed Use: vertical or horizontal, and/or Commercial, and/or Multi-Family Residential	20%	—	60%	20%	—	—	—	—	—	3-story MU; 3-story MFR; 3-story commercial
Los Angeles Ave	B	Mixed Use: vertical or horizontal, and/or Commercial, and/or Multi-Family Residential	—	20%	40%	30%	—	—	10%	—	—	4–5-story MU; 3–4-story commercial; 3-story business park; new transit station
Patricia Ave/Heywood St	A	Multi-Family Residential (High and Very High Density)	100%	—	—	—	—	—	—	—	—	MFR
Old Town	B	Mixed-Density Residential/Master Planned Development	100%	—	—	—	—	—	—	—	—	2-story MFR or SFR
Los Angeles Avenue Transit-Oriented Development and Industrial Area	C	Mixed-Use: Commercial/Residential and/or Office/Residential, or Commercial, or Office	—	—	100%	—	—	—	—	—	—	4-story mixed use; Metrolink TOD
	D	Residential Very High	100%	—	—	—	—	—	—	—	—	4-story MFR

MU = mixed-use residential; MFR = multi-family residential; du/ac = dwelling unit per acre; SFR = single-family residential; TOD = transit-oriented development

**Table H-43 Development Potential**

Objective Area	Maximum Density		Potential Density (at 80% Max)		Acres			Apportioning V & UU Sites by Anticipated Land Use Distribution		V & UU Sites Redeveloped as Residential or Mixed Use		
	MFR	MU	MFR	MU	Vacant (V) Sites	Under-utilized (UU) Sites	Total V and UU Sites	Residential Acres	MU Acres	MFR Units	MU Units	Total Units
Tapo Street Corridor A	35	35	28	28	0.83	6.71	7.54	1.51	3.02	42	83	125
Tapo Street Corridor D	35	35	28	28	2.63	35.43	38.06	7.61	22.84	213	639	852
Los Angeles Ave.	0	35	0	28	0.93	60.40	61.33	0.00	36.80	0	1,020	1,020
Patricia Ave./Heywood St. A	35	0	28	0	1.45	8.55	10.00	10.00	0.00	270	0	270
Patricia Ave./Heywood St. A	20	0	16	0	2.56	9.04	11.60	11.60	0.00	172	0	172
Old Town	15	0	12	0	0.00	9.97	9.97	9.97	0.00	119	0	119
Parker Ranch	5	0	4	0	7.34	4.00	11.34	11.34	0.00	45	0	45
Los Angeles Ave. TOD/Ind'l C	0	35	0	28	0.00	12.60	12.60	0.00	12.60	0	352	352
Los Angeles Ave. TOD/Ind'l D	35	0	28	0	0.00	9.22	9.22	9.22	0.00	258	0	258
<i>Totals</i>					<i>15.74</i>	<i>155.92</i>	<i>171.66</i>	<i>61.25</i>	<i>75.26</i>	<i>1,119</i>	<i>2,094</i>	<i>3,213</i>

The total number of units in each area is capped by the total number of units that can be developed in the area on a parcel-by-parcel basis, not by multiplying the aggregated acreage with the average density. Refer to the detailed sites inventory in the appendix to parcel-by-parcel estimate.

The Mixed Use Overlay zoning regulates development based on a number of standards, including setbacks and height limits. It does not require a minimum Floor Area Ratio (FAR) for the nonresidential component in a mixed use development. Therefore, inclusion of commercial/retail uses in a development would not preclude the project from achieving the maximum allowable density of 35 units per acre. The actual density achievable for each project can vary depending on the mix of unit sizes, the treatment of parking, and the level of amenities offered, among other factors. The City will continue to monitor the implementation of the Mixed Use Overlay zoning and make appropriate changes as necessary to facilitate the development of high-density residential and mixed use developments as envisioned by the General Plan. Such intensity was not previously allowed in the City.

Because the Opportunity Areas are comprised of contiguous parcels that exhibit similar conditions of underutilization, lot consolidation is feasible and encouraged. Furthermore, the key site in the Old Town Area is owned by one owner, as is the site identified in the Los Angeles Avenue TOD/Industrial Area. These sites are included in the inventory due to their potential and interest expressed by developers. Within the Tapo Street and Los Angeles Avenue Opportunity Areas, several property owners own multiple properties. Overall, 42 owners in these Opportunity Areas own 61 properties.

By creating the Mixed Use Overlay on the Opportunity Areas, contiguous parcels are able to take advantage of the density increase, reduced parking, and other flexible development standards offered by the Mixed Use Overlay.

## ADEQUACY OF SITES INVENTORY IN MEETING RHNA

As discussed before, the City has a RHNA of 1,256 units. The vacant and underutilized sites can potentially accommodate 4,079 units under the General Plan within the 2013–2021 Housing Element period. Specifically, 3,040 units can be built at densities that can facilitate the development of lower-income housing. Sites are also available at densities that are appropriate for moderate-income housing. All of the City's lower income RHNA can be accommodated on pending and approved residential projects and properties zoned Residential Very High (up to 35 units per acre). The City also has additional capacity to accommodate its lower-income RHNA in areas zoned Mixed Use Overlay. The capacity within the Mixed Use Overlay areas has already been adjusted, based on the GPAC recommended distribution of land uses within the Mixed Use Overlay areas. The adjustments were made to recognize not all properties within Mixed Use Overlay areas would be redeveloped as mixed use developments and the City's desire to see some residential-only developments within these mixed-use areas (see Table H-42 for the distribution factors). Overall, the City has adequate capacity to accommodate its RHNA.

These areas for future residential/mixed use developments were identified as part of the City's comprehensive General Plan update through extensive community outreach and consultation with planning and development professionals. The capacity for future development presented in this Housing Element and General Plan has already taken into account environmental constraints such as topography. No other significant environmental constraints are present to preclude redevelopment of these sites.

<b>Table H-44 Adequacy of Sites in Meeting RHNA</b>					
	<b>Extremely Low/ Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
RHNA	310	208	229	509	1,256
<b>Residential Sites Inventory</b>					
Approved and Pending Projects	163		4	699	866
Multi-Family (35 du/ac)	783		0	0	783
Mixed Use (35 du/ac)	2,094		0	0	2,094
Multi-Family (18–20 du/ac)	0		172	0	172
Multi-Family (5–15 du/ac)	0		0	164	164
<i>Total</i>	<i>3,040</i>		<i>176</i>	<i>863</i>	<i>4,079</i>

## Financial Resources

A variety of existing and potential funding sources are available for affordable housing activities in Simi Valley. Sources of funding include federal Community Development Block Grant program funds, the Local Housing fund, and HOME Program and CalHome funds.

### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

The City of Simi Valley receives an annual allocation of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds. The CDBG program allows the City to use federal funds to address local housing and community development needs. Specifically, CDBG funds can be used for a range of activities, including the following:

- Public services benefiting lower-income residents and those with special needs;
- Residential or commercial rehabilitation;
- Public improvements and facilities benefiting lower-income neighborhoods or lower-income residents.

The City anticipates receiving an Entitlement Grant of \$540,000 annually. However, given the budgetary constraints at the federal level, the City’s CDBG allocation has been decreasing over the years.

### HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The City of Simi Valley is not eligible to receive HOME funds directly from HUD. Instead, the City participates in the competitive HOME funds programs administered by the California Department of Housing and Community Development (HCD). Funds are also potentially available through the Ventura County HOME Consortium. Eligible activities include acquisition, rehabilitation, construction, and rental assistance. In addition, the Program provides for eligible local “matches” such as cash contributions from non-federal sources, from state and local governments and private agencies, organizations, and individuals.

The City had previously participated in the State-administered HOME program. Funds were used to assist in the rehabilitation of older homes and to provide monthly senior rent subsidies. A potential constraint to continuing use of HOME funds is the requirement for a 25-percent local match with non-federal funds. With the dissolution of redevelopment and therefore loss of redevelopment funds, the City may have difficulty securing the required local match.

## SECTION 8 HOUSING CHOICE VOUCHERS

The federal Section 8 Housing Choice Voucher program provides rental assistance to very low-income households in need of affordable housing. The Section 8 program assists a very low income household by paying the difference between 30 percent of the gross household income and the cost of rent. Section 8 assistance is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost. The City contracts with the Housing Authority of the County of Ventura to administer its share of the Section 8 program. The Housing Authority manages an allocation of approximately 800 vouchers for people living in Simi Valley.

### Administrative Resources

## CITY OF SIMI VALLEY ENVIRONMENTAL SERVICES DEPARTMENT

The Planning Division of the Environmental Services Department provides information, technical assistance, and project review of development proposals. The Division's General Plan Section prepares updates and amendments to the General Plan, which serves as the "blueprint" and City's vision for future development of the community. This section is also responsible for researching and analyzing population/growth forecasts. The Division's Environmental Planning Section conducts environmental reviews of all development activities within the City, and prepares environmental documents for General Plan implementation measures and other City-initiated projects. The Division's Current Planning Section processes applications for residential, commercial, and industrial development through a formal review and public hearing process.

The Housing Division works with property developers to assist in bringing affordable housing to the City. The Housing Division also creates and monitors various programs such as: the Home Rehabilitation Program and the Fair Housing Outreach and Counseling Program. In addition, the Division administers the Community Development Block Grant Program (CDBG).

## HOUSING AUTHORITY OF THE COUNTY OF VENTURA

The Housing Authority of County of Ventura administers the Section 8 Housing Choice Voucher Program (HCVP) for the City of Simi Valley. Participants of the HCVP may also participate in the County's Family Self-Sufficiency (FSS) program. The objective of the FSS program is to reduce or eliminate the dependency of low-income families on welfare assistance and on Section 8, public assistance, or any federal, state, or local rent subsidy program or homeownership program.

## HOUSING DEVELOPERS

The City of Simi Valley works with both non-profit and for-profit developers to produce quality affordable housing in the City. Table H-45 shows the different developers the City has partnered with or attempted to partner with to develop affordable housing.

<b>Table H-45 Housing Developers</b>		
<b>Developer</b>	<b>Housing Development</b>	<b>Type of Housing</b>
Many Mansions	Casa de Paz	Apartments
	La Rahada	Apartments
	Peppertree	Apartments
Cabrillo Economic Development Corporation	Kuehner Homes	Ownership Housing
	Apricot Ranch	Ownership Housing
	Plaza del Sol	Apartments
Habitat for Humanity	Royal Avenue and Sequoia	Ownership Housing
LINC Housing MCA Housing Partners; MW Development	Harmony Terrace	Senior Apartments
	Seasons/ Haven at Tapo St.	Senior Apartments
Christian Senior Housing Foundation	Heywood Gardens	Senior Apartments
The Olsen Company	Proposed affordable project, later withdrawn	
Essex Property Trust, Inc.	Meadowood Apartments	Apartments (affordability has expired)
	Hidden Valley Apartments	Apartments
Leff Development LLC	Paseo de las Flores	Senior Apartments
Casden Properties LLC	L.A. Madera Village	Ownership Housing (unbuilt)
	Creekside Apartments	Apartments
	Indian Oaks Apartments	Apartments
Jefferson Properties	Jefferson Apartments aka Archstone Apartments	Apartments
USA Properties Fund	Las Serenas	Senior Apartments
	Vintage Paseo Apartments	Senior Apartments
Carlito Construction	Patricia Village	Senior Apartments
	Pattywood	Apartments
	Hillview	Apartments
Corporation for Better Housing	Wood Ranch Senior Condominiums	Senior for Sale
AMCAL	Sorrento Villas	Senior Apartments

## Opportunities for Energy Conservation

### COMMUNITY DESIGN

General Plan 2030 will guide development decisions for the next 20 years. Sustainability is a key theme of the Simi Valley General Plan 2030, and the goals and policies are designed to locate housing, jobs, and services closer to one another to reduce automobile traffic, congestion, pollution, and resource consumption, while increasing the viability of businesses and social interaction, energy efficiency, water conservation, and recycling. Simi Valley's plans for future growth and development are guided by a commitment to protect the natural environment and to maintain and enhance the quality of life for all people in Simi Valley.

### SUSTAINABLE SIMI VALLEY

The Sustainable Simi Valley Committee was formed in December of 2007 to serve in an advisory capacity to the City Council on sustainability matters in the City. One of the Committee's main duties is to develop policies and regulations "to provide a framework that can be used to create a healthy living environment, to manage the efficient use and conservation of natural and economic resources, and to preserve the unique way of life in our community for present and future generations."

The Sustainable Simi Valley Committee includes many different community members, including City Council and Planning Commission officials, members of the Chamber of Commerce and the Building Industry Association, representatives from Simi Valley Unified School District, Rancho Simi Recreation and Park District, Southern California Edison, Southern California Gas, Waste Management, Calleguas Municipal Water District, and two at-large members from the public.

Since its formation, the Sustainable Simi Valley Committee has developed the City's Green Building Ordinance and the Green Community Action Plan for adoption by the City Council, and contributed to the creation of the City's Live Green webpage.

The Live Green webpage contains information on resources available for energy conservation such as:

- Energy Upgrade California—Find projects, rebates, and State-certified energy efficiency contractors
- Flex Your Power—Get quick tips for easy things to save energy, and find rebates for appliances, lighting, heating and cooling, and energy audits
- Cool California—Find rebates and incentive programs for making the home more energy efficient

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# HOUSING PLAN

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## Goals and Policies

### GOAL HE-1

**Balanced Community.** A balanced community with services and housing opportunities is created for all.

#### Policies

- HE-1.1 Variety of Housing Types.** Provide a wide choice of new housing featuring a range of styles, types, densities, and amenities to accommodate the needs of all socioeconomic segments of the community.
- HE-1.2 Workforce and Executive Housing.** Coordinate residential development strategies with economic development efforts to provide housing not only for the general workforce but also to executives and business owners who could be instrumental in creating and retaining jobs in the community.
- HE-1.3 Housing on Underutilized Sites.** Encourage the addition of new dwelling units (multifamily housing) on existing parcels in underutilized residential areas of the City where supported by existing zoning and parcel sizes.
- HE-1.4 Lot Consolidation.** Promote good site planning techniques by encouraging lot consolidations in areas where small and/or narrow parcels constrain development.
- HE-1.5 Review Building Guidelines.** Periodically reexamine local building design requirements, in light of technological advances and changing public attitudes, for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.
- HE-1.6 Private-Public Partnerships.** Continue to work with other public agencies and private enterprises, which provide human service or housing within the City.
- HE-1.7 Monitor Lending Institutions.** Monitor, through the City's fair housing service provider, the performance of local lending institutions in regard to meeting the credit needs of all economic segments of the community.
- HE-1.8 Incentives for Lower-Income Housing.** Continue to offer financial and regulatory incentives to developers of lower-income housing projects as funding permits.
- HE-1.9 Expedited Processing for Affordable Housing.** Continue to expedite the processing of residential development proposals and permits and granting priority queuing to permit applications for affordable housing projects.

## GOAL HE-2

**Existing Housing Stock.** The existing residential housing stock is maintained and improved where necessary.

### Policies

- HE-2.1 Code Enforcement.** Utilize the City's code enforcement capabilities to ensure that landlords renting unsanitary and unsafe housing units correct identified code violations.
- HE-2.2 Housing Maintenance.** Encourage continued maintenance of currently sound housing through a local information and assistance program.
- HE-2.3 Preserve Existing Affordable Housing.** Continue to implement programs that preserve the City's existing affordable housing stock.
- HE-2.4 Home Rehabilitation.** Continue to offer home rehabilitation programs to lower and moderate-income homeowners to maintain and improve existing neighborhoods.
- HE-2.5 Rehab of Substandard Units.** Encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.
- HE-2.6 Energy Conservation in New Housing.** Encourage the use of energy conserving techniques in the siting and design of new housing.
- HE-2.7 Enforce Energy Conservation Laws.** Actively enforce all state energy conservation requirements for new residential construction.
- HE-2.8 Promote Solar Power.** Encourage and promote the maximum use of passive solar heating and cooling opportunities in housing units throughout the City.

## GOAL HE-3

**Affordable Housing.** A wide range of housing types and an adequate supply of affordable housing is provided while maintaining the quality of life for all residents.

### Policies

- HE-3.1 Density Bonuses.** Make necessary density bonuses or other incentives available consistent with state law and community interests to:
- Encourage affordable rental housing targeted for lower-income households; and
  - Encourage affordable ownership housing targeted for low- and moderate-income households.
- HE-3.2 Affordable Housing Agreements.** Require developers to enter into affordable housing agreements to ensure the continuation of affordability of units in those projects that have received density bonuses, regulatory incentives, and/or financial assistance for the provision of affordable housing.
- HE-3.3 Affordable Housing Design.** Encourage attractive and functional designs for affordable housing during the development review process through:
- Designs that blend harmoniously with the surrounding neighborhood;
  - Exterior treatment that is compatible with market rate housing;

- Project designs that minimize safety and maintenance problems; and
- Provision of amenities such as recreational facilities or enriched landscaping.

- HE-3.4 Inclusive Affordable Housing.** Continue to review the design of all housing developments to ensure that units designed to be affordable complement the character of the surrounding neighborhood and do not separate lower-income families from the community. The City may allow unit clustering for purposes of facilitating the development of affordable ownership units and senior housing.
- HE-3.5 Incentives for Special Needs Affordable Housing.** Provide incentives to developers of affordable housing to construct affordable housing for groups with special needs in relationship to the amount of affordable units provided whenever possible.
- HE-3.6 Flexibility in Housing Design.** Continue to utilize the planned or cluster development permit process to provide for flexibility in housing design.
- HE-3.7 Quality Affordable Housing.** To the extent feasible, require affordable units to be provided in the same quality and design as other units in the development and to be evenly distributed throughout the development.

## GOAL HE-4

**Special Needs Groups.** Programs to meet the special needs of target groups are available.

### Policies

- HE-4.1 Equitable Special Needs Housing.** Work to provide housing for special household groups in an equitable and balanced manner including the provision of Universal Design improvements in new construction and in rehabilitation projects where feasible.
- HE-4.2 Housing for Low-income Seniors.** Encourage housing programs, which address the special financial needs of lower-income senior citizens.
- HE-4.3 Senior Community Housing.** Encourage the construction of specialized housing for senior citizens in the community, including planned senior communities.
- HE-4.4 Transit Accessible Senior Housing.** Encourage the placement of senior housing on public transit routes and within a short walking distance of daily shopping facilities and near medical facilities.
- HE-4.5 Second Dwelling Units.** Work with individuals who want to build second dwelling units on existing residential lots, in accordance with state law, in order to increase the supply of housing for elderly households.
- HE-4.6 Low-Income Housing for Large Households.** Encourage the construction of lower-income housing units of three bedrooms or more for large family households.
- HE-4.7 Handicap Accessible Housing.** Review developments receiving financial incentives to ensure that a reasonable number of units are designed and equipped for handicapped persons.
- HE-4.8 Housing Designed for Disabled.** Encourage construction of affordable housing units which meet the design needs of the disabled (including those with developmental disabilities).

- HE-4.9 Emergency Shelter Sites.** Encourage the development of emergency shelters by identifying the appropriate potential sites for such development.
- HE-4.10 Eliminate Housing Discrimination.** Continue fair housing outreach efforts to eliminate housing discrimination based on race, color, creed, national origin, age, handicap, sex, or marital status.
- HE-4.11 Investigate Discrimination Complaints.** Utilize local fair housing agencies to promptly investigate complaints involving housing discrimination.
- HE-4.12 Tenant-Landlord Relations.** Promote greater awareness of tenant and landlord rights.
- HE-4.13 Funding for Homeless Housing.** Continue to assist and support local social service agencies in their applications for federal funds to provide emergency shelters for homeless individuals and families.
- HE-4.14 Housing for all Household Sizes.** Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.

## Housing Programs

### PROGRAM 1: HOME REHABILITATION PROGRAM

The Home Rehabilitation Program offers low interest deferred loans to low and median-income homeowners. Qualified owners of detached single-family residences are eligible for a deferred 2 percent loan of up to \$50,000 with no monthly payments.

#### OBJECTIVES AND TIMEFRAME

- Continue to provide loans to qualified low and median-income homeowners.
- Disseminate information to homeowners regarding rehabilitation standards and the Home Rehabilitation Program.
- Improve 15 housing units annually.

#### Responsible Agency:

Environmental Services Department/Housing & Special Projects Division

#### Funding Sources:

HOME (program income); Local Housing Fund; CalHome; Energy Efficiency & Conservation Block Grant

#### Relevant Policies:

HE-2.3, HE-2.4, HE-2.5, and HE-4.2

### PROGRAM 2: CODE ENFORCEMENT

The City of Simi Valley has adopted municipal codes to enhance the quality of life for its residents and provide equitable standards for the business community. The City enforces municipal ordinances and permit compliance by promoting voluntary compliance through working in partnership with the citizens and businesses of Simi Valley. This is accomplished through administering programs, responding to citizen

questions and concerns, and enforcing regulations that preserve, protect and enhance the livability, appearance, and the social and economic conditions of the community.

### OBJECTIVES AND TIMEFRAME

- Continue code enforcement activities and connect households in need of City rehabilitation programs.

**Responsible Agency:**

Community Services Department

**Funding Sources:**

General Fund

**Relevant Policies:**

HE-2.1, HE-2.2, and HE-2.5

## PROGRAM 3: PRESERVATION OF AT-RISK UNITS

Nine affordable housing projects in the City – Indian Oaks, Shadow Ridge, Courtyard, Baywood, Regency, Patricia Village, Westgate, Heywood Place, and Pepper Tree Court – are considered at risk of converting to market-rate housing during the planning period of this at-risk analysis (October 15, 2013 through October 15, 2023). Combined, these nine projects offer 251 units affordable to very low- and low-income households. Two of these projects were financed with tax exempt bonds and the seven other projects set aside affordable units in exchange for a density bonus from the City. No more than 20 percent of the units among these projects are affordable.

### OBJECTIVES AND TIMEFRAME

- Annually monitor the status of at-risk units by maintaining contact with property owners and pursue extension of affordability covenants in exchange of incentives, if feasible.
- Work with property owners intending to opt out of the affordability covenants to ensure tenants receive adequate notice.
- Support and assist property owners in applying for state and federal at-risk housing preservation funds.
- Provide technical assistance to tenants to access other affordable housing resources, such as assistance to tenants of at-risk affordable housing developments by referring them to the Area Housing Authority of the County of Ventura; the Affordable Housing Guide, which contains a list of affordable apartments in the City; and Community Action of Ventura County, which administers the City's Eviction Prevention and Security Deposit Assistance programs.

**Responsible Agency:**

Environmental Services Department/Housing & Special Projects Division

**Funding Sources:**

Local Housing Fund; State At-Risk Housing Preservation funds; CDBG

**Relevant Policies:**

HE-2.3

## PROGRAM 4: SECTION 8 HOUSING CHOICE VOUCHERS

The Area Housing Authority of the County of Ventura administers the Section 8 Housing Choice Voucher Program for Simi Valley residents on behalf of the U.S. Department of Housing and Urban Development. Section 8 requires a very low-income renter to pay up to 30 percent of their gross monthly income towards rent and picks up the balance on the renter's behalf.

### OBJECTIVES AND TIMEFRAME

- Continue to participate in the federally sponsored Section 8 Housing Choice Voucher program.
- Disseminate information to the public regarding the Section 8 Program and promote participation by rental property owners.
- Promote programs to extremely low-income households.
- Continue to provide Section 8 Vouchers to approximately 800 households annually.

#### Responsible Agency:

Environmental Services Department/Housing & Special Projects Division

#### Funding Sources:

HUD Section 8 funds

#### Relevant Policies:

HE-4.1 and 4.2

## PROGRAM 5: FORECLOSURE PREVENTION ASSISTANCE

In 2008, the NeighborWorks® Home Ownership Center (HOC) team launched its "A New Way Home" campaign in conjunction with its sister agency, the Ventura County Community Development Corporation (VCCDC), to increase awareness of its foreclosure prevention assistance. Under the program, HOC counselors assist local homeowners with one-on-one counseling, leading to action plans to avoid foreclosure or offer alternatives to foreclosure if homeownership cannot be maintained. The HOC also offers workshops to educate people about the dangers of abusive real estate and lending practices and steps to avoid the foreclosure process.

### OBJECTIVES AND TIMEFRAME

- Disseminate information to the public regarding foreclosure prevention assistance.
- Provide assistance to 30 households annually.

#### Responsible Agency:

Environmental Services Department/Housing & Special Projects Division

#### Funding Sources:

NeighborWorks

#### Relevant Policies:

HE-1.6, HE-4.1, HE-4.2, and HE-4.14

## PROGRAM 6: ENERGY CONSERVATION/GREEN BUILDING

The City has taken a strong stand for energy efficiency in new construction. On December 7, 2009, the City Council adopted the California Green Building Standards Code with local amendments that include energy efficiency performance standards for all new residential construction and residential remodeling over 500 sf to exceed current Title 24 energy code requirements by 5 and 10 percent respectively. The City strongly encourages applicants for publicly subsidized home rehabilitation projects to prioritize energy efficiency improvements, including windows, water heaters, cooling system repairs or upgrades, weatherization, and other measures that will save money and energy.

### OBJECTIVES AND TIMEFRAME

- Offer education and provide outreach to residents and developers regarding energy efficiency and greenbuilding requirements (ongoing).
- Increase long-term affordability of housing by improving energy efficiency (ongoing).
- Participate in Energy Leader Partnership Program with SCE and participation in first Green Communities Challenge by the Institute for Local Government.

#### Responsible Agency:

Environmental Services Department/Housing & Special Projects Division

#### Funding Sources:

Federal and Utilities

#### Relevant Policies:

HE-2.6, HE-2.7, and HE-2.8

## PROGRAM 7: AFFORDABLE HOUSING DEVELOPMENT

Through Affordable Housing Agreements, the City negotiates with developers for the inclusion of affordable housing in new developments. The City has been successful in achieving hundreds of affordable rental and ownership housing units for lower-income households using this mechanism. In addition, the City utilizes a variety of funding sources to assist in the development of affordable housing.

### OBJECTIVES AND TIMEFRAME

- Continue to facilitate affordable housing using regulatory incentives.
- Continue to offer nonprofit housing developers up to two rounds of review by the Affordable Housing Subcommittee at no fees.
- Annually explore funding availability at the state and federal levels and pursue funding as appropriate.
- Facilitate the development of 100 units affordable to lower-income households (with a portion being targeted for extremely low-income households).
- As funding permits, prioritize affordable housing funds for projects that set aside a portion of the units for extremely low income households and persons with disabilities, including developmental disabilities.

#### Responsible Agency:

Environmental Services Department/Planning Division

**Funding Sources:**

HOME funds and HOME (program income); Local Housing Fund

**Relevant Policies:**

HE-1.1, HE-1.3, HE-1.4, HE-1.6, HE-1.8, HE-1.9, HE-2.6, HE-2.7, HE-2.8, HE-3.1, HE-3.2, HE-3.3, HE-3.4, HE-3.5, HE-3.7, HE-4.1, HE-4.2, HE-4.3, HE-4.4, HE-4.6, and HE-4.8

## PROGRAM 8: ADEQUATE SITES INVENTORY

The City has a Regional Housing Needs Assessment (RHNA) of 1,256 units, including 310 extremely low/very low-income, 208 low-income, 229 moderate-income, and 509 above moderate-income units for the period of 2013 through 2021. The City will ensure that an adequate supply of vacant and underutilized sites at appropriate densities and development standards to accommodate the remaining RHNA is available by maintaining an inventory of vacant and underutilized sites.

### OBJECTIVES AND TIMEFRAME

- Monitor the development trends in the City, particularly on the sites identified in this Housing Element to ensure continued ability to accommodate the RHNA.
- Assist in the identification of sites with potential for lot consolidation and housing development.

**Responsible Agency:**

Environmental Services Department/Planning Division

**Funding Sources:**

Departmental budget

**Relevant Policies:**

HE-1.2, HE-1.3, HE-1.4, HE-1.6, and HE-3.6

## PROGRAM 9: MIXED-USE

Mixed-use developments incorporate a variety of commercial uses in close proximity to residential units. Currently, mixed-use developments are not very common in Simi Valley. However, the City recognizes that because vacant land within the City is limited, future housing growth will need to include a significant amount of multi-family, attached and mixed-use development. The City recently completed a mixed-use development (Haven at Tapo Street) that included 72 townhomes, 36 senior apartments and a 12,000-square-foot retail component. This project is currently under construction. The City's Metrolink station also offers opportunities for transit-oriented uses, including mixed-use development, new commercial/entertainment uses, and new housing. During the implementation of General Plan 2030, the City will work to focus higher density developments and mixed-use projects in areas adjacent to transit stations, along transit corridors and commercial corridors, near job centers, and in other appropriate areas throughout the City.

## OBJECTIVES AND TIMEFRAME

- Encourage mixed-use development along transit corridors and other appropriate areas through the following incentives:
  - > Shared parking.
  - > Reduced parking requirements – The City revised the Development Code to provide reduced parking for mixed-use developments (see Table H-33).
  - > Height limits – The City revised the Development Code to provide for a building height limit of 55 feet and four stories (compared to 48 feet and three stories in commercial zones).
  - > Reduced setbacks – The City revised the Development Code to reduce setbacks for mixed-use developments (see Table H-32).

**Responsible Agency:**

Environmental Services Department/Planning Division

**Funding Sources:**

Departmental Budget

**Relevant Policies:**

HE-1.1, HE-1.2, HE-1.3, HE-1.4, HE-1.6, HE-2.6, HE-2.7, HE-2.8, HE-3.1, HE-3.4, HE-3.6, HE-4.1, HE-4.7, and HE-4.14

## PROGRAM 10: DEVELOPMENT STANDARDS AND REVIEW PROCESS

The City continues to monitor its development standards and development review/approval process. To facilitate development within the community, the City has established a Permit Processing Review Committee. The objective of the Committee is to review and recommend changes to the City’s Development Code in order to streamline the review process and remove constraints to development. The Committee has recommended the revision of the City’s residential parking requirements to be consistent with neighboring jurisdictions, establishing the parking requirements based on the number of bedrooms per unit.

## OBJECTIVES AND TIMEFRAME

- Continue to review and improve the City’s development standards and review process.
- Monitor the implementation of the Mixed Use Overlay to ensure the adopted standards facilitate residential and mixed use developments at the maximum allowable density.

**Responsible Agencies:**

Environmental Services Department/Planning Division; Permit Processing Review Committee

**Funding Sources:**

Departmental Budget

**Relevant Policies:**

HE-1.1 and HE-1.3

## PROGRAM 11: ZONING ORDINANCE

Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. The City of Simi Valley recently amended its Development Code to specifically address the provision of transitional housing, supportive housing, and SRO housing. The City will continue to monitor the Development Code for potential constraints and amend the Code as necessary to address any potential issues.

### OBJECTIVES AND TIMEFRAME

- Continue to monitor the Development Code for potential constraints and amend the Code as necessary to address any potential issues.
- Annually review state and federal regulations to ensure the Development Code complies with current regulations.

#### Responsible Agency:

Environmental Services Department/Planning Division

#### Funding Sources:

Departmental Budget

#### Relevant Policies:

HE-1.1, HE-4.1, HE-4.3, HE-4.7, HE-4.8, HE-4.9, and HE-4.14

## PROGRAM 12: LOT CONSOLIDATION PROGRAM

Future residential development in the City will likely occur as infill housing and mixed-use developments in opportunity areas. The City adopted a Lot Consolidation incentive and the Revitalization of Obsolete and Underused Properties policy in June 2012, and City staff will continue to implement these policies.

### OBJECTIVES AND TIMEFRAME

- Continue to implement adopted lot consolidation and revitalization policies during the 2013-2021 planning period.
- Promote policies through information at public counters and on City website and provide technical assistance to property owners and interested developers.

#### Responsible Agency:

Environmental Services Department/Planning Division

#### Funding Sources:

Departmental Budget

#### Relevant Policies:

HE-1.1, HE-1.2, HE-1.3, HE-1.4, HE-1.5, HE-4.2, and HE-4.14

## PROGRAM 13: FAIR HOUSING

The City contracts with the Southern California Housing Rights Center (HRC) to actively inform residents, landlords of residential property, and others involved in the insurance, construction, sale or lease of residential property of the laws pertaining to fair housing. The HRC provides a wide array of programs and services to its clients free of charge, including:

- Landlord-Tenant Counseling
- Predatory Lending Information & Referrals
- Housing Discrimination Investigation
- Enforcement & Advocacy
- Outreach & Education

### OBJECTIVES AND TIMEFRAME

- Continue to contract with the Southern California Housing Rights Center (HRC) to provide fair housing services to residents.
- Disseminate information to the public on the array of fair housing programs and services provided by HRC.
- Refer complaints and inquiries to the Southern California Housing Rights Center.
- Place fair housing brochures at City counters and community locations.
- Provide a link to the Southern California Housing Rights Center on the City's website.
- Include public presentations with different community groups in annual fair housing service contracts.

**Responsible Agency:**

Environmental Services Department/Housing & Special Projects Division

**Funding Sources:**

CDBG

**Relevant Policies:**

HE-1.6, HE-1.7, HE-4.10, HE-4.11, and HE-4.12

## Summary of Objectives

Table H-46 summarizes the quantifiable objectives presented for each program earlier. Objectives are categorized as units to be constructed, rehabilitated, or preserved by income level.

**Table H-46 Quantified Objectives**

	Extremely Low	Very Low	Low	Moderate	Above Moderate
Construction (Based on anticipated production given resources available)	155	155	208	229	509
Rehabilitation (Home Rehabilitation Program)	0	0	60	0	0
Conservation/Preservation (At-Risk Housing Preservation)	0	163	88	0	0
Housing Assistance (Housing Choice Vouchers)	400	400	0	0	0

# Appendix H1 **Review of Past Accomplishments**

**Table H1-1 Review of Past Accomplishments**

2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
<p><b>Program 1: Home Rehabilitation Program</b> The Home Rehabilitation Program offers low interest deferred loans to low- and median-income homeowners.</p>	<p>Continue to provide loans to qualified low-income homeowners. Disseminate information to homeowners regarding rehabilitation standards and the Home Rehabilitation Program. Improve 15 housing units annually.</p>	<p>Overall, 63 housing units were rehabilitated from 2008 to 2012. Of the households assisted, 30 were very low-income households, 27 were low-income households and six were moderate-income households. The City's Home Rehabilitation Coordinator routinely provides technical assistance to local property owners regarding housing maintenance.</p>	<p>Rehabilitation of deteriorated housing is an important goal of the City. This program is included in the 2013–2021 Housing Element.</p>
<p><b>Program 2: Code Enforcement</b> The City enforces municipal ordinances and permit compliance by promoting voluntary compliance through working in partnership with the citizens and businesses of Simi Valley.</p>	<p>Continue code enforcement activities and connect households in need of City rehabilitation programs.</p>	<p>Between 2008 and 2012, the City addressed and obtained compliance on 1,186 property maintenance violations.</p>	<p>This program is included in the 2013–2021 Housing Element.</p>
<p><b>Program 3: Preservation of At-Risk Units</b> Eight affordable housing projects in the City – Regency, Creekside, Patricia Partners, Indian Oaks, Villas at Wood Ranch, Shadow Ridge Apartments, Courtyard, and Baywood Apartments – are considered at risk of converting to market-rate housing during the planning period of this at-risk analysis (July 1, 2008 through June 30, 2018).</p>	<p>Annually monitor the status of at-risk units by maintaining contact with property owners and HUD Multi-Family Housing Division. Solicit interest and participation of nonprofit housing developers to acquire and preserve at-risk units. Work with property owners intending to opt out of the affordability covenants to ensure tenants receive adequate notice. Support and assist property owners in applying for state and federal at-risk housing preservation funds. Provide technical assistance to tenants to access other affordable housing resources.</p>	<p>All of the affordable housing units at-risk during the 2008-2014 Housing Element converted to market rate. The majority of these projects (seven of eight) were required to maintain affordable units in exchange for a density bonus. No public funding was involved in these projects. Preservation of these at-risk units is difficult as only a small percentage of the units in these projects are reserved as affordable housing. The majority of the units at these projects are market-rate units. Preservation of the affordable units by way of acquiring the entire projects is financially infeasible, especially with the loss of redevelopment funds.  The City's strategy is to continue to</p>	<p>The City will continue to monitor the status of housing units at risk of converting to market-rate housing. This program is included in the 2013–2021 Housing Element.</p>

<b>Table H1-1 Review of Past Accomplishments</b>			
<b>2008-2014 Housing Element Programs</b>	<b>Objectives</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
		replenish the affordable housing inventory by offering regulatory incentives. The City continues to work with property owners and pursue partnership opportunities with non-profits to expand affordable housing.	
<p><b>Program 4: First-Time Homebuyer Program</b></p> <p>The First-Time Homebuyer Program currently offers qualified low-income first-time homebuyers who wish to purchase a home in Simi Valley a deferred payment second trust deed loan (no monthly payments required) up to \$50,000 per bedroom, not to exceed \$200,000.</p>	<p>Disseminate information to the public regarding the First-Time Homebuyer Program.</p> <p>Provide assistance to 15 households annually.</p>	<p>Overall, the City's first-time homebuyer program has assisted 65 households in achieving homeownership since 2008. Of the households assisted, nine were very low-income households, 54 were low-income households and two were moderate-income households.</p> <p>The City continues to actively promote various first-time homebuyer assistance programs by providing information to the public.</p> <p>The City previously funded several First-Time Homebuyer Assistance Program loans through the CalHFA loan program and continues to promote that loan program. The City will continue to explore available funding sources to provide down payment assistance to first-time homebuyers.</p>	<p>This program has been suspended indefinitely due to a lack of funding. However, this type of assistance is offered through other means with Ventura County.</p> <p>This program is not included in the 2013–2021 Housing Element.</p>
<p><b>Program 5: Security Deposit Assistance Program</b></p> <p>This program assists eligible residents with up to two-thirds of the required security deposit, up to a maximum of \$1,200, for all qualified very low-income families seeking to secure a rental unit in Simi Valley.</p>	<p>Disseminate information to the public regarding the Security Deposit Assistance Program.</p> <p>Provide assistance to 6 households annually.</p>	<p>Overall, the City's Security Deposit Assistance Program has assisted 21 households since 2008. All of the households assisted were very low-income households.</p>	<p>This program has been suspended indefinitely due to a lack of funding. However, this type of assistance is offered through other means with Ventura County.</p> <p>This program is not included in the 2013–2021 Housing Element.</p>
<p><b>Program 6: Section 8 Housing Choice Vouchers</b></p>	<p>Continue to participate in the federally sponsored Section 8 Housing Choice Voucher program.</p>	<p>As of July 2013, 808 households in the City were receiving housing rental assistance</p>	<p>Section 8 remains a major source of affordable housing</p>

**Table H1-1 Review of Past Accomplishments**

2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
<p>Section 8 requires a very low-income renter to pay up to 30 percent of their gross monthly income towards rent and picks up the balance on the renter's behalf.</p>	<p>Disseminate information to the public regarding the Section 8 Program and promote participation by rental property owners.</p> <p>Promote programs to extremely low-income households.</p> <p>Provide Section 8 Vouchers to 140 households annually.</p>	<p>through the Section 8 Program.</p> <p>The City has continued to actively support the Area Housing Authority's Section 8 Program and has submitted letters of support for additional funding when requested: The City is represented by two volunteers appointed by the City Council who serve on the Area Housing Authority Board of Directors.</p>	<p>assistance for extremely low-, very low-, and low-income households. This program is included in the 2013–2021 Housing Element.</p>
<p><b>Program 7: Senior Rent Subsidy Program</b></p> <p>The Senior Rent Subsidy Program (SRSP) is available to seniors living in Simi Valley that qualify for Section 8 assistance. The SRSP was created in 1989 to provide rental assistance to residents who were very low-income seniors age 62 and older, on the HUD Section 8 waiting list, and waiting to be assisted through Section 8.</p>	<p>Disseminate information to the public regarding the Senior Rent Subsidy Program.</p> <p>Provide assistance to a maximum of 41 senior households annually.</p>	<p>An average of 40 very-low- income seniors were provided with rent subsidies each month from 2008 to 2012.</p> <p>Due to a lack of funding, as of August 2013, zero households were receiving assistance through this program. Applications are not currently being processed; however, 149 households remain on the waiting list for assistance.</p>	<p>Prior funding for this program was eliminated as a result of the dissolution of redevelopment agencies in June 2011.</p> <p>This program is not included in the 2013–2021 Housing Element.</p>
<p><b>Program 8: Mobile Home Rent Subsidy for Seniors</b></p> <p>This program offers space rent subsidies for very low- and low-income seniors living in one of five major mobile home parks in the City (Susana Woods, Trade Winds, Friendly Village, Simi Country, and the Crest).</p>	<p>Disseminate information to the public regarding the Mobile Home Rent Subsidy Program for Seniors.</p> <p>Provide assistance to 35 seniors annually (approximately 10 very low-income and 25 extremely low-income seniors).</p>	<p>An average of 29 very low-income seniors were provided with mobile home rent subsidies each month from 2008 to 2012.</p>	<p>Prior funding for this program was eliminated as a result of the dissolution of redevelopment agencies in June 2011.</p> <p>This program is not included in the 2013–2021 Housing Element.</p>
<p><b>Program 9: Eviction Prevention Assistance</b></p> <p>This program provides up to \$1,200 to assist with either rent or mortgage for low-income Simi Valley residents who are behind on rent (or mortgage) due to unforeseen circumstances and are in the process of being evicted or foreclosed</p>	<p>Disseminate information to the public regarding the Eviction Prevention Assistance Program.</p> <p>Provide assistance to 6 households annually.</p>	<p>Overall, the Eviction Prevention Assistance Program has assisted 27 households since 2008.</p>	<p>This program has been suspended indefinitely due to a lack of funding. However, this type of assistance is offered through other means with Ventura County.</p> <p>This program is not included</p>

<b>Table H1-1 Review of Past Accomplishments</b>			
<b>2008-2014 Housing Element Programs</b>	<b>Objectives</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
upon because of non-payment.			in the 2013–2021 Housing Element.
<p><b>Program 10: Foreclosure Prevention Assistance</b></p> <p>Under the program, HOC counselors assist local homeowners with one-on-one counseling, leading to action plans to avoid foreclosure or offer alternatives to foreclosure if homeownership cannot be maintained.</p>	<p>Disseminate information to the public regarding foreclosure prevention assistance.</p> <p>Provide assistance to 40 households annually.</p>	<p>Overall, the Foreclosure Prevention Assistance Program has assisted 153 households since 2008.</p>	<p>This program is included in the 2013–2021 Housing Element.</p>
<p><b>Program 11: Energy Conservation/ Green Building</b></p> <p>The City strongly encourages applicants for publicly subsidized home rehabilitation projects to prioritize energy efficiency improvements, including windows, water heaters, cooling system repairs or upgrades, weatherization, and other measures that will save money and energy.</p>	<p>Offer education and provide outreach to residents and developers regarding energy efficiency and greenbuilding requirements (ongoing).</p> <p>Increase long-term affordability of housing by improving energy efficiency (ongoing).</p> <p>Participate in Energy Leader Partnership Program with SCE and participate in first Green Communities Challenge by the Institute for Local Government.</p>	<p>The City’s website includes the “Live Green” and “Save Green” pages promoting energy efficiency and green building practices. City-sponsored events, and the City’s hosting of workshops, provide education and outreach to the community. City is working with local and regional groups to establish plug-in electric vehicle charging stations.</p> <p>Additionally, the City Council adopted a Green Building Ordinance in December 2009, which requires the recycling of materials in demolished structures and encourages energy efficient design of new buildings.</p>	<p>This program is included in the 2013–2021 Housing Element.</p>
<p><b>Program 12: Affordable Housing Development</b></p> <p>Through Affordable Housing Agreements, the City negotiates with developers for the inclusion of affordable housing in new developments. In addition, the City utilizes a variety of funding sources to assist in the development of affordable housing.</p>	<p>Continue to facilitate affordable housing using financial and regulatory incentives.</p> <p>Continue to offer nonprofit housing developers up to two rounds of review by the Affordable Housing Subcommittee at no fee.</p> <p>Annually explore funding availability at the state and federal levels and pursue funding as appropriate.</p> <p>Facilitate the development of 100 units affordable to lower-income households (with a portion being</p>	<p>Tri-Pointe Homes recently developed a 43-unit single-family home project at the southeastern corner of Royal Avenue and Corto Street, which includes five units reserved for purchase by low-income households. The sale of these affordable units was completed.</p> <p>In 2012, the City approved a 31-unit senior apartment project on Katherine Road South with an 18.8% density bonus. The City and</p>	<p>This program is included in the 2013–2021 Housing Element.</p>

**Table H1-1 Review of Past Accomplishments**

2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
	<p>targeted for extremely low-income households). As funding permits, prioritize affordable housing funds for projects that set aside a portion of the units for extremely low-income households.</p>	<p>developer entered into a 55-year affordable agreement receiving 30 units for very low-income households.</p> <p>Also in 2012, permits were issued for 75 moderate-income condominium units (The Waterstone project on Heywood Street; Haven at Tapo Street; Parkview on Los Angeles Avenue, north of the Metrolink train station; and Los Arboles at Royal Avenue and Corto Street).</p> <p>During 2011, the City approved a request to modify the proposed acquisition and rehabilitation of the 12-unit Peppertree Apartment complex to provide housing for very low- and low-income households. A relocation plan was prepared in conjunction with the proposed project.</p> <p>The City will continue to offer developers the opportunity to submit affordable housing conceptual review applications at no charge.</p> <p>The City has continued to use mortgage revenue bonds as a source of funds for new affordable housing construction.</p> <p>The City actively supports the actions of developers to obtain state and/or federal funds to build affordable housing projects.</p>	
<p><b>Program 13: Adequate Sites Inventory</b> The City will ensure that an adequate supply of vacant and underutilized sites at appropriate densities and development standards to accommodate the remaining RHNA is available by maintaining an inventory of vacant and underutilized sites.</p>	<p>Monitor the development trends in the City, particularly on the sites identified in this Housing Element to ensure continued ability to accommodate the RHNA.</p> <p>Assist in the identification of sites with potential for lot consolidation and housing development.</p>	<p>The City continues to identify potential vacant or underdeveloped sites suitable for the construction of a variety of housing types and densities.</p>	<p>It is important for the City to continue to identify suitable sites for residential units in order to meet its RHNA. This program is included in the 2013–2021 Housing Element.</p>
<p><b>Program 14: Managed-Growth Plan</b></p>	<p>Work with a committee in 2011 and 2012 to draft a</p>	<p>The voters of Simi Valley adopted Measure</p>	<p>This program is included in</p>

Table H1-1 Review of Past Accomplishments			
2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
<p>The City's Managed-Growth Plan covers the period of January 4, 2004 to December 12, 2012. The City is required to put a replacement measure on the ballot in November 2012. The City will be working with a committee to draft a replacement measure. The replacement measure will ensure that the City is able to meet its Regional Housing Need Allocation and establish a process and clear criteria for allocation that would serve to facilitate residential development in a timely and orderly manner.</p>	<p>replacement measure that meets the objectives of orderly development and accommodates the City's RHNA in timely manner.</p> <p>Conduct an educational campaign for City residents in 2012 regarding the relationship between managed growth, land use planning, and compliance with state laws.</p>	<p>N in November 2012, which will continue the Managed Growth Plan of 292 allocations per year, as modified. The City has adopted a revised Permit Allocation System to implement the revised Managed-Growth Plan through a first approved, first awarded system.</p>	<p>the 2013–2021 Housing Element.</p>
<p><b>Program 15: Mixed-Use</b></p> <p>During the implementation of General Plan 2030, the City will work to focus higher density developments and mixed-use projects in areas adjacent to transit stations, along transit corridors and commercial corridors, near job centers, and in other appropriate areas throughout the City.</p>	<p>Encourage mixed-use development along transit corridors and other appropriate areas through the following incentives:</p> <ul style="list-style-type: none"> <li>• Shared Parking</li> <li>• Reduced parking requirements – The City revised the Development Code to provide reduced parking for mixed-use developments.</li> <li>• Height limits – The City revised the Development Code to provide for a building height limit of 55 feet and four stories (compared to 48 feet and three stories in commercial zones)</li> <li>• Reduced setbacks – The City revised the Development Code to reduce setbacks for mixed-use developments.</li> </ul>	<p>The Mixed-Use Overlay Zoning District was adopted concurrently with the General Plan Update in June 2012.</p>	<p>This program is included in the 2013–2021 Housing Element.</p>
<p><b>Program 16: Development Standards and Review Process</b></p> <p>Continue to review and improve the City's development standards and review process.</p>	<p>Recommend appropriate multi-family residential parking standards to facilitate development in the City by the end of 2013.</p> <p>Monitor the implementation of the new Mixed Use Overlay to ensure the adopted standards facilitate residential and mixed use developments at the maximum allowable density.</p>	<p>City fees are re-evaluated every two years. Park District fees for very low- and low-income units are substantially reduced. School fees are substantially reduced for new senior housing projects.</p> <p>The City continues to expedite the development review process for affordable</p>	<p>This program is included in the 2013–2021 Housing Element.</p>

**Table H1-1 Review of Past Accomplishments**

2008-2014 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
		<p>housing projects.</p> <p>The City recently amended the Development Code to address the extremely low-income and special needs housing.</p>	
<p><b>Program 17: Senior Citizen Dwelling Units</b></p>	<p>Amend the Development Code to remove this use classification or treat these units the same way second dwelling units are treated within one year of adoption of the Housing Element.</p>	<p>This program was completed. The amendment was adopted on January 13, 2014.</p>	<p>This program is not included in the 2013–2021 Housing Element.</p>
<p><b>Program 18: Extremely Low-Income and Special Needs Housing</b></p>	<p>Within one year of the adoption of the Housing Element, the City will amend the Development Code to address the following:</p> <ul style="list-style-type: none"> <li>• <b>Transitional Housing:</b> The Development Code will be amended to address the provision of transitional housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone.</li> <li>• <b>Group Homes:</b> State law includes group homes in the definition of residential care homes and requires larger residential care facilities (of seven or more people) to be provided for. Therefore, the City will amend the Development Code to include group homes in the “residential care facility” definition and treat this use the same as residential care facilities for zoning purposes.</li> <li>• <b>Supportive Housing:</b> The Development Code will be amended to address the provision of supportive housing. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted in all zones where housing is permitted and</li> </ul>	<p>During January 2009, the City approved a Reasonable Accommodation Ordinance, which allows disabled persons to submit an application to make improvements that will give them expanded access to housing.</p> <p>The City recently amended the Development Code to address the extremely low-income and special needs housing, including transitional and supportive housing.</p>	<p>This program is included in the 2013-2021 Housing Element.</p>

<b>Table H1-1 Review of Past Accomplishments</b>			
<b>2008-2014 Housing Element Programs</b>	<b>Objectives</b>	<b>Accomplishment</b>	<b>Continued Appropriateness</b>
	subject to the same development standards as the same type of housing in that zone.		
<b>Program 19: Lot Consolidation Program</b>	Implement a lot consolidation program that offers incentives for lot consolidation within one year of adoption of the Housing Element.	The Lot Consolidation Incentive and the Revitalization of Obsolete and Underused Properties policies were adopted with the General Plan Update in June 2012.	This program is included in the 2013–2021 Housing Element.
<b>Program 20: Fair Housing</b> Continue to provide outreach material on state and federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., State Department of Fair Employment and Area Housing Authority of the County of Ventura).	Continue to contract with the Southern California Housing Rights Center (HRC) to provide fair housing services to residents. Disseminate information to the public on the array of fair housing programs and services provided by HRC. Refer complaints and inquiries to the Southern California Housing Rights Center. Place fair housing brochures at City counters and community locations. Provide a link to the Southern California Housing Rights Center on the City's website. Include public presentations with different community groups in annual fair housing service contracts.	The City maintains a contract with the Housing Rights Center to provide fair housing counseling and referral services to local residents. The Housing Rights Center periodically conducts informational workshops in the community and provides literature to those who attend the workshops. The City also provides fair housing brochures at the public information counter, incorporates the fair housing logo on its housing program brochures, and requires affordable housing developers to provide fair housing information to individual clients.	This program is included in the 2013–2021 Housing Element.

## SUMMARY OF ACCOMPLISHMENTS

**Table H1-2 Summary of Accomplishment: January 1, 2008–September 1, 2013**

	Very Low	Low	Moderate	Above Moderate	Total
<i>Objectives</i>					
Units Constructed	50	250	310	1,820	2,430
Units Rehabilitated	35	35	5	0	75
At-Risk Units Preserved	206	198	0	0	404
First-Time Homebuyer	0	35	40	75	150
Security Deposit	20	10	0	0	30
Housing Choice Vouchers	90	50	0	0	140
Senior Rent Subsidy	80	20	0	0	100
Mobile Home Rent Subsidy	175	0	0	0	175
<i>Accomplishments</i>					
Units Constructed	29	37	119	66	251
Units Rehabilitated	30	27	6	0	63
At-Risk Units Preserved	0	0	0	0	0
First-Time Homebuyer	9	54	2	0	65
Security Deposit	21	0	0	0	21
Housing Choice Vouchers	750	40	0	0	790
Senior Rent Subsidy	40	0	0	0	40
Mobile Home Rent Subsidy	29	0	0	0	29

SOURCE: City of Simi Valley, 2013.

## Appendix H2 Public Participation

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## ORGANIZATIONS INVITED TO WORKSHOPS

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Housing Rights Center	Ventura County Rescue Mission
Many Mansions	Sarah's House
Samaritan Center of Simi Valley	Ventura County Jewish Family Service
Turning Point Foundation	Cornerstone Church
Ventura County Area Agency on Aging	NewHeart Four Square Church
Lutheran Social Services of Southern California	New Hope Christian Fellowship
Shop Ahoy	Shepherd of the Valley Lutheran Church
Easter Seals Southern California	St. Rose of Lima
Tri-County GLAD	USA Properties Fund, Inc.
Action Family Counseling	Essex Properties I, LLC
Berylwood Family Resource Center	California Rural Legal Assistance, Inc.
United Way of Ventura County	Ventura County Human Services Agency
Big Brothers Big Sisters (BBSVC)	Mercy Housing, Inc.
Boys and Girls Club of Simi Valley	Peoples Self Help Housing
Child Development Resources	Fairfield Residential
Children's Home Society of California	Dyer Sheehan Group, Inc.
Community Pregnancy Clinic	Ventura County Homeless & Housing Coalition
FOOD Share, Inc.	Western Manufactured Housing Comm. Assoc.
Kids & Families Together	Corporation for Better Housing
Rainbow Connection Family Resource Center	Independent Living Resource Center, Inc.
Salvation Army Simi Valley	PathPoint
Schools on Wheels, Inc.	Highridge Costa Housing Partners, LLC

**APPENDIX H2 PUBLIC PARTICIPATION**

Simi Valley Family YMCA	CFC Mortgage Bankers
Catholic Charities of Los Angeles, Inc., Ventura County OASIS	America’s Lending Group
Building Industries Association of Southern California	Greenback Funding
Long Term Care Services of Ventura County, Inc. Ombudsman Program	LoanSmart, Inc.
Simi Valley Unified School District	The Olson Company
Habitat for Humanity	Hovell & Pilarski Engineering
Tri-Counties Regional Center	KB Homes
Ventura County Behavioral Health	JemStreet Properties
SCANPH	Colton Lee Communities LLC
Conejo Simi Moorpark Association of REALTORS	C R Property Management Co.
Community Action of Ventura County, Inc.	Carlito Construction, Inc.
AMCAL Multi-Housing, Inc.	Women, Infants, and Children (WIC)
Urban Strategies	Sequoia Equities
ARC of Ventura County	Rescue Mission Alliance
Area Housing Authority of Ventura County	Simi Valley Council On Aging
Simi Valley Chamber of Commerce	
Cabrillo Economic Development Corp.	
Interface Children Family Services of Ventura County	



**Appendix H3 Residential Capacity Under General  
Plan 2030**

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# METHODOLOGY

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## Land Use Distribution

Vacant and underutilized parcels were identified utilizing the data from the Ventura County Assessor’s Office, and refined with site visits and staff knowledge. Specifically, underutilized properties are defined as those with improvements older than 30 years of age and improvement-to-land value less than one (improvements are worth less than the land). This improvement-to-land value ratio is frequently used by economists and real estate professionals to identify potential sites for development. This inventory was then refined with site visits and staff input. The majority of the properties identified in this sites inventory are at least 50 years of age, with low-intensity development on larger lots. Many properties have antiquated configuration and facilities that cannot accommodate modern urban uses. Retrofitting some of these properties can often be cost-prohibitive given the low intensity uses on site. Many properties are also impacted by deferred maintenance.

In estimating development capacity in these Opportunity Areas, the City developed a set of guiding assumptions for the distribution of various land uses in these areas. These assumptions are summarized in Table H-42 of the Housing Element. These land use assumptions were developed with extensive community input, particularly with the General Plan Advisory Committee (GPAC), Planning Commission, and City Council. In this inventory, each parcel is first estimated for a buildout capacity based on 80 percent of the maximum allowable density under the scenario of multi-family housing (column labeled “MFR Units”) and under the scenario of mixed-use developments (column labeled “MU Units”). Since the density allowed in either land use is identical, the buildout capacity under either scenario on an individual parcel basis is the same. The row entitled “Total Vacant and Underutilized Parcels” represents total units if all vacant and underutilized parcels are redeveloped either 100 percent as multi-family unit or 100 percent as mixed-use units.

However, the City’s vision is different for the individual opportunity areas. Therefore, the land use distribution assumptions are applied to these vacant and underutilized properties within individual subareas of the Opportunity Areas, assuming a certain percentage of the vacant and underutilized parcels will be redeveloped as multi-family units, and a certain percentage will be redeveloped as mixed-use units. For example, if all vacant and underutilized parcels in Tapo Street Corridor Subarea A were redeveloped with either multi-family or mixed-use developments, 208 units can be achieved. However, Tapo Street Corridor Subarea A is anticipated for 20 percent multi-family uses and 40 percent for mixed-use developments, with the remaining 40 percent of the acreage being redeveloped without a residential component. Therefore 60 percent of the vacant and underutilized sites in this area is anticipated to be redeveloped with Very High Density residential uses or Mixed Use developments. The estimated capacity in Tapo Street Corridor Subarea A used for the Housing Element is 42 multi-family units (20 percent of the 208-unit maximum capacity) and 83 mixed-use units (40 percent of the 208-unit maximum capacity) for a total of 125 units.

Furthermore, the apportioning of capacity is based on the number of units totaled from individual parcels. That is, the distribution of mixed-use and multi-family units is based on the land use percentage times the number of unit capacity, not based on the aggregated total acreage times the density. This method safeguards the rounding up of partial units and represents a conservative method of estimating capacity.

## Average Density Assumption



To calculate the potential number of units that can be accommodated on each parcel in the MU Overlay District, estimates were calculated for a variety of different development scenarios (senior housing, small apartments, large apartments, and townhomes) based on the residential square footage realized by a recent project. Under the senior housing development scenario, all residences were assumed to be one-bedroom units with an approximate gross square footage of 850 square feet (sf) per unit. This gross area was estimated based on apartment size data from a 2008 citywide survey of rental housing units. According to this survey, the average size of a nonsenior market-rate one- to two- bedroom apartment in the City was 839 sf. To produce a conservative estimate, this square footage was rounded up to 850 sf and then inflated again (by approximately 20 percent) to 1,020 sf to account for hallways, lobby, and other common areas. Based on an average gross square footage of 1,020 sf per unit, a maximum density of 42 dwelling units per acre (du/ac) can reasonably be achieved under this development scenario.

Under the small apartment scenario, residences were assumed to be one- to two-bedroom units with an approximate gross square footage of 1,050 sf per unit. This gross area was estimated based on the inflated square footage estimate for senior housing units (1,020 sf per unit discussed above). To produce a conservative estimate, this square footage was rounded up to 1,050 sf and then inflated again (by approximately 20 percent) to 1,260 sf to account for common areas. Based on an average gross square footage of 1,260 sf per unit, a maximum density of 34 du/ac can reasonably be achieved under this development scenario.



Under the large apartment scenario, all residences were assumed to be three-bedroom units with an approximate gross square footage of 1,620 sf per unit. This gross area was estimated based on apartment size data from the citywide survey of rental housing units. According to the survey, the average size of a nonsenior market-rate three-bedroom apartment in the City was just under 1,200 sf. To produce a conservative estimate, this square footage was rounded up to 1,350 sf and then inflated again (by approximately 20 percent) to 1,620 sf to account for common areas. Based on an average gross square footage of 1,620 sf per unit, a maximum density of 26 du/ac can reasonably be achieved under this development scenario.

Under the townhome scenario, all residences were assumed to be three-bedroom townhome units with an approximate gross square footage of 2,460 sf per unit. This gross area was estimated based on a recently approved mixed-use townhome project within the MU Overlay District. In this development, the average size of a townhome unit was 2,040 sf. To produce a conservative estimate, this square footage was rounded up to 2,050 sf and then inflated again (by approximately 20 percent) to 2,460 sf. Based on an average gross square footage of 2,460 sf per unit, a maximum density of 18 du/ac can reasonably be achieved under this development scenario. These density assumptions yield an average density of 30 du/ac. However, to be conservative, future residential development in the MU Overlay District is estimated at 28 du/ac, 80 percent of the maximum density of 35 du/ac permitted.

**Table H3-1 Tapo Street Corridor A**



Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
<b>Underutilized Parcels</b>								
2	616016030	Mixed Use	MU Overlay/ CPD	4387 Alamo St.	0.47	13	13	
				Auto related commercial, old gasoline station converted into an auto repair shop on a 0.47-acre lot facing main commercial shopping area and adjacent residential.				
33	627002029 627002027 627002028	Mixed Use	MU Overlay/ CPD	4473 Alamo St.	0.48	13	13	
				4415 Alamo St.	2.49	69	69	
				4487 Alamo St.	3.27	91	91	
				Old shopping center with large parking lot. Several vacant commercial tenant spaces.				
<i>Subtotal Underutilized Parcels</i>					<i>6.71</i>	<i>186</i>	<i>186</i>	

**Table H3-1 Tapo Street Corridor A**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
<b>Vacant Parcels</b>								
31	627002020	Mixed Use	MU Overlay/ CPD	2804 Tapo St.	0.53	14	14	
Vacant for lease; former gasoline service station. Site is fully remediated, at the intersection of retail and commercial uses, adjacent to another vacant parcel.								
32	627002026	Mixed Use	MU Overlay/ CPD	East side of Tapo St., north of Alamo St.	0.12	3	3	
Vacant for lease—intersection of retail and commercial uses, adjacent to other vacant parcel site number 31.								
1	616016029	Mixed Use	CPD		0.18	5	5	
<i>Subtotal Vacant Parcels</i>					<i>0.83</i>	<i>22</i>	<i>22</i>	
<i>Total Vacant and Underutilized Parcels</i>					<i>7.54</i>	<i>208</i>	<i>208</i>	
Housing Element Assumptions		Vacant and Underutilized Site Acreage by Anticipated Land Use			Unit Assumptions			
		RVH (20%)	MU (40%)	RVH Units	MU Units	Total Units		
		1.51	3.02	42	83	125		

**Table H3-2 Tapo Street Corridor D**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
<b>Underutilized Parcels</b>								
4	618015119	Mixed Use	MU Overlay/ CPD	4374 Eileen St.	0.28	7	7	Commercial building built in 1963
5	618015124	Mixed Use	MU Overlay/ CPD	4322 Eileen St.	0.41	11	11	Commercial building (ambulance service) built in 1987
7	618015144	Mixed Use	MU Overlay/ CPD	2109 Tapo St.	0.77	21	21	5,272 sf of commercial retail building built in 1980
9	618015146	Mixed Use	MU Overlay/ CPD	2139 Tapo St.	2.01	56	56	Commercial retail building built in 1980
11	618015149	Mixed Use	MU Overlay/ CPD	2140 Winifred St.	1.01	28	28	Commercial offices built in 1984
13	618015153	Mixed Use	MU Overlay/ CPD	2161 Tapo St.	0.56	15	15	Retail commercial built in 1969
15	618015155	Mixed Use	MU Overlay/ CPD	2151 Tapo St.	0.56	15	15	Retail commercial built in 1970
16	618015156	Mixed Use	MU Overlay/ CPD	2211 Tapo St.	0.41	11	11	Retail commercial
21	618016022	Mixed Use	MU Overlay/ CPD	4304 Cochran St.	0.44	12	12	Retail commercial built in 1972
22	618016025	Mixed Use	MU Overlay/ CPD	2375 Tapo St.	0.69	19	19	Restaurant built in 1974
23	618016028	Mixed Use	MU Overlay/ CPD	4386-4392 Cochran St.	0.28	7	7	Retail commercial built in 1979
24	618016029	Mixed Use	MU Overlay/ CPD	2387 Tapo St.	0.52	14	14	Retail commercial built in 1973
25	618016030	Mixed Use	MU Overlay/ CPD	2353 Tapo St.	0.32	8	8	Retail commercial built in 1979

Table H3-2 Tapo Street Corridor D								
Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
26	618016031	Mixed Use	MU Overlay/ CPD	4332 Cochran St.	1.13	31	31	Retail commercial built in 1972
28	618016033	Mixed Use	MU Overlay/ CPD	2355 Tapo St.	1.43	40	40	Retail commercial built in 1989
30	618016035	Mixed Use	MU Overlay/ CPD	2321 Tapo St.	0.57	15	15	Retail commercial
The above parcels contain a variety of older commercial and retail stores with large surface parking lots..								
68	644007019	Mixed Used	MU Overlay/ CPD	2390 Tapo St.	0.51	14	14	Service station and car wash built in 1992.
70	644007058	Mixed Used	MU Overlay/ CPD	2196 Tapo St.	14.49	405	405	
				Old shopping center built in 1966 with several vacated stores and marginally performing business.				

**Table H3-2 Tapo Street Corridor D**





Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
3	618015108	Mixed Used	MU Overlay/ CPD	4371 Valley Fair St.	0.70	19	19	
				Single-story commercial building, adjacent to large parking lot. Across the street from a vacant building, near railroad tracks and other retail uses.				
6	618015140	Mixed Use	MU Overlay/ CPD	4385-4395 Valley Fair St.	0.33	9	9	
				Single-story commercial building (furniture retail), adjacent to retail and facing Tapo St., Near railroad tracks and other retail uses.				

Table H3-2 Tapo Street Corridor D								
Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
8	618015145	Mixed Use	MU Overlay/ CPD	No address	0.41	11	11	
				Parking lot.				
12	618015151	Mixed Use	MU Overlay/ CPD	2149 Tapo St.	0.41	11	11	
				Small restaurant built in 1971 located on large parking lot, frontage on Tapo St. among retail uses.				

**Table H3-2 Tapo Street Corridor D**






Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
14	618015154	Mixed Use	MU Overlay/ CPD	4350 Eileen St.	0.70	19	19	 <p>Strip mall built in 1963 with small retail uses on large parking lot.</p>
18	618016001	Mixed Use	MU Overlay/ CPD	2399 Tapo St.	0.36	10	10	 <p>Older gas station built in 1962 at main intersection of Tapo St. and Cochran St. Across from vacant parcel and marginal retail uses.</p>

Table H3-2 Tapo Street Corridor D								
Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
27	618016032	Mixed Use	MU Overlay/ CPD	2311 Tapo St.	1.15	32	32	
				Small retail stores built in 1976 with large surface parking lot.				
29	618016034	Mixed Use	MU Overlay/ CPD	2381 Tapo St.	0.65	18	18	
				Retail strip center with large parking lot built in 1979.				


**Table H3-2 Tapo Street Corridor D**


Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
69	644007043	Mixed Use	MU Overlay/ CPD	2058 Tapo St.	0.43	12	12	 <p>Parking lot and building for free clinic and financial services built in 1969.</p>
74	644018001	Mixed Use	MU Overlay/ CPD	4444 Cochran St.	0.83	23	23	 <p>Funeral home built in 1973 on larger lot with abundant parking. Adjacent to residential neighborhood and across from retail.</p>
10	618015148	Mixed Use	MU Overlay/ CPD	2120 Winifred St.	1.01	28	28	
17	618015204	Mixed Use	MU Overlay/ CPD	4364 Valley Fair St.	2.06	57	57	
<i>Subtotal Underutilized Parcels</i>					<i>35.43</i>	<i>978</i>	<i>978</i>	

**Table H3-2 Tapo Street Corridor D**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
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Vacant Parcels

19	618016012	Mixed Use	MU Overlay/ CPD	2295 Tapo St.	1.05	29	29	
				Retail commercial building near Tapo St; built in 1970. Rear portion of the lot adjacent to Winifred St. is vacant.				

20	618016014	Mixed Use	MU Overlay/ CPD	2267 Tapo St	1.58	44	44	
				Older retail commercial built in 1966 and vacant land.				

<i>Subtotal Vacant Parcels</i>					2.63	73	73	
<i>Total Vacant and Underutilized Parcels</i>					38.06	1,051	1,051	

Housing Element Assumptions	Vacant and Underutilized Site Acreage by Anticipated Land Use		Unit Assumptions		
	RVH (20%)	MU (60%)	RVH Units	MU Units	Total Units
	7.61	22.84	213	639	852

**Table H3-3 Los Angeles Avenue B**









Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
<b>Underutilized Parcels</b>								
35	632015103	Mixed Use	MU Overlay/ CPD	1577 E. Los Angeles Ave.	1.44	0	40	 <p>U-Haul Rental yard; small building on large lot.</p>
48	632015207	Mixed Use	MU Overlay/ CPD	1555 E. Los Angeles Ave.	0.32	0	8	 <p>Fast food restaurant built in 1971 on large lot.</p>

Table H3-3 Los Angeles Avenue B								
Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
56	632029445	Mixed Use	MU Overlay/ CPD	1723 E. Los Angeles Ave.	0.20	0	5	 <p>Small restaurant built before 1961.</p>
54	632029442	Mixed Use	MU Overlay/ CPD	1717 E. Los Angeles Ave.	0.71	0	19	 <p>Auto related commercial/retail building built in 1965 with large parking lot.</p>


**Table H3-3 Los Angeles Avenue B**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
58	632032004	Mixed Use	MU Overlay/ CPD	1495 E. Los Angeles Ave.	0.77	0	21	
McDonald's restaurant built in 1970 on large lot.								
59	632032005	Mixed Use	MU Overlay/ CPD	1307 E. Los Angeles Ave.	1.03	0	28	
Bank of America built in 1967 on very large lot with a lot of parking spaces.								

**Table H3-3 Los Angeles Avenue B**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
63	632032029	Mixed Use	MU Overlay/ CPD	1495 E. Los Angeles Ave.	0.59	0	16	
McDonald's restaurant parking lot.								
67	632032053 632032057 632032059 632032060 632032061 632032062 632032063 632032064	Mixed Use	MU Overlay/ CPD	1101 E. Los Angeles Ave.	1.01 1.18 1.00 1.44 1.00 1.09 1.01 17.04 Total = 24.77	0	693	
Old shopping center originally built in 1963. Refurbished multiple times, located near proposed train station								
61	632032024	Mixed Use	MU Overlay/ CPD	1475 E. Los Angeles Ave.	1.01	0	28	Bank, built in 1985.
62	632032028	Mixed Use	MU Overlay/ CPD	1463 E. Los Angeles Ave.	0.59	0	16	Church, built in 1997.

**Table H3-3 Los Angeles Avenue B**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
66	632032046	Mixed Use	MU Overlay/ CPD	1317 E. Los Angeles Ave.	14.36	0	402	Shopping center with several vacant tenant spaces built in 1991.
60	632032010	Mixed Use	MU Overlay/ CPD	1445 E. Los Angeles Ave.	2.15	0	60	Commercial building built in 1979.
64	632032043	Mixed Use	MU Overlay/ CPD	1357 E. Los Angeles Ave.	2.62	0	73	Shopping center built in 1991.
65	632032045	Mixed Use	MU Overlay/ CPD	1457 E. Los Angeles Ave.	0.78	0	21	Movie theater built in 1994.
<p>The above parcels contain a variety of older commercial and retail stores</p>								
40	632015109	Mixed Use	MU Overlay/ CPD	2019 Donville Ave.	0.49	0	13	Batting cage.
45	632015203	Mixed Use	MU Overlay/ CPD	1543 E. Los Angeles Ave.	0.35	0	9	Fast food restaurant built in 1971.
46	632015204	Mixed Use	MU Overlay/ CPD	1525 E. Los Angeles Ave.	0.59	0	16	Automotive shop built in 1971.
49	632015208	Mixed Use	MU Overlay/ CPD	2055 Donville Ave.	0.36	0	10	Car wash built in 1986.


**Table H3-3 Los Angeles Avenue B**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
50	632015209	Mixed Use	MU Overlay/ CPD	2010 Donville Ave.	0.32	0	8	Auto repair shop built in 1995.
51	632015211	Mixed Use	MU Overlay/ CPD	2020 Donville Ave.	0.35	0	9	Auto repair shop built in 1995.
52	632015212	Mixed Use	MU Overlay/ CPD	2016 Donville Ave.	0.44	0	12	Auto repair shop built in 1996.
36	632015104	Mixed Use	MU Overlay/ CPD	1613 E. Los Angeles Ave.	1.23	0	34	Fast food restaurant built in 1978.
37	632015105	Mixed Use	MU Overlay/ CPD	1603 E. Los Angeles Ave.	1.70	0	47	Shopping center built in 1987.
38	632015107	Mixed Use	MU Overlay/ CPD	2050 Donville Ave.	0.36	0	10	Bar/Club built in 1976.
39	632015108	Mixed Use	MU Overlay/ CPD	2001 Donville Ave.	0.45	0	12	Auto repair shop built in 2002.
44	632015116	Mixed Use	MU Overlay/ CPD	1557 E. Los Angeles Ave.	0.66	0	18	Fast food restaurant built in 2002.
47	632015206	Mixed Use	MU Overlay/ CPD	1515 E. Los Angeles Ave.	0.28	0	7	Auto repair shop built in 1978.
53	632015213	Mixed Use	MU Overlay/ CPD	1579 E. Los Angeles Ave.	0.57	0	15	Fast food restaurant built in 1994.


The above parcels contain a variety of older commercial and retail stores.




**Table H3-3 Los Angeles Avenue B**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
55	632029444	Mixed Use	MU Overlay/ CPD	E. Los Angeles Ave.	0.12	0	3	
56	632029445	Mixed Use	MU Overlay/ CPD	1727 E. Los Angeles Ave.	0.29	0	8	Shopping center built in 1963.
57	632029451	Mixed Use	MU Overlay/ CPD	1777 E. Los Angeles Ave.	0.51	0	14	Commercial building built in 1983.
The above parcels contain a variety of older commercial and retail stores.								
<i>Subtotal Underutilized Parcels</i>					<i>60.41</i>	<i>0</i>	<i>1,675</i>	

**Vacant Parcels**

41	632015111	Mixed Use	MU Overlay/ CPD	No address	0.44	0	12	
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**Table H3-3 Los Angeles Avenue B**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
42	632015114	Mixed Use	MU Overlay/ CPD	2015 Donville Ave.	0.20	0	5	
Vacant commercial parcel located on northern side of Donville Ave.								
43	632015115	Mixed Use	MU Overlay/ CPD	No address	0.29	0	8	
Vacant commercial parcel on northern side of Donville Ave.								
<i>Subtotal Vacant Parcels</i>					<i>0.93</i>	<i>0</i>	<i>25</i>	
<i>Total Vacant and Underutilized Parcels</i>					<i>61.34</i>	<i>0</i>	<i>1,700</i>	
Housing Element Assumptions	Vacant and Underutilized Site Acreage by Anticipated Land Use				Unit Assumptions			
	RVH (0%)		MU (60%)		RVH Units	MU Units	Total Units	
	0		36.80		0	1,020	1,020	

**Table H3-4 Old Town B**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
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**Underutilized Parcels**



34	631014010	High Density	RM	1636 Sinaloa Rd.	9.97	119	0	
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The Adventist Church has purchased another property north of the Simi Valley Town Center and submitted a development application for that site. The Church plans to sell this property at 1636 Sinaloa Rd. and move to the new site once construction is complete.

<i>Subtotal Underutilized Parcels</i>					<i>9.97</i>	<i>119</i>	<i>0</i>	
<i>Total Vacant and Underutilized Parcels</i>					<i>9.97</i>	<i>119</i>	<i>0</i>	

Housing Element Assumptions	Vacant and Underutilized Site Acreage by Anticipated Land Use		Unit Assumptions		
	RH (100%)	MU (0%)	RH Units	MU Units	Total Units
	9.97	0	119	0	119

**Table H3-5 Los Angeles Avenue Transit-Oriented Development/Industrial Area C**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
<b>Los Angeles Industrial D Underutilized Parcels</b>								
71	644009129	Mixed Use	MU Overlay/LI	5197 E. Los Angeles Ave.	0.51	0	14	
72	644009134	Mixed Use	MU Overlay/LI	5135 E. Los Angeles Ave.	1.01	0	28	
73	644009135	Mixed Use	MU Overlay/LI	5105 E. Los Angeles Ave.	4.80	0	134	
<p>Large shopping center with older grocery store building and other small retail. Structures constructed prior to 1980. 5197 E. Los Angeles Ave. contains a vacant building.</p>								
76	644021006	Mixed Use	MU Overlay/LI	5000 E. Los Angeles Ave.	3.55	0	99	
	644021007	Mixed Use	MU Overlay/LI		2.73	0	76	

**Table H3-5 Los Angeles Avenue Transit-Oriented Development/Industrial Area C**

Map ID	APN	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
<i>Subtotal Underutilized Parcels</i>					12.60	0	351	
<i>Total Vacant and Underutilized Parcels</i>					12.60	0	351	
Housing Element Assumptions	Vacant and Underutilized Site Acreage by Anticipated Land Use				Unit Assumptions			
	RVH (100%)		MU (0%)		RVH Units	MU Units	Total Units	
	0		12.60		0	351	351	

**Table H3-6 Los Angeles Avenue Transit-Oriented Development/Industrial Area D**

Map ID	APN (Site ID No.)	General Plan	MU Overlay/ Base Zoning	Address	Acreage	Residential Very High Max: 35 du/ac Avg: 28 du/ac	Mixed Use Max: 35 du/ac Avg: 28 du/ac	Notes
Los Angeles Industrial D Underutilized Parcels								
75	644021003	Residential Very High	RVH	5150 E. Los Angeles Ave.	9.22	258	0	Old mobile home park.
<i>Subtotal Underutilized Parcels</i>					9.22	258	0	
<i>Total Vacant and Underutilized Parcels</i>					9.22	258	0	
Housing Element Assumptions	Vacant and Underutilized Site Acreage by Anticipated Land Use				Unit Assumptions			
	RVH (100%)		MU (0%)		RVH Units	MU Units	Total Units	
	9.22		0		258	0	258	

