CHAPTER 4 Housing

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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 area's landscape until the 1970s. The City was incorporated in 1969 with approximately 10,000 residents. According to the 2020 California Department of Finance Population and Housing Estimates, the City is home to 125,115 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, 2021 through October 15, 2029.

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 Southern California Association of Governments (SCAG) approved 2014-2018 ACS provided the basis for population characteristics. ACS data is supplemented with the following sources:

- Housing market information, such as home sales, rents, and vacancies, updated by home sales data (Corelogic.com, Ventura County Apartment Market Rental Survey).
- 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 2019.

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 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 be updating the Safety Element again to comply recent requirements on high fire hazards and climate change.

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 MEETINGS

The City conducted a series of public meetings to inform the public regarding the Housing Element update and to obtain input from the community and stakeholders:

- Planning Commission (February 3, 2021) to provide an overview of the Housing Element requirements, update process, and challenges that should be addressed
- Homeless Task Force (February 11, 2021) to provide an overview of the Housing Element update and discuss housing needs in the community
- City Council (April 19, 2021) to provide an overview of the Housing Element update
- Planning Commission (March 17 and April 21, 2021) to discuss potential strategies on how to best accommodate the Regional Housing Needs Assessment (RHNA)
- Planning Commission (June 9, 2021) to review the Draft Housing Element

Key comments received at these meetings are summarized in Appendix H2.

Outreach for the meetings were conducted via the following:

- Social Media Posts: FaceBook, Instagram, LinkedIn
- Local Television Stations: Simi Valley Television Channels 10 and 99, Community Bulletin Board
- News Paper Press Releases: Ventura County Star
- News Paper Ads: Simi Valley Acorn (with Quick Response Codes)
- Online Video Platform: YouTube
- City Website Posts: City Home Page – Latest News/Events, Housing Element Webpage, Community Calendar
- Email Notifications
- Direct Mailers: Postcards (with Quick Response Codes)
- City Hall: Community Bulletin Boards
- Simi Valley Public Library

Through these outreach methods, email address and Quick Response Codes are provided to residents seeking additional information including special accommodations. A phone number is also provided for residents who wish to speak to a staff/live voice.

PUBLIC REVIEW PERIOD

The Draft Housing Element was available for public review beginning on June 1, 2021 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 125,115 as reported by the 2020 California Department of Finance Population and Housing Estimates. Between 2010 and 2020, the City was one of the faster growing communities in the County. However, according to forecasts provided by 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 (Table H-1).

Table H-1 Population Growth

	Total Population			Percent Change		
Jurisdiction	2000	2010	2020	2035 (Projected)	2010-2020	2020-2035 (Projected)
Camarillo	57,077	65,201	70,261	78,300	7.76%	11.44%
Fillmore	13,643	15,002	15,566	21,300	3.76%	36.84%
Moorpark	31,415	34,421	36,278	43,000	5.39%	18.53%
Santa Paula	28,598	29,321	30,389	37,100	3.64%	22.08%
Simi Valley	111,351	124,237	125,115	136,700	0.71%	9.26%
Thousand Oaks	117,005	126,683	126,484	130,500	-0.16%	3.18%
Ventura County	753,197	823,318	842,886	945,100	2.38%	12.13%

SOURCES: 2000, and 2010 Census; Department of Finance (DOF) E-1: Population Estimates, 2020; SCAG 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) 2016-2040 Final 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 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 young adults (ages 20-24 years) and adults 45 and over. The 2018 ACS (Table H-2) shows that there has been a decrease in the number of children and youth (up to age 14), and adults aged 25-44 years. From 2000 to 2010, there was roughly an eight percent increase in Simi Valley residents ages 19 and under. From 2010 to 2020, there has been roughly a seven percent decrease in residents ages 19 and under. The population of seniors in the City more than tripled over the past 30 years.

Table H-2 Age Composition and Changes

Age Groups	2000		2010		2018		% Change (2000-2018)
	Persons	Percent	Persons	Percent	Persons	Percent	
0–4 years	8,163	7.30%	7,547	6.10%	6,984	5.50%	-14.44%
5–14 years	18,576	16.70%	17,602	14.20%	15,358	12.10%	-17.32%
15–19 years	7,747	7.00%	9,439	7.60%	8,314	6.60%	7.32%
20–24 years	5,979	5.40%	7,536	6.10%	8,181	6.50%	36.83%
25–44 years	36,627	32.90%	33,890	27.30%	32,014	25.40%	-12.59%
45–64 years	25,755	23.10%	35,046	28.20%	37,132	29.50%	44.17%
65+ years	8,504	7.60%	13,177	10.60%	18,216	14.40%	114.21%
Total	*111,351*	*100.00%*	*124,237*	*100.00%*	*126,199*	*100.00%*	*13.33%*

SOURCE: 2000 and 2010 Census; 2014-2018 American Community Survey (ACS) (5-Year Estimates).

This information indicates that, although the number of families with children in Simi Valley decreased between 2000 and 2020, 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 767 affordable senior units.

RACE AND ETHNICITY

Race/ethnicity may affect 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 2000 Census reported that approximately 73 percent of the population of the City of Simi Valley was Caucasian. The second highest ethnic group at that time was Hispanic (17 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 gain a more complete picture of the entire racial and ethnic composition of Simi Valley.

By 2020, 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 (Table H-3). The 2010 Census indicated that the Hispanic/Latino population made up 23 percent of the City's population and less than one percent of residents were of Asian/Pacific Islander descent. The 2018 ACS estimates indicate that the racial and ethnic makeup has generally continued along the same trend since 2000 – with Asian and Latino groups growing at a faster pace than Caucasian (White), African American and Other Races. Caucasian residents (roughly 60% of the City population) have declined in numbers by approximately seven percent since 2000.

Table H-3 Race/Ethnicity

Race/Ethnicity	2000		2010		2018		% Change (2000-2018)
	Persons	Percent	Persons	Percent	Persons	Percent	
White	80,908	72.66%	78,009	62.79%	75,488	59.80%	-6.70%
Black/African American	1,348	1.21%	1,602	1.29%	1,526	1.20%	13.20%
American Indian/Alaska Native	457	0.41%	356	0.29%	245	0.20%	-46.39%
Asian	6,932	6.23%	11,328	9.12%	12,296	9.70%	77.38%
Native Hawaiian/Other Pacific Islander	143	0.13%	148	0.12%	134	0.10%	-6.29%
Hispanic/Latino	18,729	16.82%	28,938	23.29%	33,136	26.30%	76.92%
Other Race	191	0.17%	278	0.22%	173	0.10%	-9.42%
Two or More Races	2,643	2.37%	3,578	2.88%	3,201	2.50%	21.11%
Total	*111,351*	*100.00%*	*124,237*	*100.00%*	*126,199*	*100.00%*	*13.33%*

SOURCE: 2000 and 2010 Census.

As of 2018, 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 50 percent Caucasian. African Americans, Native Americans and Hawaiians/Other Pacific Islanders comprised the smallest proportion of all Ventura County cities' populations. Simi Valley, Camarillo, Moorpark, 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	67,543	15,598	36,274	30,258	126,199	128,481	848,112
Hispanic/Latino	25.60%	77.40%	31.80%	81.10%	26.30%	18.30%	42.40%
Non-Hispanic Race/Ethnicities							
White	58.70%	20.20%	54.20%	16.00%	59.80%	67.90%	45.80%
Black/African American	1.50%	0.30%	1.60%	0.20%	1.20%	1.30%	1.60%
American Indian/Alaska Native	0.10%	0.40%	0.30%	0.10%	0.20%	0.20%	0.30%
Asian	10.30%	1.30%	7.90%	1.40%	9.70%	9.30%	7.10%
Native Hawaiian/Other Pacific Islander	0.10%	<0.1%	0.50%	0.00%	0.10%	0.10%	0.20%
Some Other Race	0.20%	0.00%	0.30%	0.20%	0.10%	0.10%	0.10%
Two or More Races	3.50%	0.40%	3.60%	1.10%	2.50%	2.80%	2.50%

SOURCE: 2014-2018 ACS (5-Year Estimates).

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 2014-2018 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 2010, the proportion of Simi Valley residents with college and advanced degrees has increased by approximately three percentage points.

Table H-5 Comparison of Educational Attainment

	Simi Valley		Ventura County		California	
	2010	2018	2010	2018	2010	2018
No High School	4.30%	3.90%	9.90%	9.60%	10.40%	9.40%
Some High School, No Diploma	5.70%	4.50%	7.80%	6.00%	8.90%	7.60%
High School Diploma/GED	23.90%	21.80%	19.80%	18.90%	21.50%	20.60%
Some College, No Degree	26.00%	25.10%	23.60%	23.10%	21.50%	21.30%
Associate degree	8.80%	11.40%	8.10%	9.30%	7.70%	7.80%
BA or Above	31.30%	33.30%	30.80%	33.10%	30.10%	33.30%

Note: Population 25 years and over

SOURCE: 2006-2010 and 2014-2018 ACS (5-Year Estimates).

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. Almost 43 percent of Simi Valley residents were working in management or professional positions, a high-income field, and one-quarter 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 eight 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

	Simi Valley					Ventura County	
	2010		2018			2010	2018
Occupations of Residents	Persons	Percent	Persons	Percent	Median Earnings	Percent	Percent
Management, Business, Science, and Arts Occupations	25,366	39.81%	27,983	42.81%	$74,355	37.34%	38.08%
Service Occupations	9,835	15.44%	10,332	15.81%	$21,148	15.83%	17.16%
Sales and Office Occupations	18,297	28.72%	16,398	25.09%	$35,743	25.94%	22.23%
Natural Resources, Construction, and Maintenance Occupations	5,324	8.36%	5,427	8.30%	$48,066	11.20%	11.65%
Production, Transportation, and Material Moving Occupations	4,889	7.67%	5,227	8.00%	$35,459	9.70%	10.87%
Total	*63,711*	*100.00%*	*65,729*	*100.00%*	*$46,171*	*100.00%*	*100.00%*

Note: Civilian employed population 16 years and over

SOURCE: 2006-2010 and 2014-2018 ACS (5-Year Estimates).

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, Meggitt Safety Systems, Inc., and the Rancho Simi Parks and Recreation District. These jobs generally pay moderate incomes.

Table H-7 Major Employers in Simi Valley

Name of Employer	Type of Service	Number of Employees	Percentage of Employed Labor Force
Simi Valley Unified School District	Education	2,080	3.2%
Meggitt Safety Systems, Inc.	Electronics Manufacturing	653	1.0%
Rancho Simi Parks and Recreation District	Park Services	526	0.8%
City of Simi Valley	City Government	492	0.7%
Milgard Windows & Doors	Window Manufacturing	488	0.7%
Costco	Department Store	296	0.5%
Rexnord – PSI Bearings	Bearing Manufacturing	235	0.4%
USTE, Inc. (dba Vista Professional)	Lighting Manufacturing	165	0.3%
Vallarta Supermarkets	Grocery Store	165	0.3%
Polytainer, Inc.	Bottle Manufacturing	150	0.2%

Note: Of ninety-seven employers surveyed by the City of Simi Valley, sixty-eight employers responded (68%).
SOURCE: City of Simi Valley Administrative Services Department, 2018-2019 Comprehensive Annual 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 almost two percent between 2010 and 2018. Family households decreased by almost two percent during this time and continue to make up almost three-quarters of Simi Valley households. However, married families with children decreased by 14 percent, while married families without children increased by nine 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 small decrease, with a decline of almost one percent since 2010.

The most significant increase during this time period, however, was in the proportion of single-person households. The number of singles increased almost 20 percent and the most dramatic increase was in the number of elderly (age 65 and older) living alone, which jumped approximately 40 percent. These changes in household characteristics resulted in a slight decrease in the average household size.

Table H-8 Household Characteristics

Households Type	2010		2018		Percent Change
	Households	Percent	Households	Percent	
Households	41,237	100.00%	42,029	100.00%	1.92%
Family Households	31,697	76.90%	31,140	74.10%	-1.76%
Married with Children	11,916	28.90%	10,197	24.30%	-14.43%
Married No Children	12,908	31.30%	14,116	33.59%	9.36%
Other Families	6,873	16.70%	6,827	16.30%	-0.67%
Non-Family Households	9,540	23.10%	10,889	25.90%	14.14%
Singles	7,087	17.20%	8,481	20.20%	19.67%
Elderly Living Alone	3,013	7.30%	4,206	10.00%	39.60%
Other Non-Families	2,453	5.90%	2,408	5.73%	-1.83%
Average Household Size	3.00		2.98		-0.67%

SOURCE: 2010 Census; 2014-2018 ACS (5-Year Estimates).

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 2018 American Community Survey 5-Year Estimates, the average household size in Simi Valley (2.98) 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 2010 and 2018.

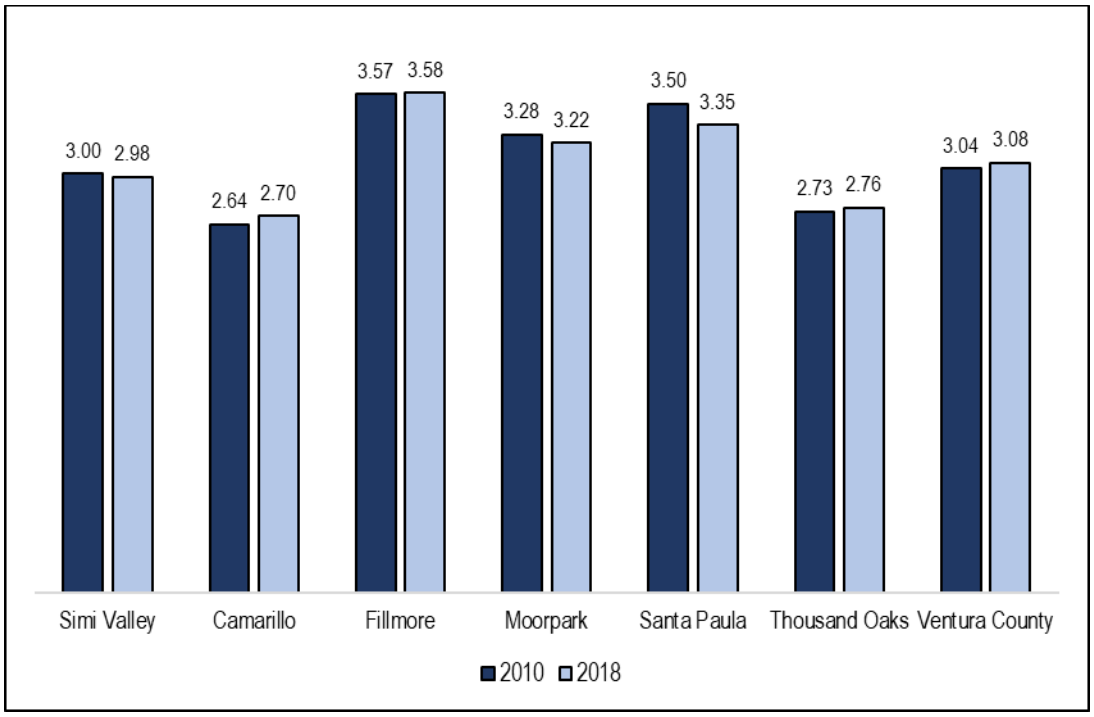


Figure H-1 Average Household Size Comparison

SOURCE: 2000 and 2010 Census, 2018 ACS Table B25010 Average Household Size of Occupied Housing Units by Tenure 5-Yr Estimates.

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.

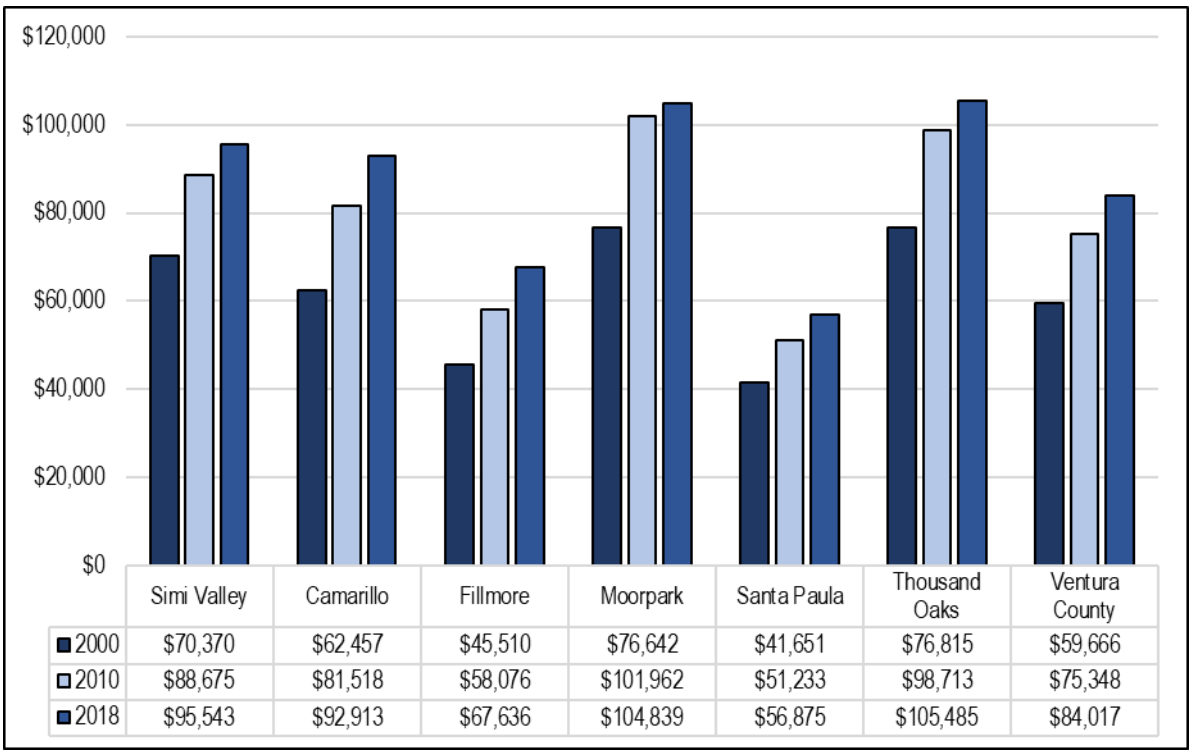
According to the 2018 ACS 5-Year Estimates, the 47 percent of Simi Valley households earned more than $100,000 a year (Table H-9). Simi Valley's income distribution generally skews toward the higher end of the spectrum—even more so than the income distribution of Ventura County.

Table H-9 Household Income Distribution – 2010 to 2018

Household Income	Simi Valley		Ventura County	
	2010	2018	2010	2018
Less than $15,000	5.30%	4.60%	7.00%	6.00%
$15,000 to $24,999	4.40%	5.60%	7.30%	6.20%
$25,000 to $34,999	5.00%	5.30%	7.30%	6.60%
$35,000 to $49,999	8.90%	8.30%	11.00%	9.90%
$50,000 to $74,999	16.90%	14.50%	17.10%	15.80%
$75,000 to $99,999	16.90%	14.90%	14.10%	14.10%
$100,000 or more	42.60%	47.00%	36.10%	41.40%
Total	*100.00%*	*100.00%*	*100.00%*	*100.00%*
Median Household Income	$88,675	$95,543	$75,348	$84,017

SOURCE: 2006-2010 and 2014-2018 ACS (5-Year Estimates).

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 36 percent increase in median household income from 2000 to 2018. Neighboring communities all experienced similar increases, and Ventura County as a whole experienced a 41 percent increase. Camarillo and Fillmore had the largest increases at 49 percent.



	Simi Valley	Camarillo	Fillmore	Moorpark	Santa Paula	Thousand Oaks	Ventura County
2000	$70,370	$62,457	$45,510	$76,642	$41,651	$76,815	$59,666
2010	$88,675	$81,518	$58,076	$101,962	$51,233	$98,713	$75,348
2018	$95,543	$92,913	$67,636	$104,839	$56,875	$105,485	$84,017

Figure H-2 Median Household Income Comparison

SOURCE: 2000 Census, 2006-2010 and 2014-2018 ACS 5-Yr Estimates.

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 2018 American Community Survey 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) (Table H-10). As shown below, between 2013 and 2017, approximately 34 percent of the City's households earned lower incomes, while approximately 66 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.

Table H-10 Household Income Levels – 2013-2017

Income Level	Number of Households	Percent of Total	Ventura County Percent
Extremely Low (0–30% AMI)	3,705	9.5%	11.7%
Very Low (31–50% AMI)	4,065	9.6%	11.7%
Low (51–80% AMI)	5,840	14.6%	16.6%
Moderate (81 to 120% AMI)	4,380	19.4%	18.8%
Above Moderate (over 120% AMI)	24,030	46.9%	41.1%
Total	*42,025*	*100.0%*	*100.0%*

SOURCE: SCAG RHNA Calculator, September 2020, based on 2013-2017 ACS.

OVERCROWDING

An overcrowded housing unit is defined as a unit occupied by more than one person per room[1]. 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 2010, overcrowding decreased in Simi Valley. As Table H-11 illustrates, only four percent of households in Simi Valley were considered overcrowded in 2018, inclusive of the 0.8 percent that were 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

[1] The Census Bureau's definition of a "room" excludes kitchen, bathroom, porch, balcony, foyer, hall or half-room.

lower incomes. In 2018, seven percent of Simi Valley renter-households were overcrowded compared to just two percent of owner-households. Overcrowding in Ventura County was a slightly larger issue than in Simi Valley. Nearly five percent of the County's occupied housing units were overcrowded, and severe overcrowding affected two percent of households countywide.

Table H-11 Overcrowding by Tenure, Simi Valley

	Owner-Households		Renter-Households		Total Households	
Overcrowding	Number	% of Owners	Number	% of Renters	Number	% of Total
2000						
Total Overcrowded (> 1.0 person/room)	1,147	4.10%	984	12.00%	2,131	5.80%
Severely Overcrowded (>1.5 persons/room)	399	1.40%	445	5.40%	844	2.30%
2010						
Total Overcrowded (> 1.0 person/room)	576	1.90%	597	6.00%	1,167	2.90%
Severely Overcrowded (>1.5 persons/room)	121	0.40%	30	0.30%	362	0.90%
2018						
Total Overcrowded (> 1.0 person/room)	514	1.70%	792	6.80%	1,306	3.10%
Severely Overcrowded (>1.5 persons/room)	108	0.40%	233	2.00%	341	0.80%

SOURCE: 2000 Census; 2006-2010 and 2014-2018 ACS (5-Year Estimates).

COST BURDEN

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-28 later on page 4-36. 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 with Members Age 65+	12,770	–	–	30.4%
Senior Headed Households	10,644	8,270 (77.7%)	2,374 (22.3%)	25.4%
Senior Living Alone	4,237	2,613 (61.7%)	1,624 (38.3%)	10.1%
Persons with Disabilities	14,015	–	–	11.2%
Large Households	4,949	3,562 (72.0%)	1,387 (28%)	11.8%
Single-Parent Households	1,835	–	–	4.4%
Female Headed Households w/Children	1,417	–	–	3.4%
Residents Living Below Poverty	7,973	–	–	6.4%
Homeless	162	–	–	0.1%
Farmworkers (persons)*	265	–	–	0.4%
Students (College/Graduate)	8,931	–	–	7.1%

Notes:
The 2018 ACS 5-yr estimate data (certified by SCAG) was not available; therefore, 2019 ACS 5-year estimates were used.
-- Data not available.
*All agriculture, forestry, fishing, and hunting occupations.
SOURCE: 2015-2019 ACS (5-yr estimates); County of Ventura 2020 Homeless Count.

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 approximately 55 percent between 2000 and 2010, and 38 percent between 2010 and 2018 (Table H-2). Approximately 25 percent of the City's households were also headed by a senior in 2018 (Table H-12). According to HUD CHAS data (Table H-28), 17 percent of senior owners and 46 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. Roughly 35 percent of Simi Valley seniors suffered from some kind of difficulty in 2018 (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 53 residential care facilities (including assisted living facilities) for the elderly in Simi Valley that provide a total of 573 beds. There are three large senior residential care facilities (Simi Hills/96 units, Sunrise of Wood Ranch/100 units, and The Foothills at Simi Valley/168 units) 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. Table H-27 on 4-34 provides an inventory of the affordable housing projects in the City. Several of these projects are targeted for seniors. As of 2020, 678 households in Simi Valley were receiving Housing Choice Voucher assistance. Specifically, 340 were elderly headed households.

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, eight 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 30 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), cognitive and ambulatory disabilities were more prevalent. Most seniors suffered from multiple disabilities, with ambulatory and independent living difficulties being reported most often.

Table H-13 Disability Status by Age—2018

Age Group	Persons	% Disabled	% of Disabled That Are Employed
0-5	43	0.6%	N/A
5–17	1,086	5.3%	N/A
18-64	6,583	8.2%	29.4%
65+	6,240	34.5%	N/A
Total	13,952	*11.1%*	*N/A*

SOURCE: 2014-2018 ACS (5-yr estimates).

Table H-14 Disabilities Tallied – 2018

Disability Type	Under 18	18-64	65+
Hearing Difficulty	22.50%	22.41%	43.78%
Vision Difficulty	18.78%	16.57%	23.77%
Cognitive Difficulty	86.01%	43.78%	34.76%
Ambulatory Difficulty	17.27%	40.60%	66.81%
Self-Care Difficulty	30.47%	15.86%	27.90%
Independent Living Difficulty	–	30.44%	47.29%
Total	1,129	6,583	6,240

Note: 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.

SOURCE: 2014-2018 ACS (5-Year Estimates).

PERSONS WITH DEVELOPMENTAL DISABILITIES

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 severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

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 1,877 persons in the City of Simi Valley with developmental disabilities, based on the 2020 California Department of Finances population and housing estimates.

According to the State's Department of Developmental Services, as of the end of March 2021, 1,361 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 of guardian, and 637 of these persons with developmental disabilities were under the age of 18.

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.

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 accommodate widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, who often rely upon public transportation to travel to necessary services and shops. 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.

State and federal legislation mandates that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. The City does not regulate residential care homes for six or fewer persons; such homes are permitted in all residential zones as standard residential uses. Residential care homes for more than six persons are conditionally permitted in the Residential Low Density (RL), Residential Medium Density (RM), Residential Moderate Density (RMod), and Residential High Density (RH) zones. Any residential care facility may be allowed in the Commercial Office (CO) and Civic Center (CC) zones with approval of a Conditional Use Permit (CUP).

RESOURCES AVAILABLE

Various residential facilities in Simi Valley serve those with disabilities. As of September 2020, a total of 23 adult residential care facilities primarily serving non-seniors, with a total capacity of 114 beds, are located in Simi Valley. The City offers flexibility in development standards and reasonable accommodations for projects proposing housing affordable to seniors and persons with disabilities. 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. Large households can also put a physical strain on the housing stock, resulting in more wear-and-tear on the dwelling unit.

According to the 2010 and 2018 ACS 5-year estimates, the average household size has remained at approximately three persons per household. By the same estimates, the number of large households in Simi Valley decreased from 5,370 to 5,068 (a nine percent decrease). According to the 2018 ACS 5-year estimates, most of the City's large households owned their homes (3,612 households or 71 percent of all large households), but a sizable number were renter-households (1,456 households or 29 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. The City has Affordable Housing Agreements with 25 existing rental apartment communities, which are available to low- and very low-income households. The City also has a Home Rehabilitation Program available to qualified owners of detached single-family homes. Households in need of assistance can also benefit from the programs and services offered by the agencies identified in Table H-17.

FEMALE-HEADED HOUSEHOLDS

Female-headed 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 tend to have lower-incomes, thus limiting their ability to afford housing. Between 2010 and 2018, the number of single-parent households in Simi Valley decreased slightly. The majority of single-parent households continued to be headed by females. In 2018, approximately one-third of single-parent households were male-headed while two-thirds were female-headed (Table H-15).

Table H-15 Single-Parent Families

	2010			2018		
	Single-Parent Families		% of All Families[a]	Single-Parent Families		% of All Families[a]
Single Parent Families	#	% of Total		#	% of Total	
Male Householder	1,017	32.00%	3.20%	821	28.64%	2.60%
Female Householder	2,158	68.00%	6.80%	2,046	71.36%	6.60%
Total	*3,175*	*100.00%*	*10.00%*	*2,867*	*100.00%*	*9.20%*

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

SOURCE: 2010 Census; 2014-2018 ACS (5-Year Estimates).

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 40 percent of single-parent female-headed families in Simi Valley were living in poverty.

Table H-16 Families Living in Poverty

Family Type	Number	% of Families in Poverty	% of all Families
Single Female Parent	545	39.80%	1.80%
Married Couple Parents	260	19.00%	0.80%
Total Families in Poverty	1,370	100.00%	4.40%
Total Families	*31,140*	–	–

SOURCE: 2014-2018 ACS (5-Year Estimates).

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 and Affordable Housing Agreements with 25 existing rental apartment communities. 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.

According to the U.S. Department of Housing and Urban Development's 2019 Annual Homeless Assessment Report to Congress, the State of California had the highest population of persons experiencing homelessness with 151,278 individuals, 108,432 of those individuals being unsheltered. The term unsheltered from HUD is defined as "anyone whose primary nighttime residence – where they sleep is a place not designed or ordinarily used for sleeping, including cars, parks, abandoned buildings, bus or train stations, airports, camping grounds, etc." This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (example, living temporarily with family or friends).

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 2020 Homeless Count and Subpopulation Survey was conducted through a partnership between the Ventura County Continuum of Care Alliance, Ventura County Executive Office Staff, and community volunteers. The count was conducted in April 2020. The Survey found that, out of 1,743 homeless adults and children counted in Ventura County, 162 reported living in Simi Valley (148 adults and 14 children). This represents approximately nine percent of the Ventura County homeless population. Out of the 162 homeless residents in Simi

Valley, 150 were unsheltered. Because Simi Valley has a limited agricultural industry only six migrant farmworkers or seasonal homeless in the City were 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. The Housing Rights Center serves the Counties of Ventura and Los Angeles and is available for landlord/tenant dispute mediation. Several organizations are available for foreclosure prevention assistance, including the Cabrillo Economic Development Corporation and the Ventura County Community Development Corporation.

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 2014-2018 ACS reports that, of the total persons age 16 and older, in the City of Simi Valley, 397 persons (or 0.6 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, including the Farmworker Household Assistance Program (FHAP).

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 8,997 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.

Table H-17 Services for Special Needs Populations

Special Needs Services	Program	Details	Contact
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 Concerns	Provides support services to seniors	805.497.0189
	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
	Veterans Home California	Offer long-term care to veterans who are aged or disabled	800.952.5626
Persons with Disabilities	Children's Counseling Access	Counseling for children with developmental and social disabilities	800.671.0887
	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	805.582.4080
	Veterans Home California	Offer long-term care to veterans who are aged or disabled	800.952.5626
Children's Services	Action Family Counseling	Support for adolescents, adults, and families with substance abuse issues; provides outpatient and residential treatment	800.367.8336

Table H-17 Services for Special Needs Populations

Special Needs Services	Program	Details	Contact
	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 childcare 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	805.485.9643
	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
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
	Project Understanding	Provides food bank, housing, and tutoring	805.652.1326

Table H-17 Services for Special Needs Populations

Special Needs Services	Program	Details	Contact
	Salvation Army/Care & Share	Provides food bank and some clothing	805.522.5676
	Shepherd of the Valley Lutheran Church – *Still Waters Café*	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
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
	Area Housing Authority of Ventura County	Provides assistance to people in need of affordable housing.	805.480.9991
	County of Ventura Homeless Services Program	Referrals and services for homeless people	805.385.8585
	County of Ventura Homeless Prevention and Rapid Re-Housing Program (HPRP)	Provides funding to local residents who are homeless or facing homelessness	805.385.8585
	Emergency Shelter Program	Mentally ill homeless services	805.981.4200
	Farmworker Household Assistance Program (FHAP)	Provides support for farmworkers	805.988.0196
	HomeShare of Ventura	Match people looking for housing with people who have extra space	805.477.7300
	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
	Pathways to Home	Provides services to homeless	
	Peoples Self-Help Housing	Build affordable homes with site-based services	805.781.3088
	Public Action to Deliver Shelter (P.A.D.S.)	Simi Valley winter warming shelter	805.579.9166
	RAIN Project Transitional Housing	Provides resources to homeless	805.816.3057
	Rescue Mission Alliance	Men only shelter, year-round	805.487.1234

Table H-17 Services for Special Needs Populations

Special Needs Services	Program	Details	Contact
	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	Shelter for the mentally ill, 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
	Veterans Home California	Offer long-term care to veterans who are aged or disabled	800.952.5626

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

Between 2000 and 2010, the City's housing stock increased by 14 percent, outpacing Countywide housing growth (Figure H-3). Most recently (2010-2020), housing unit growth for all jurisdictions, including Simi Valley, dropped off significantly. The housing stock in the City grew by only 2.3 percent, lagging behind Camarillo, Fillmore, Moorpark, Santa Paula, and the County as a whole. The dramatic slow in residential construction is due primarily to the lack of remaining developable vacant land.

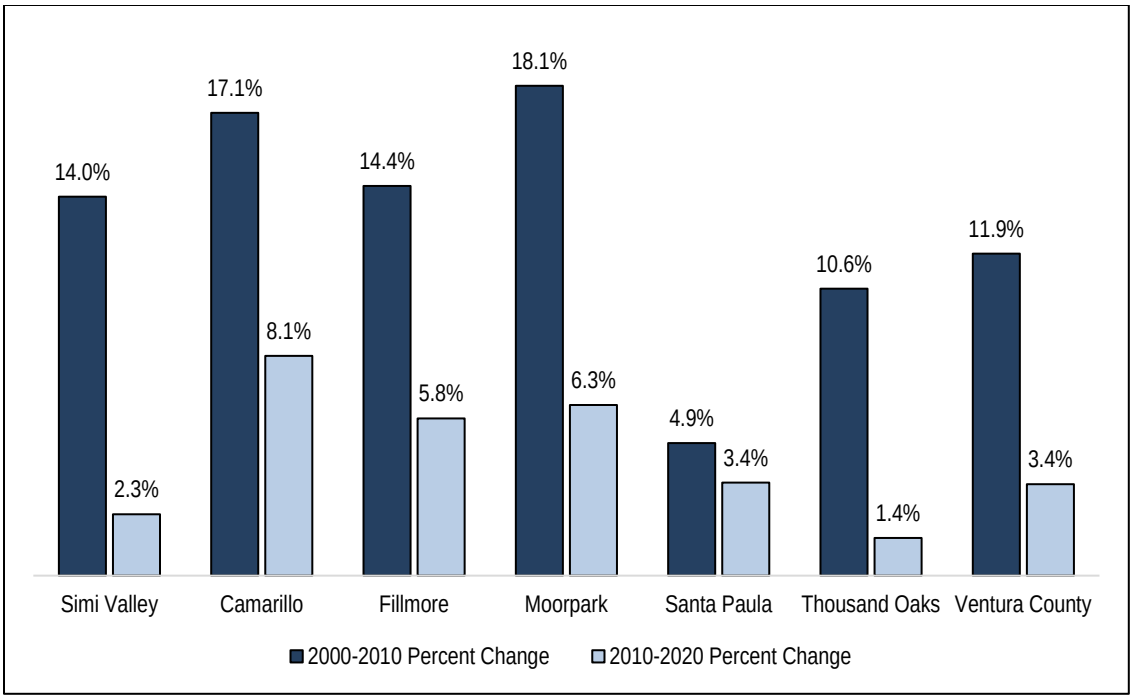


Figure H-3 Housing Unit Growth (2000–2020)

SOURCE: Department of Finance (DOF) Population and Housing Estimates, 2000-2020.

The mix of housing types in the City has changed little between 2010 and 2020. Detached and attached single-family dwellings and mobile homes comprised approximately 82 percent of Simi Valley's housing stock while multi-family dwellings accounted for the remaining 18 percent (Table H-18). The most noticeable changes between 2010 and 2020 occurred among attached single-family units (6.7 percent increase) and larger multi-family structures with five or more units (4.7 percent increase).

Table H-18 Housing Unit Type

Housing Unit Type	2010		2020		Percent Change 2010–2020
	Units	Percent	Units	Percent	
Single-Family Homes	34,301	80.7%	34,921	80.3%	1.8%
Detached	31,054	73.1%	31,455	72.4%	1.3%
Attached	3,247	7.6%	3,466	8.0%	6.7%
Multi-family Homes	7,444	17.5%	7,787	17.9%	4.6%
2–4 units	1,960	4.6%	2,044	4.7%	4.3%
5+ units	5,484	12.9%	5,743	13.2%	4.7%
Mobile Homes/Other	761	1.8%	761	1.8%	0.00%
Total	*42,506*	*100.0%*	*43,469*	*100.0%*	*2.3%*
Vacancy Rate	3.00		3.60		20.0%

SOURCE: DOF E-5: Population and Housing Estimates, 2010-2020.

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 75 percent of the housing stock may potentially require some improvements based solely on the age of the structure (Table H-19). Furthermore, approximately 34 percent of the City's housing units are 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
2014 or later	86	0.2%
2010 to 2013	299	0.7%
2000 to 2009	5,326	12.3%
1990 to 1999	5,253	12.1%
1980 to 1989	9,186	21.2%
1970 to 1979	8,457	19.5%
1960 to 1969	12,366	28.6%
1950 to 1959	1,739	4.0%
1940 to 1949	243	0.6%
1939 or earlier	317	0.7%
Total	*43,272*	*100.0%*

SOURCE: 2014-2018 ACS (5-Year Estimates).

The City has been working diligently to improve the housing conditions through its various housing rehabilitation programs, assisting lower income households to make the necessary improvements. Overall, the City estimates that approximately 20 units in the City require substantial rehabilitation, and five (5) units potentially require replacement. This estimate was based on an average of the annual number of home rehabilitation assistance loans (14) that the City has provided to low-income households between 2014-2019. The program is active and there is considerable interest from households in pursuit of loans. City Staff in the Housing Section of the Planning Division have indicated that the actual number of households in need of assistance is greater than the number of loans that can be provided, due to limited budget and staffing for the program. Therefore, a multiplication factor of 75 percent was used to estimate the total number of units in need of assistance.

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 2018, 70 percent of the housing units in Simi Valley were owner-occupied, while 27 percent were renter-occupied (Table H-20). This represents a slight decrease in the homeownership rate from 2010.

Table H-20 Housing Tenure

	2010		2018	
Tenure	#	%	#	%
Owner-Occupied	30,560	71.9%	30,311	70.0%
Renter Occupied	10,677	25.1%	11,718	27.1%
Vacant	1,269	3.0%	1,243	2.9%
Total	*42,506*	*100.0%*	*43,272*	*100.0%*

SOURCE: Bureau of the Census, 2010; 2014-2018 ACS (5-Year Estimates.

According to the American Community Survey (ACS) (Table H-21), owner-occupied households had a slightly higher average household size than renters. Approximately 56 percent of rental units were occupied by one- or two-person households; in comparison, 51 percent of the owner units were occupied by households with one- or two-person households.

Table H-21 Tenure by Household Size

Households	% of Total Owner-Occupied Units	% of Total Renter-Occupied Units
1-Person	17.2%	28.9%
2-Person	34.3%	27.0%
3-Person	19.4%	16.0%
4-Person	17.4%	16.2%
5+ Persons	11.7%	11.9%
Average Household Size	3.02	2.88

NOTE: Overall average household size is 2.98.

SOURCE: 2015-2019 ACS (5-Year Estimates). 2014-2018 ACS data approved by HCD, but not available for household size by tenure.

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 2014-2018 ACS, the overall vacancy rate in Simi Valley was three percent (Table H-22). The rental vacancy rate for available units was approximately one percent while the ownership vacancy rate for available units

was under one percent. Overall, vacancy rates in the City were below optimal, indicating a fairly tight housing market.

Table H-22 Vacancy Status

	Number	Percent of Total	Percent of Vacant
Total Housing Units	43,272	100.0%	–
Total Occupied Units	42,029	97.1%	–
Total Vacant Units	1,243	2.9%	–
Vacant (Available)			
For Rent	376	0.9%	30.2%
For Sale	239	0.6%	19.2%
Vacant (Unavailable)			
Rented or Sold	132	0.3%	10.6%
Seasonal	216	0.5%	17.4%
Other	280	0.6%	22.5%

SOURCE: 2014-2018 ACS (5-Year Estimates).

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 $397,500 (Port Hueneme) to $1,000,000 (Ojai) in 2021 (Figure H-4). Simi Valley's median home price fell in the middle of that range at $650,000, equal to the median home price Countywide. Since 2020, median home prices in the City have increased by 10 percent, consistent with the increase throughout the County (+10.4 percent).

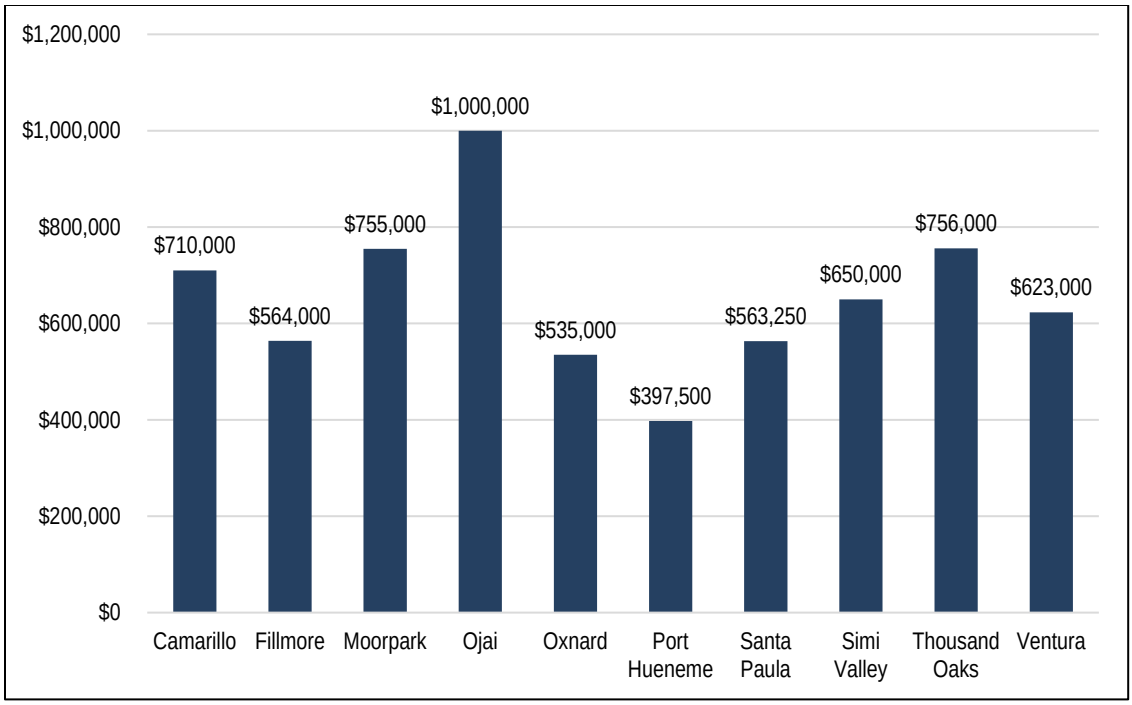


Figure H-4 Median Home Prices in Ventura County

SOURCE: Corelogic.com California Home Sale Activity by City, January 2021.

RENTAL HOUSING

Table H 23 summarizes current (2019) market rate rents for apartments in Simi Valley, based on the Ventura County Apartment Market Rental Survey conducted by Dyer Sheehan Group. The average rent in the City ranged from $1,803 for a one-bedroom unit to $2,300 for a three-bedroom unit. The average rent for all surveyed units in Simi Valley was $1,960, a 0.3 percent increase since 2018.

Table H-23 Average Apartment Rents—2019

Unit Size	Units Surveyed	Average Rent
Studio	–	–
1 BR	1,330	$1,803
2 BR	1,812	$2,017
3 BR	308	$2,300
Total	*3,450*	*$1,960*
% Change	0.3%	

SOURCE: Dyer Sheehan Group, Inc. Ventura County Apartment Market Rental Survey, January 2019.
NOTE: Percent change since January 2018.

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.

Table H-24 Private Homes for Rent

Size	# of Units Listed	Average Rent
One Bedroom	1	$1,800
Two Bedrooms	1	$2,400
Three Bedrooms	6	$3,011
Four Bedrooms	8	$3,298
Five Bedrooms	4	$6,275

SOURCE: Zillow.com Listings, March 15, 2021.

Rooms for rent are another low-cost housing option. As of March 2021, there were 21 listings on Craigslist.com for rooms for rent in Simi Valley. These rooms ranged in rent from $650 to $1,300 a month. The average price for a room for rent in Simi Valley is $845, and the median price is $800. 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 2020 income limits for Ventura County[2] and current real estate prices, homeownership in Simi Valley is beyond the reach of most lower, median, and moderate-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.

Table H-25 Affordable Housing Cost

Annual Income		Affordable Housing Cost	Utilities, Taxes, and Insurance		Affordable Price	
			Utilities	Taxes/Ins./HOA (Ownership)	Rent	Sale
Extremely Low-income (30% of Area Median Income)						
1-Person	$23,700	$593	$175	$207	$418	$55,377
2-Person	$27,100	$678	$181	$237	$497	$68,357
3-Person	$30,500	$763	$203	$267	$560	$77,119
4-Person	$33,850	$846	$223	$296	$623	$86,195
5-Person	$36,600	$915	$248	$320	$667	$91,384
Very Low-income (50% of Area Median Income)						

[2] 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	
			Utilities	Taxes/Ins./HOA (Ownership)	Rent	Sale
1-Person	$39,550	$989	$175	$346	$814	$123,256
2-Person	$45,200	$1,130	$181	$396	$949	$145,871
3-Person	$50,850	$1,271	$203	$445	$1,068	$164,270
4-Person	$56,450	$1,411	$223	$494	$1,188	$182,982
5-Person	$61,000	$1,525	$248	$534	$1,277	$195,879
Low-income (80% of Area Median Income)						
1-Person	$63,250	$1,581	$175	$553	$1,406	$224,753
2-Person	$72,300	$1,808	$181	$633	$1,627	$261,930
3-Person	$81,350	$2,034	$203	$712	$1,831	$294,889
4-Person	$90,350	$2,259	$223	$791	$2,036	$328,161
5-Person	$97,600	$2,440	$248	$854	$2,192	$352,622
Median Income (100% of Area Median Income)						
1-Person	$68,450	$1,711	$175	$599	$1,536	$247,023
2-Person	$78,250	$1,956	$181	$685	$1,775	$287,411
3-Person	$88,000	$2,200	$203	$770	$1,997	$323,368
4-Person	$97,800	$2,445	$223	$856	$2,222	$360,067
5-Person	$105,600	$2,640	$248	$924	$2,392	$386,882
Moderate Income (120% of Area Median Income)						
1-Person	$82,150	$2,054	$175	$719	$1,879	$305,694
2-Person	$93,900	$2,348	$181	$822	$2,167	$354,433
3-Person	$105,600	$2,640	$203	$924	$2,437	$398,742
4-Person	$117,350	$2,934	$223	$1,027	$2,711	$443,791
5-Person	$126,750	$3,169	$248	$1,109	$2,921	$477,459

Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Ventura County Utility Allowance, 2020.

SOURCES: California Department of Housing and Community Development 2020; Veronica Tam and Associates.

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 678 Simi Valley households or individuals were receiving Section 8 vouchers in June 2020 (Table H-26). Elderly households make up 50 percent of Section 8 recipients, 36 percent are householders with disabilities, and approximately 13 percent are family households.

Table H-26 Rental Assistance in Simi Valley

Household Type	Households Currently Receiving Section 8 Vouchers
Family	91
Elderly	340
Disabled	247
Total	*678*

SOURCE: Area Housing Authority of the County of Ventura, 2020.

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 19 affordable rental developments, which collectively contain 795 affordable units.

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, 2021 through October 15, 2031. There is a total of 795 affordable units in Simi Valley. None of the affordable units are at risk of converting to market-rate before 2031. Table H-27 lists the assisted rental housing projects in the City.

Table H-27 Inventory of Assisted Rental Housing

Project Name	Total Units	Bedrooms				Funding Program	Earliest Date of Conversion
		1	2	3	4		
Plaza del Sol Apartments 4231 Alamo Street	34	6	6	18	4	LIHTC, Tax Exempt Bond, CDA Loan	8/15/2060
Casa de Paz Apartments 1010 Ashland Avenue	14	14				Section 811, CDA Loan	11/30/2051
2029 Avendia Refugio #1	1		1			CDA	8/15/2057
2035 Avendia Vista Del Monte #1	1		1			CDA	8/15/2057
2074 Calle La Sombra #2	1		1			CDA	8/15/2057
2089 Calle La Sombra #3	1		1			CDA	8/15/2057
Ashlee Manor Senior Apartments 4583 Cochran Street	68	60	8			Density Bonus, Tax Exempt Bond, CDA Grant	6/28/2033
Sorrento Villas Apartments 415 Country Club Drive	72	60	12			Density Bonus, HOME, CDA Loan, LIHTC, Tax Exempt Bond	8/1/2054
Hidden Valley Apartments 5065 Hidden Park Court	81	45	30	6		Density Bonus, Tax Exempt Bond, CDA Grant	8/9/2060
Pepper Tree Court Apartments 1415 Patricia Avenue	35	35				Density Bonus, CDA Grant	TBD
Seasons Senior Apartments 1662 Rory Lane	68	55	13			Density Bonus, LIHTC, CDA Loan	1/1/2055
Harmony Terrace Senior Apartments 905 Sunset Garden Lane	67	55	12			Density Bonus, LIHTC, CDA Loan	12/8/2048
The Haven Seniors Apartments 2245 Tapo Street	35	18	17			LIHTC	10/17/2063
Vintage Paseo Senior Apartments 2960-2980 Tapo Canyon Road	86	45	41			Density Bonus, Tax Exempt Bond, LIHTC, CDA Grant	12/27/2044
Heywood Gardens Apartments 1770 Heywood Street	74	74				CDA, Section 202	11/30/2033
Las Serenas Senior Apartments 2090 Yosemite Avenue	107	96	11			Density Bonus, LIHTC, CDA Loan and Grant, Tax Exempt Bond	9/30/2051
La Rahada Apartments 1036 Ashland Avenue	8	7	1			MHSA, MHP, CDA Loan	6/18/2064
Peppertree Apartments 4214 E. Los Angeles Avenue	12	3	7	2		Mental Health Services	9/7/2069
Camino Esperanza Apartments 1384 Katherine Road	30	30				LIHTC	Aug. 2067
Total Units	795	603	162	26	4		

SOURCE: City of Simi Valley, 2021

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 2013-2017 ACS is displayed in Table H-28. 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, 40 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 renters than owners, indicating the relative affordability of the ownership housing stock to low-income households, compared to rental housing.

Table H-28 Estimated Housing Needs

Household Income by Type, Income and Housing Problem	Renters			Owners			Total Households
	Elderly	Large Families	Total Renters[1]	Elderly	Large Families	Total Owners[1]	
Extremely Low Income: 0-30% HAMFI[2]	1,105	50	2,085	875	80	1,620	3,705
% with any housing problems	68.3%	100.0%	73.9%	71.4%	100.0%	75.3%	74.5%
% with cost burden >30%	68.3%	100.0%	73.4%	68.0%	100.0%	72.2%	72.9%
% with cost burden >50%	55.7%	100.0%	63.1%	55.4%	93.8%	61.4%	62.3%
Very Low Income: 31-50% HAMFI[2]	660	245	1,940	1,195	155	2,125	4,065
% with any housing problems	88.6%	89.8%	91.8%	49.8%	93.5%	63.1%	76.8%
% with cost burden >30%	88.6%	89.8%	91.8%	49.4%	90.3%	62.1%	76.3%
% with cost burden >50%	68.2%	73.5%	68.0%	32.6%	48.4%	45.4%	56.2%
Low Income: 51-80% HAMFI[2]	435	185	2,155	1,455	405	3,685	5,840
% with any housing problems	64.4%	100.0%	80.0%	45.0%	81.5%	63.2%	69.4%
% with cost burden >30%	64.4%	100.0%	77.3%	41.6%	79.0%	61.6%	67.4%
% with cost burden >50%	41.4%	18.9%	27.1%	22.3%	37.0%	30.4%	29.2%
Moderate/Above Moderate Income: >80% HAMFI[2]	585	665	5,685	4,655	2,625	22,725	28,410
% with any housing problems	34.2%	60.9%	33.8%	16.9%	27.0%	21.7%	24.1%
% with cost burden >30%	34.2%	20.3%	25.3%	16.4%	18.3%	20.2%	21.2%
% with cost burden >50%	4.3%	0.0%	9.7%	3.5%	2.9%	2.9%	2.8%
Total Households	2,785	1,145	11,865	8,180	3,265	30,160	42,025
% with any housing problems	*65.4%*	*75.1%*	*58.7%*	*32.5%*	*38.7%*	*32.6%*	*40.0%*
% with cost burden >30%	65.4%	52.0%	54.1%	31.2%	31.4%	31.0%	37.5%
% with cost burden >50%	45.6%	23.1%	28.3%	16.7%	11.5%	12.4%	16.9%

[1] 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.

[2] HAMFI = HUD Area Median Family Income

SOURCE: HUD Comprehensive Housing Affordability Strategy (CHAS), based on 2013-2017 ACS.

HOUSING CONSTRAINTS

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.

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 consider 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 2021 are as follows:

- Type I or II, Multi-Family: $157.74 to $179.04 per sq. ft.
- Type V Wood Frame, Multi-Family: $120.47 to $125.18 per sq. ft.
- Type V Wood Frame, One- and Two-Family Dwelling: $130.58 to $138.79 per sq. ft.

The unit costs for residential care facilities generally range between $152.25 and $211.58 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, 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 April 2021 found 17 vacant parcels in Simi Valley, priced at an average of approximately $375,500 per acre. Properties that have received entitlement permits, however, are typically more expensive.

The State density bonus law offers increased density over the otherwise maximum allowable residential density under the applicable zoning district to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to receive incentives on a sliding scale 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. The HMDA information in Table H-29 is a summary of loan applications submitted in 2019[3], the most recent year for which data are available as of the writing of this Housing Element.

[3] 2020 HMDA data will not be available until the end of 2021.

Table H-29 Disposition of Home Purchase, Refinance, and Improvement Loans—2019

Loan Type	Total Applications		Originated		Approved Not Accepted		Denied		Withdrawn/ Incomplete	
	#	%	#	%	#	%	#	%	#	%
Purchase – Conventional	2,009	27.5%	1,492	74.3%	62	3.1%	173	8.6%	282	14.0%
Purchase – Governmental	510	7.0%	395	77.5%	12	2.4%	26	5.1%	77	15.1%
Home Improvement	468	6.4%	273	58.3%	7	1.5%	112	23.9%	76	16.2%
Refinance	4,330	59.2%	2,465	56.9%	146	3.4%	678	15.7%	1,041	24.0%
Total	*7,317*	*100.0%*	*4,625*	*63.2%*	*227*	*3.1%*	*989*	*13.5%*	*1,476*	*20.2%*

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

SOURCE: www.LendingPatterns.com™, 2019.

Conventional home mortgages in Simi Valley accounted for 27.5 percent of all loan applications in the City in 2019. The largest proportion of applications was for refinancing (59.2 percent). Approximately 63 percent of all applications were originated.[4] 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 6.4 percent of all applications.

There were 510 government-backed loan applications in Simi Valley in 2019, accounting for approximately 7 percent of all applications. Government-backed loans are provided through private lenders and are guaranteed by the federal government (the Federal Housing Administration). In Ventura County the mortgage limit for an FHA loan is $739,450 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 down payment 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.

TIMING AND DENSITY

Market can also constrain the timing between project approval and requests for building permits. In most cases, this may be due to developers' inability to secure financing for construction. In Simi Valley, the average time between project approval and request for building permit is typically six (6) to 12 months.

As described in the Housing Resources section of this Housing Element, projects do not always develop to the maximum available density. This is due primarily to developer decisions, responding to market preference.

[4] An originated loan is one that is approved by the lender and accepted by the applicant.

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 (OS): 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 (RE): 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 (RVL): 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 (RL): 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 (RM): 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 (RMod): 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 (RH): 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 (RVH): 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 (MH): 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 (MU) Overlay District

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-30. 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

Table H-30 Basic Residential Development Standards

Development Standard	Zoning Designation									
	OS	RE	RVL	RL	RM	RMod	RH	RVH	MH	MU Overlay
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[a]	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

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.

SOURCE: City of Simi Valley, 2021.

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.

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-31. 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.

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.

Table H-31 Simi Valley Parking Requirements

Use	Parking Requirement
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.
Accessory Dwelling Units	1 parking space is required per ADU with the following exceptions: a) The proposed ADU is a studio unit; b) If the ADU is located within one-half mile walking distance of public transit 1; c) When the ADU is within the footprint of the proposed or existing primary residence; d) When an ADU is created by the conversion of a garage, carport or covered parking structure; e) When on-street parking permits are required but not offered to the occupant of the ADU; or f) When there is a car share vehicle located within one block of the ADU
Junior Accessory Dwelling Unit	No additional parking required
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 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, 2021

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-32 summarizes the housing types permitted and conditionally permitted under the Development Code.

Table H-32 Use Regulations for Residential Districts

Uses	OS	RE	RVL	RL	RM	RMod	RH	RVH	MH	MU
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
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P

P = Permitted; CUP = Conditional Use Permit required; — = Not permitted

SOURCE: City of Simi Valley Development Code, 2021.

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, 2020, multi-family housing units constituted approximately 18 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 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.

ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

An accessory dwelling unit (ADU) is a dwelling unit with complete independent living facilities for one or more persons and has a few variations:

- Detached: The unit is separated from the primary structure.
- Attached: The unit is attached to the primary structure.
- Converted Existing Space: Space (e.g., master bedroom, attached garage, storage area, or similar use, or an accessory structure) on the lot of the primary residence that is converted into an independent living unit.
- Junior Accessory Dwelling Unit (JADU): A specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence.

ADUs are permitted in the following residential and open space zoning districts: OS, RE, RVL, RL, RM, RMod, RH, RVH, and MH and in the MU overlay provided all of the following conditions are met:

- Where an ADU or JADU is proposed with the construction of a new single family dwelling, the proposed single-family dwelling must be approved for occupancy before an ADU or JADU is approved for occupancy
- ADUs and JADUs are subject to the California Building Code and California Residential Code
- One ADU or JADU is permitted per parcel with an existing or proposed single family dwelling in single family zones. In multi-family zones, a one attached unit with a maximum of 25 percent of the existing multifamily units or a maximum of two detached ADUs are permitted
- Rental duration must be minimum of 30 days
- Units shall have separate entrances that do not face the street unless infeasible pursuant to the California Building Code

The maximum size for JADUs is 500 square feet. The maximum size of an attached ADU shall not exceed 50 percent of the size of the existing residence, up to 1,000 square feet. ADUs must be limited to a single story and are not permitted on a second story or above a garage unless determined otherwise by the Director.

In addition, ADUs and JADUs do not subtract from available allocation grants under the provisions of the Residential Building Permit Allocation System described in the City: Managed-Growth Plan discussion below.

In Government Code Section 65852.150, the California Legislature found and declared that, among other things, allowing accessory dwelling units (ADUs) in zones that allow single-family and multifamily uses provides additional rental housing, and is an essential component in addressing California's housing needs. Over the years, ADU law has been revised to improve its effectiveness at creating more housing units. Changes to ADU laws effective January 1, 2021, further reduce barriers, better streamline approval processes, and expand capacity to accommodate the development of ADUs and JADUs. The City adopted Ordinance No. 1316 on November 2, 2020 to comply with state ADU laws. No new Development Code updates are required to comply with State law.

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 within all residential zones and the Mixed-Use Overlay Zone.

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 and the Mixed-Use Overlay Zone. 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 also includes group homes in the “residential care facility” definition. Therefore, this use is treated the same as residential care facilities for zoning purposes.

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 (f)(g) 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. Transitional housing will be 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.

SUPPORTIVE HOUSING

State law requires local jurisdictions to address the provisions for supportive housing. California Government Code Section 65582 (h) 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 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. Supportive housing will be permitted in the same manner as other residential dwellings of the same type in the same zone per the Development Code and State law.

AB 2162 further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The City may choose to allow larger supportive housing projects by right in these zones. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. This Housing Element includes a program to amend the Zoning Ordinance to clarify where supportive housing developments are permitted by right, and that there are no minimum parking requirements for supportive housing within ½ mile of public transit.

EMERGENCY SHELTER

An emergency shelter is defined in the Development Code as "Limited, short-term housing provided by a non-profit organization, such as a church, public agency, or quasi-public agency, for homeless individuals and/or groups with occupancy limited to six months or less. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services." The Development Code permits emergency shelters by right in the CO, CC, CPD, BP, LI , and GI zones, and with approval of a conditional use permit in the OS, RE, RVL, RL, RM, RMod, RH, RVH, MH, and MU zones.

The residential sites inventory included in Appendix H3 of this Housing Element includes approximately 382 vacant and underutilized parcels. Among these parcels, 33 are zoned CO, CPD, or LI totaling more than 65 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 Development Code includes 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.

Additionally, AB 139 was passed in 2019 establishing new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also established new parking standards for emergency shelters by providing parking based on the number of staff rather than beds. SB 2 (2007), the original bill that obligates jurisdictions to plan for emergency shelters for the homeless permits a separation of no more or up to 300 feet between two shelters. The city will review the low barrier navigation centers and emergency shelter provisions to comply with state law and

amend the zoning ordinance and other documents as necessary to comply and show sufficient capacity to accommodate the need for emergency shelters.

LOW BARRIER NAVIGATION CENTER

AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. This Housing Element includes a program to amend the Zoning Ordinance to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

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. On April 21, 2021, the City also conducted a public hearing to consider an amendment to the SRO Ordinance to require SRO units to have private bathrooms and kitchens, add required parking and loading zones with shared parking options, establish size standards, and require common indoor and/or outdoor recreation space, among other new standards.

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. As discussed in the paragraph on farmworkers in the Housing Needs Assessment of Persons with Special Housing Needs, the City estimates that farmworkers constitute less than 1 percent of the City population. This is likely due to a very limited agricultural industrial within City limits and within proximity to the City. Most of the agricultural industry is located in the coastal plains within and in close proximity to Oxnard – approximately 30miles west of Simi Valley. Nevertheless, the City is committed to reducing barriers to the permitting of supportive housing such as farmworker housing within zones that allow agricultural use. Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural use. In addition, California Health and Safety Code Section 17021.6 precludes a local governmental from requiring a conditional use permit, zoning variance, and/or other zoning clearance for certain agricultural employee housing. Therefore, Program 12: Zoning Ordinance Amendments will require Zoning Ordinance

amendments that allow Supportive Housing by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions.

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 amended in 2014, to remove the definition of family.

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

In 2014, the City amended the Zoning Ordinance 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. The City will be amending the Zoning Ordinance further to address new changes to state law as they pertain to other special needs population, which may also benefit persons with disabilities.

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-33.

While Table H-33 shows typical planning fees in Simi Valley, Table H-34 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.

Table H-33 Schedule of Typical Residential Development Processing Fees

Action	Fee
Plan Check and Site Inspection	$395 (minor) to $2,950 (major)
Landscape Architect Plan Review	1.5% of landscape materials, $1000 (minimum) + 10% of consultant contract
Pre-Application/Preliminary Review	$2,815
Conditional Use Permit	
Administrative	$2,510
Planning Commission	$4,105
Development Agreement	$15,000 deposit
General Plan Amendment	
Prescreening	$4,975
Stand Alone	$7,680
With Another Discretionary Application	$3,480
Subdivisions	
Lot Line Adjustment	$2,120
Parcel Map	$3,185 (stand-alone) $2,750 (with another discretionary app.)
Tentative Tract Map	$2,750 (5-50 lots) + $46 per lot over 5 lots $4,815 (51+ lots) + $18 per lot over 50 lots
Vesting Tentative Tract Map	$1,755
Planned Development Permit	
Attached Residential	$6,510 + 87 per unit over 5 units
Detached Residential	$8,480 + $87 per unit over 5 units
Non-Residential (Commercial/Industrial)	$9,265 + $20 per 1,000 sq. ft. over 50,000 sq. ft.
Affordable/ Senior Housing Agreement	$4,260 (application) $1,950 (amendment) $845 (transfer)
Zone Change	$8,125 (stand-alone) to $3,480 (with another discretionary app.)
Specific Pan	$25,000 deposit
Variance	$5,530 (standard) and $2,080 (administrative)
CEQA Exemption	$395
Initial Environmental Study	$1,685 (minor) and $6,010 major) + any State or County fees
Environmental Impact Report Review	15,000 deposit + 10% of contract cost

SOURCE: City of Simi Valley, Department of Environmental Services, Adopted 2020 fees.

Table H-34 Comparison of Planning Fees

	Simi Valley	Camarillo	Thousand Oaks	Santa Paula	Fillmore
Minor CUP	$2,510[1]	$6,629	$1,127 - $9,220	$4,161 (Deposit)	$970+FAHR
Major CUP	–	$19,784	$15,000 (Deposit)	$10,000 (Deposit)	$5,350+FAHR
General Plan Amendment	$3,480 - $7,680	$18,244 - $37,613	$6,500 (Deposit)	$12,000 (Deposit)	$6,860+FAHR
Variance – Minor	$2,080 - $5,530	$6,442	$4,009 - $6,680	$4,000 (Deposit)	$1,580+FAHR
Variance – Major	$2,080 - $5,530	$6,422	$4,009 - $6,680	$6,000 (Deposit)	$4,030+FAHR
Zone Change	$3,480 – $8,125	$13,589 - $36,489	$2,060 – $9,780	$8,000 (Deposit)	$9,900+FAHR
Parcel Map	$2,750 - $3,185	$13,815[3]	$2,190[4]	$4,500 (Deposit) +FAHR[2]	$5,375+FAHR
Tract Map	$2,750 - $4,815	$30,808 - $75,895	$12,000 (Deposit)	$6,000 (Deposit) +FAHR	$9,900+FAHR

[1] Administrative Conditional Use Permit is shown for Simi Valley. No minor or major listed.

[2] FAHR: Fully Allocated Hourly Rates for staff time spent on applications.

[3] Up to 5 lots.

[4] Fee for Parcel Map Waiver

SOURCE: Cities of Simi Valley (2020), Camarillo (2021), Thousand Oaks (2019), Santa Paula (2017), and Fillmore (2020).

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-35.

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.

Table H-35 Development Impact Fees (Typical Projects)

	Single-Family		Multi-Family		Senior	
Fee Type	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	$83 per trip	$83 per trip	$83 per trip	$83 per trip	$83 per trip	$83 per trip
Water	$3,714/unit	$3,714/unit	$7,428 + $2,603/unit	$7,428 + $2,603/unit		
Sewer	$4,374/unit	$4,374/unit	$3,281/unit	$3,281/unit	$2,624/unit	$2,624/unit
Fire	$232/unit	$232/unit	$341/unit	$341/unit		
Schools	$3.20/ sq ft.	$3.20/ sq ft.	$3.20/ sq ft.	$3.20/ sq ft.	$3.20 / sq. ft.	$3.20 / sq. ft.
Flood Control	$600/unit	$600/unit	$2,400/acre	$2,400/acre		

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. Flood Control fees are variable based on acreage, but do not exceed the maximum single family residence tract lot fee of $600.

SOURCE: City of Simi Valley Estimated Construction Fees, 2020.

Table H-36 provides the actual development fees for two recent development projects in Simi Valley. The 1260 Patricia Avenue Project is a 54-unit multi-family development while the 3050 Kadota Street Project was a development of 48 single-family homes. The City does not currently have any completed mixed-use development projects therefore, no fees were added. Table H-36 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-36 Actual Development Fees for Recent Projects

Fee Type	Multi-Family Project (Spanish Villas)	Single-Family Project (Los Arboles)	Mixed Use Project (The Marketplace)	Low Income Senior MF (Vintage at Sycamore Senior Apartments)	Market Rate MF (Landing at Arroyo-Market Rate Apartments)
Planning and Housing	$24,140	$58,457	$43,879	$24,872	$59,126
Building and Safety	$103,365	$168,020	$239,978**	$266,178	$545,490
Public Works	$50,370	$85,844	$150,445	$62,900	$151,380
Water and Sewer	$227,910	$188,082***	$357,712	$259,820	$672,100
City Traffic Fees	$6,272	$13,596	$6,747	$19,339	$79,846
County Traffic Fees	$811	$1,681	$4,496	$1,230	$5,079
Flood Control	$6,240	$25,800	$13,200	$9,495	$22,800
Calleguas	$96,486	$96,105	$41,908	$0	$0
Fire Department	$19,950	$45,150	$56,700	$12,385	$52,500
Police	$66	$66	$66	$0	$0
Schools	$128,954	$160,551	$349,281	$30,141	$648,651
Parks	$137,082	$152,104	$304,776	$90,981	$579,214
Total Fees	*$801,646*	*$995,456*	*$1,569,188*	$777,341	$2,816,186
Units	*38*	*43*	*108*	99	212
Cost per Unit	*$20,921*	*$23,150*	*$14,530*	*$7,852*	$13,284

SOURCE: City of Simi Valley, 2021.

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 2015 (CAAA), the Ventura County 2016 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 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 County SOAR initiative was adopted in 1998 and requires 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. The current term for the County SOAR ends in 2050.

CITY: MANAGED-GROWTH PLAN

The City of Simi Valley has 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 2015 Federal Clean Air Act ozone standards 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, has been 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 purpose of the Managed-Growth Plan is to reduce air pollution generated by development to a level below that which would occur in the absence of the Plan, to promote affordable housing,

and to protect the hillsides from over-development. The Allocation System manages population by limiting the number of residential building permits that may be issued on an annual basis, balanced against local housing needs as determined by applicable State and Federal guidelines. The current Managed-Growth Plan covers the period January 1, 2013 to December 31, 2022.

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 or remodeling of an existing dwelling, or conversion of apartments to condominiums in compliance with Government Code Section 66427.1 and Simi Valley Municipal Code Section 9- 24.070, so long as no additional dwelling units are created. Replacement of existing single-family or multi-family structures that have been damaged or destroyed through accident, fire, flood, or other "act of God."
  - Construction of a second dwelling unit in compliance with Government Code Section 65852.2(a)(1)(C), and Simi Valley Municipal Code Sections 9-44.160 (Accessory Dwelling Units).
  - Replacement of existing single-family or multiple-family structures on a one-for-one basis on the same site.
- **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 have been placed in a queue upon approval by the City. Annually, approximately 292 grants have entered the system. Projects were awarded grants on a first-come, first-served basis. Unused grants rolled over and were added to the next year's allotment. A single-family residence or condominium was 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 required 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 required more allocation grants, the project would maintain its place in the allocation system and would 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 would 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 would be returned to the allocation system for distribution. If the project's Planned Development or Cluster Development Permit has not expired, the project would be placed at the end of the list of projects awaiting allocation grants.

As of April 2021, the City has a balance of 1,060 residential 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. Furthermore, SB 330 prohibits a local agency from disapproving, or conditioning approval in a manner that renders

infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. In compliance with SB 330, the City will continue to accept and approve proposed residential projects that comply with applicable City land use plans, policies and ordinances.

DEVELOPMENT PERMIT PROCEDURES

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion and Figure H-5 below outline 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. It is also a method whereby land may be designed and developed to ensure high standards of environmental quality, public health and safety, and the intent, goals, policies, programs, and land use designations of the General Plan and any applicable specific plan. The Planned Development Permit is required for all residential development projects with two or more dwelling units, and for all commercial and industrial development projects, unless a Conditional Use Permit is required. For projects requiring a Planned Development Permit, no Building or Grading Permit shall be issued until the Planned Development Permit has been approved. In approving a Planned Development Permit, the applicable review authority may impose conditions deemed reasonable and necessary to ensure that the proposed project is in compliance with the City's General Plan and Development Code. Please refer to SVMC Section 9-52.050 for further information on Planned Development Permits.

A Cluster Development Permit is a similar process that encourages the preservation of natural terrain and open space, especially on hillsides, by exploring design alternatives than is otherwise possible through strict application of the setback and parcel width standards. The process encourages a variety of dwelling types, sizes, and site designs. Please refer to SVMC Section 9-52.040 for further information on Cluster Development Permits.

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-37 and the narrative below.

Table H-37 Approvals and Processing Times for Typical Developments

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

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

As with Planned Development Permits, a Conditional Use Permit (CUP) is a method whereby land may be designed and developed to ensure high standards of environmental quality, public health and safety, and the intent, goals, policies, programs, and land use designations of the General Plan and any applicable specific plan.

A Conditional Use Permit allows for activities and land uses that 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. Conditional Use Permit procedures provide for the review of the configuration, design, location, and potential impacts of the proposed use, the compatibility of the proposed use with surrounding uses, and the suitability of the use to the site. A Conditional Use Permit is required to authorize those proposed land uses, and activities as identified in SVMC Section 9-26.030 as being allowable in the applicable zoning district. Depending on the gross square footage of your project or business that is located within an existing development, the level of review varies as follows:

- For projects 3,000 square feet or less, the proposal is reviewed as an Administrative Action
- For projects between 3,000 and 10,000 square feet, an Administrative Conditional Use Permit is required
- For projects 10,000 square feet or more, the proposal is reviewed by the Planning Commission

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
- 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.

For projects requiring a Conditional Use Permit, no Building Permit or Grading Permit, if applicable, shall be issued until the Conditional Use Permit has been approved. In approving a Conditional Use Permit, the applicable review authority may impose conditions deemed reasonable and necessary to ensure that the proposed project is in compliance with the City's General Plan and Development Code. Refer to SVMC Section 9-52.070 for further information on Conditional Use Permits.

TENTATIVE PARCEL AND TRACT MAPS

A subdivision is any division of contiguous land into separate parcels for sale, lease, or financing. Any land transaction that legally separates property into distinct ownership units in which long-term ownership rights can be vested is a subdivision. In most cases, a Parcel Map is the division of a parcel into two to four lots, and a Tract Map is the division of a parcel into five or more lots. A Tentative Parcel Map is reviewed administratively; a Tentative Tract Map is reviewed by the Planning Commission. Furthermore, the approval of the Tentative Parcel or Tract Map is subject to conditions from the various City departments and outside agencies that review the project. Requirements may include preparation of Conditions, Convents, and Restrictions (CC&Rs), a Common Area Maintenance (CAM) Agreement, and/or property deed restrictions related to required access easements. The conditions are required to be addressed prior or concurrent to the recording of the Map.

GENERAL PLAN AMENDMENTS

In 2012, the City Council adopted a comprehensive update to the City's General Plan. The General Plan is the foundation for local land use planning. It creates a vision for the foreseeable planning horizon and translates the vision into objectives, goals, policies, and implementation programs for the physical development of the community. The General Plan covers all the land within the City and within its Sphere of Influence. All proposed land uses must be consistent with the General Plan. Four times a year, the City Council may consider amendments to the General Plan including land use changes. These initial public hearings are referred to as the General Plan Prescreening meeting. Please contact the Planning Division for the City Council meeting dates and the application deadlines.

During the City review of the project, the application and exhibits are distributed to applicable City departments and outside agencies for their comments and concerns. Once the application is complete, the item is formally scheduled for a public hearing before the City Council. At that time, the City Council reviews the request and considers if the change in land use might be appropriate. This level of review is not an approval but only an initial decision to proceed or not process with formal application for a General Plan Amendment and associated Zone Change and other appropriate entitlements requests.

SPECIFIC PLANS

Specific Plans are a flexible planning tool often used for larger areas, to encourage comprehensive planning. Specific Plans are adopted by ordinance and may focus on a particular planning or development issue, and provide detailed direction as to the type, location, intensity or design, financing, or infrastructure needed for development. Refer to SVMC Chapter 9-56 for the intent and applicability of Specific Plans. Specific Plans must be consistent with the City's General Plan. Typically, a Specific Plan is submitted with other entitlement applications, such as a Planned Development Permit and Tentative Tract Map. These requests are processed concurrently with the Specific Plan.

This level of review requires a Public Hearing before the City's Planning Commission and City Council. Prior to the Public Hearing, the City will mail notifications to the surrounding property owners to inform them of the proposal and to receive any public comments.

ZONE CHANGES

Zoning is the separation of a community into districts or zones that regulate land uses and the intensity of development. A zoning designation is assigned to every legally defined parcel within a zone in the community. There is an accompanying map and text that describes the boundaries of each zone; uses are permitted within the zone; and the standards that apply to the specific uses within the zone. The goal of zoning is to assure that neighboring land uses are compatible. Typically, a Zone Change is submitted with other entitlement applications, such as a Planned Development Permit and Tentative Tract Map. These requests are processed concurrently with the Zone Change.

This level of review requires a Public Hearing before the City's Planning Commission and City Council. Prior to the Public Hearing, the City will mail notifications to the surrounding property owners to inform them of the proposal and to receive any public comments.

VARIANCES

A Variance is a limited waiver of zoning standards for a use that is already permitted within a zone. Variances are considered only in extraordinary circumstances where the physical characteristics of a property, such as size, shape, topography, location, surroundings, or its use pose a unique hardship to the property owner. A Variance can only be granted in special cases where the strict application of zoning regulations deprives the owner of a use enjoyed by other property owners in the same zone. Economic hardship alone is an insufficient justification to approve a variance. A Variance may not be used to permit a land use that is not otherwise allowed in a zone, such as a commercial use within a residential zone, as this would require a Zone Change.

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 20 working days for initial reviews and 20 working 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.

DEVELOPMENT AGREEMENTS

A project that is in the approval process or has been approved but not yet built may be subject to new regulations and fees as they are adopted. Developers generally do not have an assured (or "vested") right to develop until they obtain a building permit and have performed substantial work in reliance on that permit. Until then, there is no guarantee that the local land use policies and regulations will remain the same. The advantage of Development Agreement for developers is that they can "lock in" their entitlements and the local regulations that are in effect at the time the agreement is approved, allowing them to obtain financing and get the project underway. For the City, the advantage is that there may be an agreement to additional conditions, such as extra parkland, school facilities, affordable housing, and other public improvements. This is beyond what the City could require through the normal development process.

TRANSPARENCY IN DEVELOPMENT PROCESS

To increase transparency in the development process, the City's website publishes resources that would help developers and homeowners navigate the development and home improvement processes. Specifically, the Planning Division (https://www.simivalley.org/departments/environmental-services/planning-division) webpage provides guidance on topics such as home improvements and land development. The Municipal Code, plan review procedures, and forms and handouts, among other documents are available online. The City also has an Online Permit Submittal system.

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 Figure H-5 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.

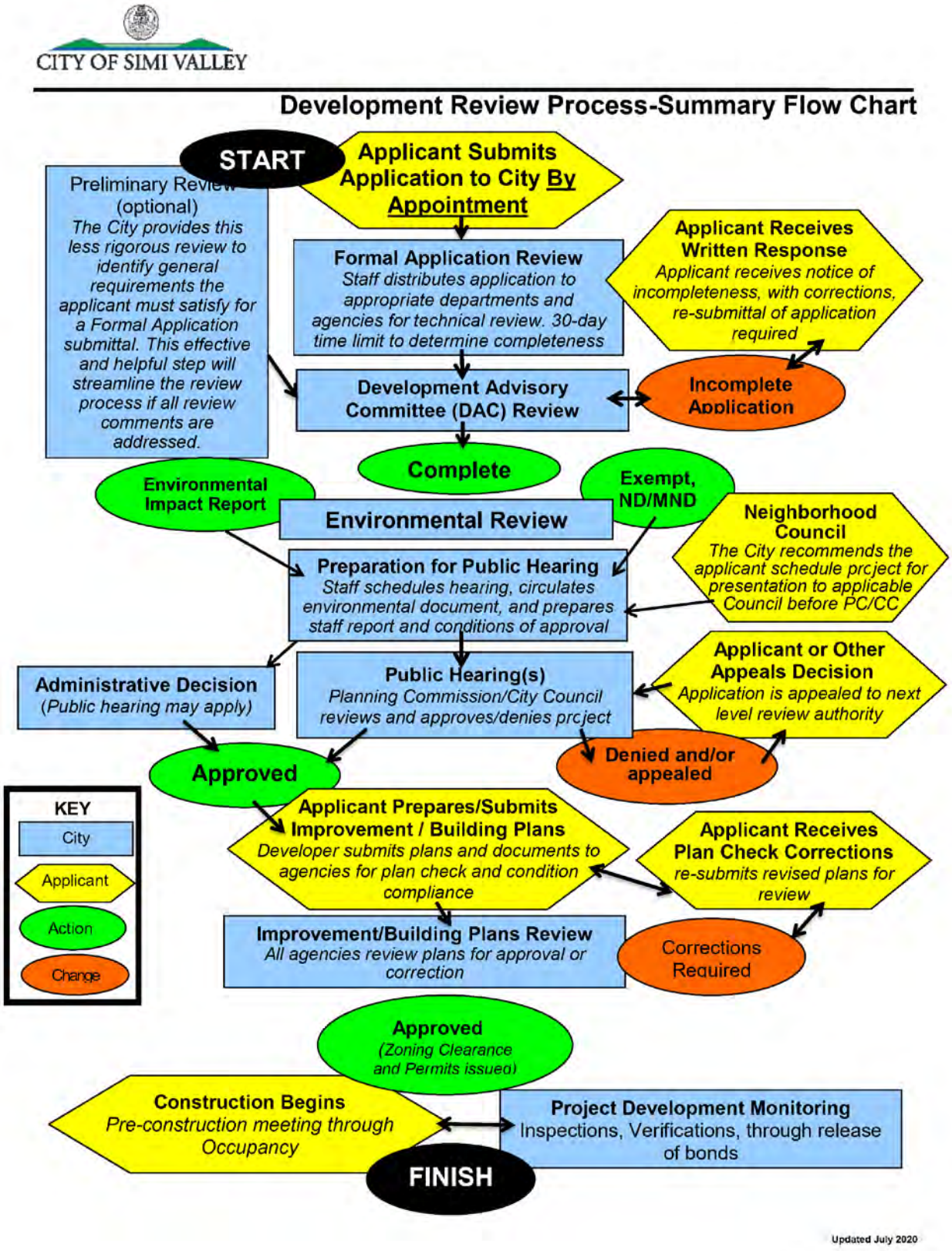


Figure H-5 Development Review Process

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 26,000 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 the 2020 Urban Water Management Plan (UWMP) for the City of Simi Valley was produced. The UWMP analyzed several factors including the City's water supply and future demand. 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 43 water storage reservoirs 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 11,000 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 2021–2029 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 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 approximately 8 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.

DRY UTILITIES

Gas, electricity, and telephone services are provided by Southern California Gas Company, Southern California Edison, and Verizon Communications (telephone) respectively. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as water and gas, currently appear adequate.

STORM WATER DRAINAGE

Storm water runoff is handled by a flood control system maintained by the Ventura County Watershed Protection District. Surface drainage utilizes streets and gutters until it reaches catch basins. Individual projects are required to extend local storm drains or participate in reimbursement districts to defray installation costs for trunk lines. Downstream capacity is limited due to lack of funding for capital improvements and maintenance by the County Watershed Protection District. An existing shortfall between District costs and revenues will likely expand into the future and downstream capacity will remain limited[5]. The City is also required to implement the current Ventura County Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit. This is required to address water quality and quantity runoff from construction activities and for post-construction runoff from all types of development, including residential projects. All projects must meet the current Permit requirements to retain 95 percent of the water quality storm using Best Management Practices (BMPs) such as infiltration, reuse, or evapotranspiration measures or retention measures. Such infrastructure requirements may add to the cost of development. The stormwater quality permit requirements offer alternative compliance for low income housing projects.

SCHOOLS AND PARKS

The school districts (Pleasant Valley Elementary School District, Somis School District, Mesa Union School District, and Oxnard Union High School District) charge school fees to help pay for buildings and facilities. Parks are developed and maintained by the Pleasant Valley Recreation and Park District using fees or land dedication that is required by the City's Municipal Code Park Dedication Ordinance. The objective of the General Plan is to provide five acres of parkland for every 1,000 residents. The City has been unable to meet this objective due to lack of funds and land area for recreation. Actual development of parks occurs after the construction of dwellings.

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

[5] Ventura County Watershed Protection District Report on Benefit Assessment Program Fiscal Year 2019/2020.

coastal sage scrub, oak woodland, and non-native grassland and chaparral vegetation types. Additional vegetation is present inside the Planning Area including oak woodland, southern riparian scrub, mulefat scrub, southern willow scrub, and saltgrass. 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-Xerothents-Rock Outcrop associations.

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-38.

Table H-38 Slope and Density

Slope	Maximum Density
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 is 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. Ventura County Watershed Protection District (VCWPD) facilities currently provide substantial flood protection at a regional level, establishing an effective base-level system upon which to develop future planned local facilities. However, many of these facilities provide less than VCWPD standard 50-year protection.

There are currently four dams that would have the potential to result in significant flooding impacts in the community of Simi Valley; Wood Ranch, Sycamore Canyon, Las Llajas, and Runkle Canyon. According to the City's Multi-Hazard Mitigation Plan (MHMP) Sinaloa Lake is too small to result in a significant flooding impact. 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. Chapter 7A of the California Building Code (CBC) and Chapter R337 of the California Residential Code (CRC) contain standards associated with the construction of buildings in wildfire prone areas. City of Simi Valley recognizes and refers to both the CBC and CRC in the design and approval process for housing developments.

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 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. Jurisdictions must provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. 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). In this capacity, SCAG developed a RHNA that determines each jurisdiction's "fair share" of the region's projected housing need through the year 2029, based on factors such as recent growth trends, income distribution, access to transit, employment, and capacity for future growth. Jurisdictions within the SCAG region are in the sixth cycle of Housing Element updates. SCAG is responsible for allocating this housing need to the six counties and 191 cities and six counties within the region. The State Department of Housing and Community Development (HCD) projected a need for 1,341,827 new housing units in the Southern California region for the 8-year projection period between June 30, 2021 and October 15, 2029. Units developed after June 30, 2021 will count towards the sixth cycle RHNA.

The RHNA is distributed by income category. For the 2021–2029 Housing Element cycle, the City of Simi Valley has been assigned a RHNA of 2,793 units. Table H-39 is divided into the following income categories (AMI = Area Median Income).

Table H-39 Housing Needs for 2021-2029

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)[1]	374	13%
Very Low (31% to 50%)	375	13%
Low (51 to 80%)	493	18%
Moderate (81% to 120%)	518	18%
Above Moderate (Over 120%)	1,033	37%
Total	*2,793*	*100%*

[1] State law requires that local jurisdictions also plan for the housing needs of extremely low-income households (up to 30 percent AMI). The City has a RHNA allocation of 749 very low-income units (inclusive of extremely low-income units). Pursuant to state law (AB2634), the City must use one of two methods to project the number of extremely low-income housing needs. The first method is based on Census income distribution and the second method assumes 50 percent of the very low-income units as extremely low. Using the 2012-2016 CHAS data developed by HUD, the first methodology indicates that approximately nine percent of City households earned incomes below 30 percent (extremely low), approximately half of the very low income households Therefore, the City of Simi Valley has a future housing need of 374 extremely low-income units and 375 very low-income units.

SOURCE: SCAG 6th Cycle Final RHNA Allocation Plan, 3/22/21.

While the Housing Element covers the planning period of October 15, 2021 through October 15, 2029, the RHNA planning period is slightly different – June 30, 2021 through October 15, 2029 (i.e., 2021-2029 RHNA). To comply with State law, the City must identify adequate sites to accommodate this RHNA at appropriate densities and development standards.

PENDING PROJECTS AND APPLICATIONS

While the Housing Element is an eight-year planning period (2021-2029), progress towards meeting the RHNA includes housing units constructed or under construction as of July 1, 2020, and all projects currently entitled that have not begun construction. Applications for a number of new projects have been approved and/or are currently pending in Simi Valley, as shown in Table H-40 and Figure H-6. These projects have been credited towards meeting the City's RHNA, as shown in Table H-41. These projects are expected to add a total of 1,939 units to the City's housing stock, a portion of which (401 units) will be affordable to lower- and moderate-income households.

Table H-40 Pending, Approved, and Under Construction Residential Projects

Project Name/ Application Number	Very Low Income	Low Income	Moderate Income	Market Rate	Project Description
1. Vantage Apartments/ PD-S-1067	0	4	50	0	A 54-unit apartment project that includes an affordable housing agreement for four low-income households. Project is approved and under construction.
2. Masihi/PD-S-1057	0	0	3	22	A 25-unit multi-family project that includes an affordable housing agreement for three moderate-income households. Development application in plan check.
3. River House/ PD-S-1046	0	3	25	0	A 28-unit senior apartment project that includes an affordable housing agreement for three low-income households. Development application is in plan check.
4. Forefront Homes/ PD-S-1061	0	0	0	10	A ten-unit single family project. Project is under construction.
5. Nikhoo Apartments/ PD-S-1065	0	0	6	0	A six-unit apartment project. Project is approved and not yet constructed.
6. River Run/ PD-S-1046	0	0	0	40	A 40-unit townhouse project. Development application is in plan check.
7. Sycamore Landing/ PD-S-1053	0	99	0	212	A 311-unit apartment project that includes an affordable housing agreement for 99 senior low-income households. Project is under construction.
8. The Enclave/ PD-S-1063	0	0	0	164	A 164-unit mixed-use project that includes 58 townhomes, 106 single family units and 6,000 square feet of commercial space. Development application is in plan check.
9. Emerald Avenue Homes/PD-S-1042	0	0	0	3	A three-unit single family project. Project is approved and not yet constructed.
10. Runkle Canyon/ PD-S-0930	0	0	0	191	A 436-unit project that includes 138 senior townhomes 25 custom lots, and 28 single family units remaining to be built. Development application for senior townhomes is in plan check and single family units are under construction.

Table H-40 Pending, Approved, and Under Construction Residential Projects

Project Name/ Application Number	Very Low Income	Low Income	Moderate Income	Market Rate	Project Description
11. Sueno Apartments/ PD-S-1050	0	1	9	0	A ten-unit apartment project that includes an affordable housing agreement for one unit. Project is approved and not yet constructed
12. Tapo District Lofts/ PD-S-1062	0	0	60	0	A 60-unit single room occupancy project. Project is approved and not yet constructed
13. Alamo/Tapo Mixed-Use/PD-S-1045	8	76	0	194	A 278-unit mixed-use project that includes a 30% affordable unit housing agreement for eight very low-income households and 76 low-income households, and 194 market rate units. Project is approved and not yet constructed
14. Fountainwood Estates/PD-S-1041	0	0	0	23	A 13-unit single family project with 10 Accessory Dwelling Units (ADU). Development application is in plan check.
15. Ralston Meadows/ PD-S-1071	0	0	0	6	A six-unit single family project. Development application under review and awaiting additional information.
16. Stow Villas/ PD-S-0964	0	0	3	13	A 13-unit townhome project that includes an affordable housing agreement for three moderate-income households. Development application is in plan check.
17. Nehoray Townhomes/ PD-S-1052	0	0	0	8	An eight-unit townhome project. Development application is in plan check.
18. Pinehurst/ PD-S-1030	0	0	0	24	A 24-unit single family project. Project is under construction.
Total	*8*	*183*	*156*	*910*	*Total Overall* *1,257*
Pending Approval	*0*	*0*	*0*	*6*	*Total Pending Approval* *6*
Approved/Not Yet Constructed	*8*	*80*	*106*	*605*	*Total Approved and Unbuilt* *799*
Under Construction[1]	*0*	*103*	*50*	*299*	*Total Under Construction* *452*

[1] Units under construction will not be finaled or issued Certificates of Occupancy and reported to the State Department of Finance before October 15, 2021.

SOURCE: City of Simi Valley, May 2021.

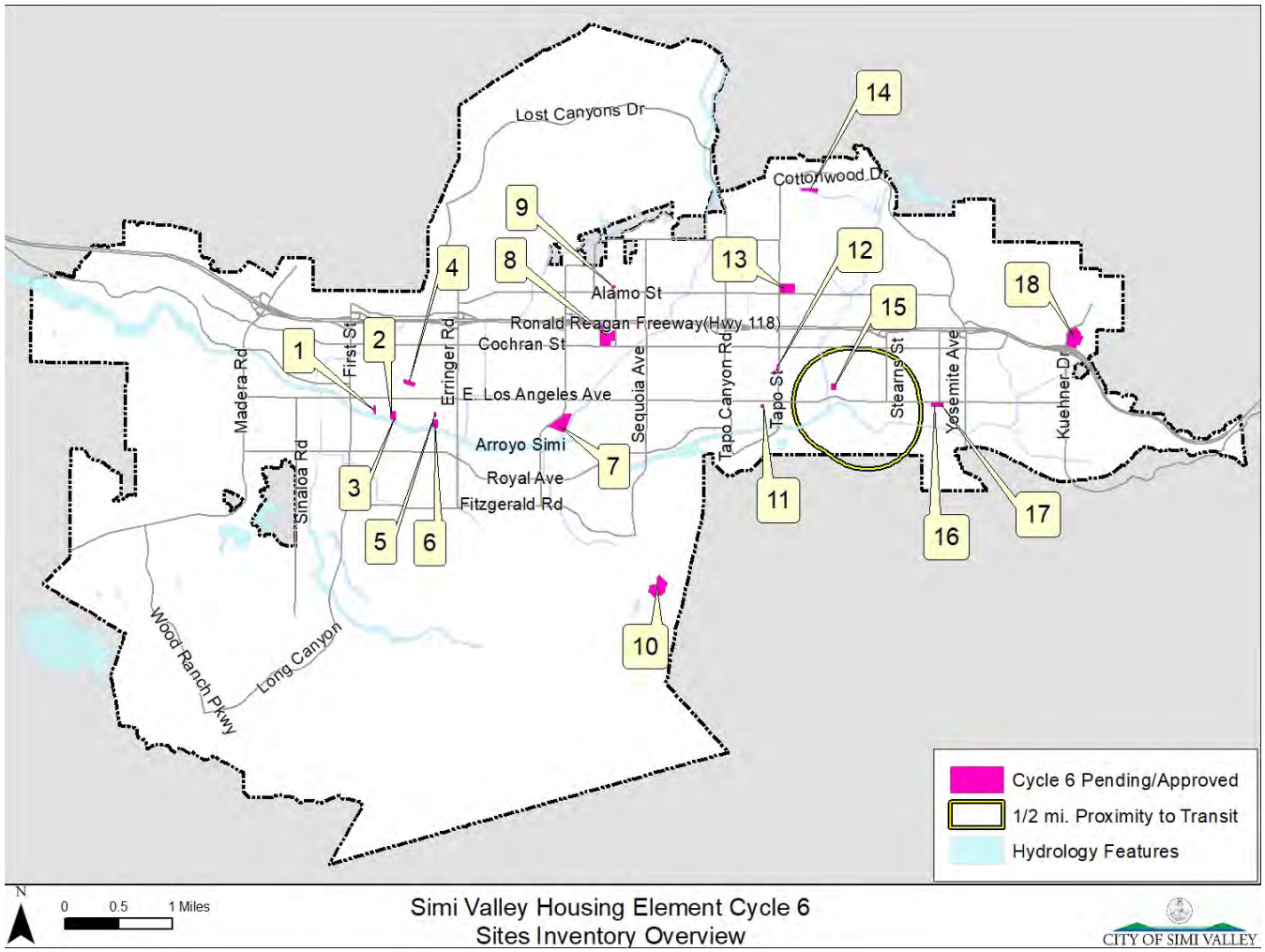


Figure H-6 Pending, Approved, and Under Construction Residential Projects

ACCESSORY DWELLING UNITS (ADU)

An Accessory Dwelling Unit (ADU) is an additional dwelling unit that could provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. An ADU can be located on residentially zoned property that has an existing single-family or multi-family residence. State legislation in 2017 made it easier to build and permit ADUs on single-family and multi-family zoned property. The City elected to evaluate recent trends (starting in 2018) in the construction of ADUs as a method of projecting the number of ADUs that might be developed over the Cycle 6 Housing Element plan period. Recent trends indicate an average of 50 ADUs were built per year since 2018. There were 48 units approved in 2018, 48 units approved in 2019, and 45 units approved in 2020. Conservatively assuming that 2020 trends will hold, and that annual permits will average 50 units per year, it can be assumed that 400 ADUs will be permitted between 2021 and 2029. California Government Code section 65583.1 details how jurisdictions may consider alternative means of meeting RHNA beyond vacancy and underutilized sites. The first alterative includes counting units which are pending/approved/under construction. Projected development of ADUs can also help a jurisdiction to meet its required RHNA units. SCAG conducted an ADU affordability analysis to provide local jurisdictions with assumptions for distribution of the projected total number of ADUs among household income levels for the 6th Cycle Housing

Element plan period. The analysis examined the current market rents for reasonably comparable rental properties, using platforms such as Craigslist, Zillow, and Westside Rentals and key words to identify units that appear to be ADUs . Based on SCAG's analysis for Ventura County, it can be assumed that 15 percent of ADUs will be developed to accommodate extremely low-income households, 0 percent will be developed to accommodate very low-income households, 31 percent will be developed to accommodate low-income households, 43 percent will be developed to accommodate moderate-income households, and 12 percent will be developed to accommodate above moderate-income households. Using these percentages, 60 ADUs would be projected as extremely low- or very low-income (these two categories can be combined), 124 would be projected as low-income, 170 would be moderate-income, and 46 would be above-moderate income.

REMAINING RHNA

After accounting for pending and approved units and units under construction as of June 30, 2020 and anticipated ADUs, there is a remaining need of 863 lower-income household units and 257 moderate- to above-moderate income household units, as shown in Table H-41. This total includes 1,120 units plus a recommended 20 percent buffer of 224 units. The buffer was added to address Senate Bill 166 (SB 166), otherwise known as "no net loss". SB 166 was passed to ensure that cities and counties "identify and make available" additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. Therefore, the City of Simi Valley must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of the remaining needed 1,344 lower-income units.

Table H-41 RHNA Credits from Pending and Approved Units and Units Under Construction and ADUs

	Very Low Income (<50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Market Rate (>120% AMI)	Total Potential Housing Units
RHNA	749	493	518	1,033	2,793
Pending	0	0	3	28	31
Approved/Not Yet Built	8	88	153	629	878
Under Construction	0	99	0	265	364
Projected ADUs	60	124	170	46	400
Credits Available	68	311	326	968	1,673
Unit Difference	-681	-182	-192	-65	Not Applicable
Combined	*-863*[1]		*-257*		*Not Applicable*
Units Needed					*1,120*[2]

[1] Very low- and low-income units can be combined.

[2] California Housing and Community Development recommends an additional 15-30% "buffer" of units. 1,120 x 20% = 224 --> 1,120 + 224 = 1,344

Availability of Land Suitable for Residential Development

This section provides an inventory of land supply in Simi Valley. Pursuant to Government Code section 65583.2(a), the Housing Element must provide a parcel specific inventory (i.e., a Sites Inventory) suitable for residential development, including vacant sites and underutilized sites that have potential for redevelopment within the eight-year timeframe of the housing element planning period, and an analysis of the relationship of zoning, public facilities, and services to those sites.

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate that the projected residential development capacity of the sites identified in the housing element can realistically be achieved and must identify which RHNA income category that each site is anticipated to accommodate. Reasonable capacity is calculated for each site based on site categories, existing or proposed General Plan and zoning designations (and associated allowed density), environmental constraints, site size, and infrastructure availability. Relative to capacity, a key factor in reaching a reasonable capacity assessment is the city's use of minimum densities. Excluding physical site constraints, and except under limited circumstances, the city does not allow projects to be submitted at a density below that stated in the General Plan Land Use. The methodology used in calculating reasonable capacities is based on average density assumptions that are included in Appendix H3. Pursuant to Government Code Section 65583.2, a default density of 20 units per acre is adequate for lower income housing for a Non-Metropolitan county such as Ventura County, unless the population is over 100,000, in which case the default density is 30 units per acre. Therefore, for Simi Valley, General Plan designations of Very High Density Residential and Mixed-Use (both with ranges of 20.1-35 units per acre) are appropriate designations for sites.

OPPORTUNITY AREAS/SITES INVENTORY

Several areas have been identified by the City as areas that could potentially change in the future (Figure H-7). 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 by City staff in the Planning Division and presented to the public through hearings before the City Planning Commission and City Council. Staff evaluated the various areas for existing conditions, past trends (including approved projects and development proposals), and how these areas align with the overall vision for the City. In addition, Planning Division Staff considered factors such as: proximity to transit, access to high performing schools and jobs, access to amenities such as parks and services, access to health care facilities and grocery stores, proximity to available infrastructure and utilities, avoidance of environmental mitigation for projects, and presence of development streamlining processes, environmental exemptions and other development incentives. Field surveys were conducted to verify the status of individual parcels, and the appropriateness of including these parcels into the Opportunity Areas/Sites Inventory. Staff presented the areas to the Planning Commission and solicited community input to establish 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 resulting Sites Inventory contains 24 properties that could accommodate lower-income household units in areas that are currently zoned as Very High Density Residential and Mixed-Use, 42 properties that could accommodate lower-income household units in areas that will be rezoned to Very High Density Residential and Mixed-Use, and 69 properties that could accommodate moderate-

to above moderate-income household units in areas that will be rezoned to higher density potential on a site-specific basis. The City also identified additional areas that could be included in a General Plan Update. The General Plan Update would create more uniformity in areas where there would be inconsistent patterns of land use designations associated with the rezones to be implemented in the Housing Element. Through General Plan updates and Zoning Amendments, properties adjacent to the Housing Element Sites would be redesignated to provide consistent land use patterns. This Update could also provide more "missing middle" housing units in the moderate-income household range. These areas will not be required to address RHNA needs. Therefore, they have not been included in the Sites Inventory. Detailed maps and tables containing a list of parcels that address RHNA needs are provided in Appendix H3.

It is anticipated that the City will significantly expand the potential for lower-income household units by recycling sites to higher intensity uses in these areas. This recycling is focused on redesignating sites as Mixed-Use and Very High Density residential for lower-income household units. Both of these designations allow residential development from 20.1 units per acre up to 35 units per acre. Such changes in land use designations would typically result in increases in land value and enhance the feasibility of private redevelopment of properties. The areas are described in more detail below.

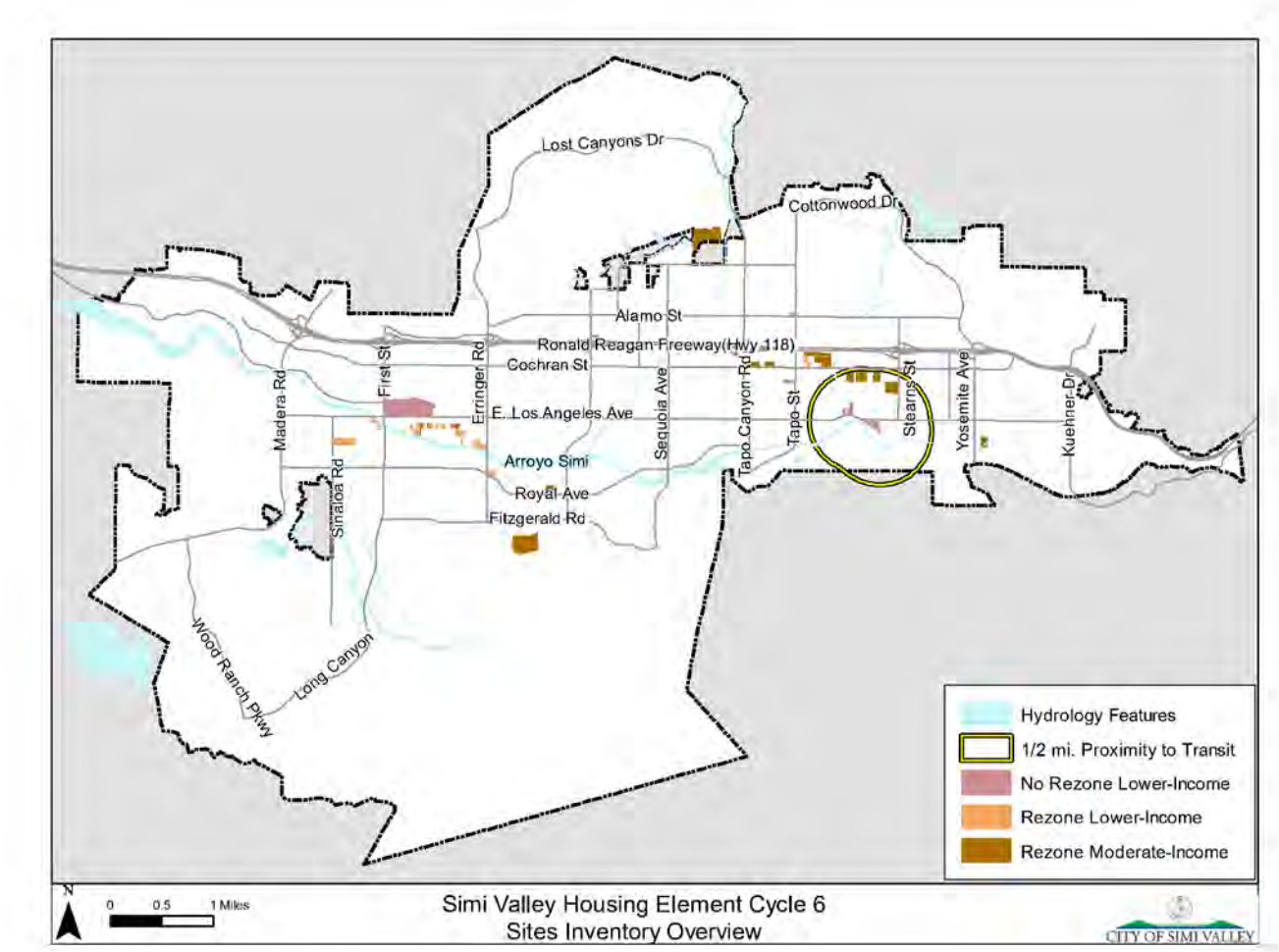


Figure H-7 Opportunity Areas

MOUNTAIN GATE PLAZA AREA

The predominant land use within the Mountain Gate Plaza Area is retail commercial. 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 have antiquated configurations and amenities that cannot accommodate updated commercial/retail activities without significant improvements. 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. A large residential 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. This area is currently zoned as Mixed Use and can accommodate densities that are compatible with the development of lower-income household units. Therefore, no rezones are necessary.

LOS ANGELES AVENUE TRANSIT-ORIENTED DEVELOPMENT AND INDUSTRIAL AREA AND LEEDS STREET

The Los Angeles Avenue Transit-Oriented Development and Industrial Area is located along and north of Los Angeles Avenue to East Cochran Street, 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 (located southwest of the site), vacant land, a commercial shopping center at the northwest corner of East Los Angeles and Stearns Street. An underutilized residential area is located in the area between Cochran Street and Leeds Street. This area contains single family detached units on lots designated as Very Low Density Residential (up to two units per acre) along Leeds Street, single family detached units on lots designated as Moderate Density Residential (up to 10 units per acre) at the southwest corner of East Cochran Street and Stearns Street, and churches on lots designated as Very Low Density (up to two units per acre) along the south side of East Cochran Street. The City has received requests to create opportunities for "Missing Middle"/Moderate-income household units (as well as Above Moderate-income household units) during public outreach efforts. Program 7 will rezone sites to higher densities to provide for both lower-income and moderate- and above moderate-income household units.

Existing land uses include the Metrolink rail line and Metrolink station at the southwest corner of Los Angeles Avenue and Hidden Ranch Drive and Commercial with Mixed Use straddling Ralston Avenue. Mixed Use is allowed in both of these areas and no rezones would be necessary to accommodate densities that are compatible with the development of lower-income household units. The Metrolink Station is the community's only rail transit hub, and it provides a unique opportunity to target higher density residential and mixed-use development near transit use. The two Metrolink parcels are owned by the City of Simi Valley. Therefore, Pursuant to Chapter 664, Statutes of 2019 (AB 1486), at Government Code section 65583.2(b)(3), if a site included in the inventory is owned by the city or county, the housing element must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5. The City will entertain either ground leasing or selling the properties to a developer that can demonstrate viability of a proposed project that meets the objectives of Housing Element Program 6: Affordable Housing Development.

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.

In 2018, the City worked with Colton Lee Communities, LLC to process and approve a 60-unit Single Room Occupancy (SRO) project referred to as the Tapo District Lofts, located on vacant lots at the northwest corner of Tapo Street and Eileen Street. This development could demonstrate the neighborhood's feasibility for affordable

housing development in a format that is new to the City of Simi Valley. The City is working on approving an SRO ordinance that will create an avenue for developers to propose and provide affordable housing stock in this new format. During the public meetings conducted for the Housing Element, many residents commented in support of this type of housing in Simi Valley.

No other lots in the Tapo Street Corridor are vacant. Underutilized properties are developed with older and smaller single-family homes and commercial uses that have seen increased vacancies and recycling to other uses. 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. Selected lots with underutilized commercial development in this area could be redeveloped with residential, which would increase the utilization and could provide developers the additional incentive of potentially increasing profit margins.

There are two vacant and/or underutilized properties at the northwest corner of Tapo Street and Alamo Street, north of the SR-118 Freeway. There are also two underutilized properties at a shopping area known as the Charleston Center. These sites would not require rezoning and could accommodate densities that are compatible with the development of lower-income household units.

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.

Infill housing development can be expected in this area. 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. Potential development types could include duplex, triplex, and ADU development. Sites could accommodate "missing middle" or Moderate- and Above Moderate-Income households. The sites are also near shopping center areas. Therefore, Program 15 will increase the allowable density from Residential High Density to Residential Very High Density to provide for consistent land use pattern in the blocks between Ashland and Ventura Avenues and 1st and 3rd Streets. In addition, Program 7 will rezone areas of Residential High Density to Residential Very High Density (up to 35 units per acre). Program 10 will add Mixed Use Overlay (up to 35 units per acre) to areas of General Commercial. As the City has substantially reached 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. Program 13 will include incentives for lot consolidation to allow for more cohesive, better-designed projects.

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 thirty 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 and apartment projects have been approved and built in this area in recent years, resulting in the redevelopment of single-family homes into multi-family housing. These projects demonstrate the feasibility and interest of recycling existing properties into very high-density housing developments and most approved projects achieved close to the maximum density permitted, including projects that are on small lots.

Program 7 will rezone areas of Residential High Density to Residential Very High Density (up to 35 units per acre); offering a diversity of housing choices for Simi Valley's residents that complement adjacent proposed mixed-use development and the existing Arroyo Simi. Program 13 will include incentives for lot consolidation to allow for more cohesive, better-designed projects. Program 15 will rezone areas to provide for consistent land use patterns in the blocks between Williams Street and Erringer Road, and from the northern side of Patricia Avenue to the Arroyo Simi.

CHURCHES ON ROYAL AVENUE

The existing land uses in this area consist of mostly Residential Medium Density, with pockets of General Commercial, Office Commercial, Residential High Density and Residential Low Density. The Medium Density areas contain mostly detached single family units, with a couple of Churches on larger lots. Program 7 will rezone the eastern site from Residential Medium Density to Residential High Density (up to 20 units per acre) and accommodate moderate- to above moderate-income household units. The parcel located on the northeast corner of Erringer Road and Royal Avenue contains a church and is designated as Office Commercial. Program 10 will add Mixed Use Overlay (up to 35 units per acre) to the Office Commercial site and accommodate lower-income household units.

HEYNEMAN LANE

This site contains an existing single family unit on a lot designated as Open Space (maximum 1 unit per 40 acres) with a small portion of Low Density Residential (up to 3.5 units per acre) covering a smaller lot to the south and on the southern portion of the larger lot. These lots are surrounded by the Hillside Middle School on a lot designated as Medium Density Residential to the north, vacant Open Space to the east Low Density Residential with single family to the south, and duplexes with common areas/recreational facilities in an area designated as Moderate Density Residential to the West. Program 7 will rezone this area of Low Density Residential to Medium Density

Residential (up to 5 units per acre). These parcels are included in the Sites Inventory to address the need for moderate- to above moderate–income household units under RHNA.

WALNUT HILLS

This site is vacant and designated as Low Density Residential. The site is surrounded by vacant lots designated as Open Space (maximum 1 unit per 40 acres) and Low Density Residential (up to 3.5 units per acre) to the north, single family Low Density Residential to the east, Medium Density detached single family to the south, and Low Density detached single family to the west. Program 7 will rezone this area to Medium Density Residential (up to five units per acre). One of these identified parcels is owned by the City of Simi Valley Waterworks District #8. The City will entertain either ground leasing or selling the properties to a developer that can demonstrate viability of a proposed project that meets the objectives of Housing Element Program 6: Affordable Housing Development. These parcels are included in the Sites Inventory to address the need for moderate- to above moderate-income household units under RHNA.

APRICOT ROAD

This area includes a smaller western grouping of Residential Moderate Density (up to 10 units per acre) surrounded by General Commercial to the west, Residential Medium and Moderate Density (up to 5 and 10 units per acre, respectively) to the north, Residential Medium Density to the east, and Residential Medium Density to the south. The area also includes a larger grouping of lots to the east designated as mostly Residential Very Low Density (up to 2 units per acre) in the central portion, Residential Moderate Density (up to 10 units per acre) to the east, and Residential High Density (up to 20 units per acre) to the west. The eastern grouping is surrounded by the 118 Freeway to the north, Residential Moderate Density to the east, Residential Medium Density and Mixed-Use to the south, and General Commercial to the west. Program 15 will rezone areas to provide for consistent land use patterns in the blocks between the areas between Tapo Canyon Road and Fig Street and Cochran Street to Highway 118 to provide for moderate-income household units. Program 7 will rezone areas of Residential High Density to Residential Very High Density (up to 35 units per acre) in the eastern grouping of Residential High Density and accommodate lower-income household units. Program 13 would include incentives for lot consolidation to allow for more cohesive, better-designed projects.

OAK ROAD

The site contains two vacant lots bisected by the Arroyo Simi Greenway. The northern parcel is designated as Residential Medium Density (up to 5 units per acre) and the southern parcel is designated as Residential Moderate Density (up to 10 units per acre). The northern parcel is surrounded by Residential Medium Density with detached single-family units to the north, Mobile Home units and recreational vehicle storage to the east, the Arroyo Simi Greenway to the south, and Residential Very High Density /Oak Tree Apartments (up to 35 units per acre) to the west. The southern parcel is surrounded by the Arroyo Simi Greenway to the north and west, Mobile Home (up to eight units per acre) to the east, and Residential Moderate Density (up to 10 units per acre) with detached single-family units to the south. Under Program 7, both sites would be rezoned from Residential Medium Density to Residential Moderate Density (up to 10 units per acre). These parcels are included in the Sites Inventory to address the need for moderate- to above moderate – income household units under RHNA.

TRENDS OF RECYCLING

As the City becomes increasingly built out, recent developments in the City have also involved the recycling of existing underutilized single family and underutilized and non-performing commercial uses. The following recycling activities are representative of the conditions within the Opportunity Areas.

- The former Belwood Center at the northeast corner of Tapo Street and Alamo Street, referred to as Tapo/Alamo Mixed-Use (a total of 271 units, including eight units under affordable agreements for very low-income households and 76 units under affordable agreements for low-income households), was approved on properties that were previously developed with retail and commercial uses. This project achieved an overall density of approximately 40 units per acre.
- Apartment, townhomes, and senior apartments were approved on several lots along Patricia Avenue containing single family units. These projects could provide a total of 53 units with affordable housing agreements for three low- and three moderate-income households.
- Sycamore Landing Apartments are under construction on several lots that contained the Rancho Simi Recreation and Parks District Headquarters. This project includes 99 units under Affordable Housing Agreements for senior households.

The City has been contacted by a developer to propose a 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. If the project is submitted with a residential component and approved, potentially up to 100 or more new residential units could be developed under a very high-density scenario.

Availability of Infrastructure and Services

Pursuant to Government Code section 65583.2(b)(5)(B), the City shall determine if parcels included in the inventory have sufficient water, sewer, and dry utilities available and accessible to support housing development, or otherwise include an existing general plan program or other mandatory program or plan, including a program or plan of a public or private entity to secure sufficient water, sewer, and dry utilities supply to support housing development on the site in time to make housing development realistic during the planning period. Dry utilities include, at minimum, a reliable energy source that supports full functionality of the home and could also include access to natural gas, telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service.

In communications with Public Works Staff, Planning Division Staff have confirmed that all of the proposed Opportunity Areas, with the exception of the Rovner/Walnut Hills area, are located in developed areas which are served with adequate infrastructure and services, including water provision by the City of Simi Valley Waterworks District #8 and Golden State Water Company, and sanitary sewer provision by the Department of Public Works Sanitation Division Collections and Treatment. 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. Development in the Rovner/Walnut Hills area (identified in the sites inventory for moderate and above moderate income housing) would be required to provide adequate infrastructure as part of the project. In addition, the City ensures that all projects pay their fair share for new project-related demands by charging per-unit development fees to provide for new and/or existing parks and recreation facilities, fire services, flood control facilities, traffic improvements, schools, and water and sewer facilities. Also adequate water and sewer services are available to accommodate the City's remaining RHNA.

Estimating Capacity in Opportunity Areas

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 based on recommendations from City Planning Division Staff and the California Department of Housing and Community Development Division of Housing Policy Development Housing Element Site Inventory Guidebook Government Code Section 65583.2.

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.

Average development density is generally assumed at 70 percent of the maximum density identified for Residential Very High Density development and Mixed Use (Table H-43 and the Sites Inventory Table in Appendix H3). Densities and developable acreages were adjusted on a few sites that are either larger than 10 acres or are partially vacant and could be developed as infill, as detailed in the notes column of the Sites Inventory Table.

A conservative estimate is necessary to avoid accumulation of fractional units that could misrepresent the feasibility of a larger total of units. Therefore, potential capacity calculations were rounded down for each site.

The total number of units in each area is capped by the total number of units that can be developed in the area either on a parcel-by-parcel basis, or by consolidating parcels less than 0.5 acre; not by multiplying the aggregated acreage with the average density. Sites were required to accommodate a minimum of 16 units and consist of no more than 3 parcels when consolidating to be viable for lower-income household unit development. Refer to the detailed sites inventory in Appendix H3 for grouped potential capacity estimates.

The Mixed-Use Overlay zoning regulates development based on several 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.

Because the Opportunity Areas are comprised of contiguous parcels that exhibit similar conditions of underutilization, lot consolidation is feasible and encouraged. By creating the Mixed-Use Overlay on the commercial properties within the Opportunity Areas, contiguous parcels can take advantage of the density increase, reduced parking, and other flexible development standards offered by the Mixed-Use Overlay standards.

Among the opportunity zones identified by the City, a few areas contain vacant and underutilized sites that do not require a rezone to be developed at the default density. These sites are designated as Mixed Use and include the Mountain Gate Shopping Center Area, Los Angeles Avenue Metrolink Area, the Charleston Center on Tapo Street and the northwest corner of Tapo Street and Alamo Street. Table H-42 lists the areas and estimated capacities of

sites that will not be rezoned. These sites would yield approximately 860 units. As discussed previously, there would be a remaining RHNA[6] need of 863 lower-income household units and 257 moderate- to above moderate-income household units after exhausting the alternative means of using credits for pending and approved projects, projects under construction, and projected ADU development. The City proposes to apply the 860 units from these sites that do not require a rezone toward the remaining need of 863 lower-income units. There would be a shortfall of 3 lower-income household units after applying the sites that do not require a rezone, and a shortfall of 257 moderate- to above moderate-income units. The City does not have adequate capacity to fulfill the remaining need under RHNA without a rezoning program. Therefore, the City will implement Programs 7 and 10 for rezoning, and the City will also take a conservative approach by implementing Program 16 to rezone additional sites in the Opportunity Areas to ensure consistent land use designation patterns and to allow more opportunity for the development of Moderate- and Above Moderate- Income household units. These sites include Old Town, Patricia Avenue/Heywood Street Residential, a Church site on Royal Avenue, Heyneman Lane, Walnut Hill Area, Apricot Lane Area, the Los Angeles Avenue Metrolink Area, Leeds Street Area, and Oak Road. Table H-43 summarizes the rezoned area acreages and potential unit development capacities required to meet the Lower-, Moderate-, and Above Moderate-Income Household Unit RHNA shortfalls.

Table H-42 Development Potential – Summary of Sites That Do Not Require a Rezone

			Acres			Potential Units		
Objective Area	Maximum Density	Potential Density (at 70% max)	Vacant Sites (V)	Under-utilized Sites (UU)	Total V and UU Sites	Lower-Income	Moderate- or Above Moderate-Income	Total Units
Mountain Gate Shopping Center Area	35	15.75[7]	0.0	47.31	47.31	552	0	552
Los Angeles Avenue Metrolink Area	35	17.5	0.0	11.01	11.01	229	0	229
Northwest corner of Tapo St and Alamo St and Charleston Center	35	17.5	0.18	3.10	3.28	79	0	79
Total	*NA*	*NA*	*0.18*	*61.42*	*61.6*	*860*	*0*	*860*
Shortfall After Credits	*NA*					*863*	*257*	*NA*
Shortfall With Sites That Do Not Require a Rezone	*NA*					*4*	*257*	*NA*

[6] Includes recommended 20% additional buffer of units.

[7] Assumption was a more conservative estimate because potential new development might include commercial components. Therefore, potential density on large parcels in this area was reduced by an additional 25% (70% - 25% = 45%). Additional assumptions were that existing retail buildings would remain and new units would be developed on vacant areas and portions of parking areas. See Sites Inventory Table H3-1 for details.

Table H-43 Development Potential – Sites That Require a Rezone to Accommodate Lower-Income Household Units

			Maximum Density		Potential Density		Acres			Apportioning V & UU Sites by Anticipated Land Use Distribution		V & UU Sites Redeveloped as Residential or Mixed Use*		
Objective Area	Current General Plan Designation	Proposed General Plan Designation	MFR	MU	At 70% Max MFR	At 70% Max MU	Vacant (V) Sites	Under-utilized (UU) Sites	Total V and UU Sites	Residential Acres	MU Acres	Res. Units	MU Units	Total Units
Old Town	General Commercial	Mixed Use	–	35	–	24.5	1.59	0	1.59	0	1.59	0	38	38
Old Town	High Density	Very High Density	35	–	17.5[8]	–	0	9.97	9.97	9.97	0	174	0	174
Old Town	Medium Density	Very High Density	35	--	17.5[8]	--	0.19	0.93	1.12	1.12	0	27	0	27
Patricia Ave./Heywood St.	High Density	Very High Density	35	–	24.5	–	0	17.05	17.05	17.05	0	411	0	411
Church on Royal	Office Commercial	Mixed Use	–	35	–	17.5[8]	0	2.40	2.40	0	2.40	0	42	42
Apricot Road	High Density	Very High Density	35	–	24.5	–	0	2.84	2.84	2.84	0	69	0	69
Total	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*1.78*	*33.19*	*34.97*	*30.98*	*3.99*	*681*	*80*	*761*

The total number of units in each area is capped by the total number of units that can be developed in the area either on a parcel-by-parcel basis, or by consolidating parcels less than 0.5 acre; not by multiplying the aggregated acreage with the average density. Refer to the detailed sites inventory in the appendix for parcel-by-parcel estimate.

*Potential capacity was calculated differently for sites larger than 10 acres or with infill potential (i.e. vacant portion to be developed).

[8] Assumption reduced to 50% for residential infill on vacant and parking areas.

Table H-44 Development Potential – Sites That Require a Rezone to Accommodate Moderate- to Above Moderate-Income RHNA Needs

Objective Area	Current General Plan Designation	Proposed General Plan Designation	Maximum Density	Potential Density At 70% Max*	Vacant (V) Site Units	Under-utilized (UU) Site Units	Total V and UU Site Units
Apricot Road	Very Low Density	High Density	20	14	0	272	272
Heyneman Lane	Open Space	Medium Density	5	1.25*	4	25	29
Leeds Street	Very Low Density	Moderate Density	10	7	27	35	62
Leeds Street	Very Low Density	High Density	20	14	0	183	183
Oak Road	Medium Density	Moderate Density	10	7	26	0	26
Patricia Ave	High Density	Very High Density	35	24.5	0	92	92
Royal Ave	Medium Density	High Density	20	10*	0	38	38
Walnut Hills	Low Density	Medium Density	5	2.5*	69	0	69
Total	*NA*	*NA*	*NA*	*NA*	*126*	*645*	*771*

*Potential capacity was calculated differently for some sites (see notes for individual records).

RHNA REQUIREMENT

As discussed previously, the City has a RHNA of 2,793 units. The City has determined that it cannot accommodate the Lower-Income RHNA remaining need by applying credits from pending and approved residential projects, projects under construction, and projected ADU development. The City has identified specific existing vacant and underutilized sites that can potentially accommodate 860 Lower-Income units under the General Plan within the 2021–2029 Housing Element period. The total of credits (379 units) and existing sites (860 units) within the Lower-Income categories leaves a shortfall of 3 units. In addition, there is a shortfall of 192 moderate income units and 65 above moderate-income units. Therefore, the City has determined that the shortfall in RHNA can be accommodated on properties to be rezoned under Program 7 (Table H-44). As a conservative measure, the City proposes to rezone additional sites to accommodate lower-density housing and provide opportunities for "The Missing Middle" under Program 16. These lower-density areas will be rezoned up to the next highest density and provide opportunities for moderate- and above-moderate income households, but these sites have not been included in the Sites Inventory because the RHNA needs have been met by applying credits from pending and approved residential projects, projects under construction, and projected ADU development, and implementing Program 7.

These areas for future residential/mixed-use developments have been identified as part of the City's Housing Element 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.

Table H-45 Adequacy of Sites in Meeting RHNA

	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	749	493	518	1,033	2,793
Residential Sites Inventory					
Approved and Pending Projects	195		156	922	1,273
ADU Projections	184		170	46	400
Total Credits	379		326	968	1,673
Remaining RHNA Need	-863		-192	-65	-1,120
Additional 20% Buffer	-173		-51		-224
RHNA Need Plus Buffer	-1,036		-308		-1,344
Multi-Family (35 du/ac)	0		0		0
Multi-Family (35 du/ac) Rezone	480		771		1,251
Mixed Use (35 du/ac)	860		0		860
Mixed Use (35 du/ac) Rezone	281		0		281
Unit Difference	*+565*[9]		*+463*[10]		*+1,028*

[9] Very Low- and Low-Income Units can be combined.
[10] Moderate- and Above Moderate Units were combined.

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, HOME Program, and other State and federal funds.

SB2/LEAP GRANTS

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a $75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Simi Valley received $310,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes (titled Permanent Local Housing Allocation or PLHA). A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). The City of Simi Valley has been awarded $290,357 from the 2020 PLHA funds. The City applied for the funding for the purposes of assisting persons who are experiencing or At-risk of homelessness, including, but not limited to, providing rapid re-housing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent supportive housing.

Another source of funding to help local jurisdictions to update their planning documents and implement process improvements that will facilitate housing construction is the Local Early Action Planning (LEAP) grants. The City received $500,000 in LEAP grants in 2020. However, this is a one-time-only program.

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.

Annually, the City receives an Entitlement Grant of approximately $640,000.

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 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.

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. During the 2019-2020 program year, 676 Simi Valley households received Section 8 Rental Assistance.

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 (HCV) program 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.

Table H-46 Housing Developers

Developer	Housing Development	Type of Housing
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 Creekside Apartments	Ownership Housing (unbuilt) 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 guides development decisions through 2030 and beyond. 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." In 2012, the City approved energy efficiency policies designed to monitor the City's electricity and natural gas use, and assist contractors and homeowners increase energy efficiency in their homes and businesses.

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, adopted in August 2010, and contributed to the creation of the City's Live Green webpage. The Live Green webpage contains information on energy efficiency, water resources, green building, recycling, alternative transportation, etc.

HOUSING PLAN

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 areas of the City, especially near transit centers.

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 **Incentives for Lower-Income Housing.** Continue to offer financial and regulatory incentives to developers of lower-income housing projects as funding permits.

HE 1.8 **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 to promote affordable housing for lower income households and special needs populations.

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 **Accessory Dwelling Units.** Promote the development of accessory dwelling units on existing residential lots, in accordance with state law, in order to increase the supply of housing affordable to lower and moderate income 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 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 **Housing for all Household Sizes.** Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.

GOAL HE 5

Affirmatively Furthering Fair Housing. Programs to ensure all residents have equal housing opportunities, regardless of their special characteristics as protected under State and Federal fair housing laws.

HE 5.1 **Fair Housing.** Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments of the community.

HE 5.2 **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 5.3 **Investigate Discrimination Complaints.** Utilize local fair housing agencies to promptly investigate complaints involving housing discrimination.

HE 5.4 **Tenant-Landlord Relations.** Promote greater awareness of tenant and landlord rights.

HE 5.5 **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 5.6 **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.

Housing Programs

PROGRAM 1: HOME REHABILITATION PROGRAM

The Home Rehabilitation Program offers low interest deferred loans to low 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. Full repayment is required when the property is sold, refinanced, or leased, or when the property changes title.

OBJECTIVES AND TIMEFRAME

- Continue to provide loans to qualified low income homeowners.
- Disseminate information to homeowners regarding rehabilitation standards and the Home Rehabilitation Program and continue to provide this information on the City website (https://www.simivalley.org/departments/environmental-services/housing-section-planning-division/home-rehabilitation-program).
- Provide technical assistance and personal appointments to residents to help review their rehabilitation needs.
- Annually monitor and report on the implementation of the Home Rehabilitation Program.
- Improve 10 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. Eligible households are referred to the City's Home Rehabilitation Program for assistance.

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 AFFORDABLE HOUSING

The City has an inventory of approximately 800 affordable housing units and continues to work with nonprofit housing developers and the Area Housing Authority of the County of Ventura to expand and preserve affordable housing opportunities in the City. During this Housing Element planning period, no affordable housing projects in the City are considered at risk of converting to market rate. Nevertheless, the City will continue to monitor the status of affordable projects to ensure their long-term availability as to lower income households.

OBJECTIVES AND TIMEFRAME

- Annually monitor the status of affordable housing projects by maintaining contact with property owners and pursue extension of affordability covenants in exchange of incentives, if feasible.
- Support applications for funding for the improvement of existing affordable housing project.

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: HOUSING CHOICE VOUCHERS

The Area Housing Authority of the County of Ventura administers the Housing Choice Vouchers (HCV) for Simi Valley residents. The Housing Choice Voucher program extends rental subsidies to very low income households (50 percent AMI), including families, seniors, and persons with disabilities. The HCV program requires a very low income renter to pay up to 40 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 Housing Choice Voucher program.
- Disseminate information to the public regarding the program and promote participation by rental property owners.
- Promote programs to extremely low income households.
- Work with the Housing Authority to promote acceptance of HCVs through outreach and education to renters, and rental property owners and managers. Specifically, outreach and education will include the following:
  - California legislature passed SB 329, which redefines source of income as "lawful, verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issues under Section 8 of the United States Housing Act of 1937." SB 222 passed in 2019 also extends the same protection to VASH (Veterans Affairs Supportive Housing) voucher recipients.

Continue to provide Section 8 Vouchers to approximately 700 households annually.

Responsible Agency

Environmental Services Department/Housing & Special Projects Division

Funding Sources

HUD Section 8 funds

Relevant Policies

HE-4.1 and HE-4.2

PROGRAM 5: 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. Most recently, the City adopted the 2019 California Green Building Standards Code with a local amendment requiring a minimum of 75 percent of the nonhazardous construction and demolition debris be recycled and or salvaged for reuse, compared to 65 percent required by the California Green Building Code. 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 green building requirements (ongoing).
- Increase long-term affordability of housing by improving energy efficiency (ongoing).

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 6: 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 density bonus incentives and regulatory concessions.
- Annually explore funding availability at the state and federal levels and pursue funding as appropriate.
- Annually outreach to non-profits and affordable housing developers to explore affordable housing opportunities.
- Facilitate the development of 200 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 7: ADEQUATE SITES FOR RHNA AND MONITORING OF NO NET LOSS

The City has a Regional Housing Needs Assessment (RHNA) of 2,793 units, including 749 extremely low/very low-income, 493 low-income, 518 moderate-income, and 1,033 above moderate-income units for the period of 2021 through 2029.

Accounting for entitled/pipeline projects and projected Accessory Dwelling Units (ADUs), the City has a remaining RHNA of 1,136 units (681 very low, 186 low, 192 moderate, and 77 above moderate income units). Up to 859 units can be accommodated on sites that are appropriated zoned for development. However, the City has a shortfall of 8 units (very low- and low-income units).

OBJECTIVES AND TIMEFRAME

- The City has a remaining shortfall RHNA for 4 lower-income units, 192 moderate-income units, and 65 above moderate-income units. To accommodate the RHNA, the City will rezone 24.39 acres to Very High Density Residential and a Mixed-Use overlay would be added to 3.99 acres, permitting up to 35 units per acre to allow multi-family by right (without discretionary action) and sufficient to accommodate the shortfall of 4 units for lower income unit, 192 moderate income, and 65 above moderate income units. The rezoned sites will meet the requirements of Government Code 65583.2, including, but not limited to a minimum density of 20.1 units per acre, minimum site size to permit at least 16 units on site, and allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower income households.

Table H-47 Rezoning for RHNA

Current Zone	Proposed Zone	Acreage	Parcels
CO	CO(MU)	2.40	1
CPD(LAAPO)	CPD(LAAPO)(MU)	1.59	4
RVL	RMod	9.21	4
RVL	RH	32.33	31
RL	RM	53.94	8
RM	RMod	3.78	2
RM	RH	4.63	2
RM	RVH	11.09	4
RMod	RH	5.48	5
RH	RVH	24.39	50

- Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category, pursuant to SB 166.

- Pursuant to State law (AB 1397), amend the Zoning Ordinance in 2022 to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in the State Density Bonus Law.

Responsible Agency

Environmental Services Department/Planning Division

Funding Sources

Departmental Budget

Relevant Policies

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

PROGRAM 8: BY-RIGHT APPROVAL FOR PROJECTS WITH 20 PERCENT AFFORDABLE UNITS

Pursuant to AB 1397 passed in 2017, the following categories of sites identified in the Housing Element for meeting the City's RHNA are subject to by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households:

- Reused sites previously identified in the 4th and 5th cycles Housing Element (see Appendix H3).
- Sites identified for rezone after the statutory deadline of the 6th cycle Housing Element (see Appendix H3).

OBJECTIVES AND TIMEFRAME

- Amend the Zoning Ordinance in 2022 to provide for the by-right approval consistent with AB 1397.

Responsible Agency

Environmental Services Department/Planning Division

Funding Sources

Departmental Budget

Relevant Policies

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

Example below

PROGRAM 9: REPLACEMENT HOUSING

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Ordinance to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in the State Density Bonus Law.

OBJECTIVES AND TIMEFRAME

- Amend the Zoning Ordinance in 2022 to address the replacement requirement consistent with AB 1397.

Responsible Agency

Environmental Services Department/Planning Division

Funding Sources

Departmental Budget

Relevant Policies

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

PROGRAM 10: ACCESSORY DWELLING UNITS

ADU is an important alternative resource for affordable housing. To facilitate ADU development, the City will increase outreach and technical assistance to interested homeowners. The City will also explore other options to further encourage the construction of ADUs in the community. Options to explore may include technical/resources guides online and pre-approved plans, among others.

OBJECTIVES AND TIMEFRAME

- Explore other tools to facilitate ADU development in 2023.
- Facilitate the construction of 400 ADUs during the planning period.
- Monitor the City's ADU trend in 2025 to ensure the City is on track with meeting its ADU projected goal. If necessary, develop additional incentives and tools to encourage ADU construction.

Responsible Agency

Environmental Services Department/Planning Division

Funding Sources

Departmental Budget

Relevant Policies

HE-4.5

PROGRAM 11: MIXED-USE

Mixed-use developments incorporate a variety of commercial uses in close proximity to residential units. 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's Metrolink station also offers opportunities for transit-oriented uses, including mixed-use development, new commercial/entertainment uses, and new housing. 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. To facilitate mixed use development, the City will revisit its mixed use development standards as part of its SB2 and LEAP grants activities.

OBJECTIVES AND TIMEFRAME

- Encourage mixed-use development along transit corridors and other appropriate areas through the following incentives compared to commercial development:
  - Shared parking.
  - Reduced parking requirements
  - Increased Height limits
  - Reduced setbacks

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 12: 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 Agency

Environmental Services Department/Planning Division, Permit Processing Review Committee

Funding Sources

Departmental Budget

Relevant Policies

HE 1.1 and HE-1.3

PROGRAM 13: ZONING ORDINANCE AMENDMENTS

Recent changes to State law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Ordinance. These include:

- **Low Barrier Navigation Centers (AB 101):** AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.
- **Emergency and Transitional Housing (AB 139 and SB 2):** Pursuant to AB 139, local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. SB 2 also allows separation of no more than 300 feet between two shelters.
- **Supportive Housing (AB 2162):** AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The City may choose to allow larger supportive housing projects by right in these zones. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.

OBJECTIVES AND TIMEFRAME

- Amend Zoning Ordinance in 2022 to comply with SB 2, AB 101, AB 139, and AB 2162.

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 14: 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 Housing Element 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 15: AFFIRMATIVELY FURTHERING FAIR HOUSING

OBJECTIVES AND TIMEFRAME

[To be provided later upon completion of AFFH Analysis]

Responsible Agency

Environmental Services Department/Housing & Special Projects Division

Funding Sources

CDBG; General Fund

Relevant Policies

HE 5.1, HE 5.2, HE 5.3, HE 5.4, HE 5.5; and HE-5.6

PROGRAM 16: REZONE LOWER DENSITY AREAS TO NEXT HIGHEST DENSITY TO CREATE OPPORTUNITIES FOR MODERATE-INCOME HOUSEHOLDS ("MISSING MIDDLE") AND ABOVE-MODERATE INCOME HOUSEHOLDS

OBJECTIVES AND TIMEFRAME

- To maintain adequate sites for all income groups throughout the eight-year planning period, and to foster additional residential growth in the City, the City has identified candidate sites for rezone up to 144.7 acres (443 parcels):
    - 1.1 acres to be rezoned from Residential Estate (1 dwelling unit/lot) to Residential Low Density (2.1 - 3.5 dwelling units per acre [du/ac])
    - 51.1 acre to be rezoned from Residential Very Low Density (1 dwelling unit per lot) to Residential Low Density (2.1 - 3.5 du/ac)
    - 23.1 acres to be rezoned from Residential Medium Density to Residential Moderate Density (5.1-10 du/ac)
    - 30.9 acres to be rezoned from Residential Medium Density to Residential High Density

- 4.3 acres to be rezoned from Residential Moderate Density to Residential High Density (10.1 - 20 du/ac)
- 34.2 acres to be rezoned from Residential High Density (10.1 – 20 du/ac) to Residential Very High Density (20.1 – 35 du/ac).

However, this rezoning is not necessary to accommodate the City's RHNA; the rezoning is proposed to offer additional opportunities for housing in the community.

Responsible Agency

Environmental Services Department/Planning Division

Funding Sources

Departmental Budget

Relevant Policies

HE 1.1, HE-1.2, HE-1.3, and HE-5.1

Summary of Objectives

Table H-47 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-48 Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	374	375	493	518	1,033
Construction	50	50	100	500	1,500
ADU	0	60	124	170	46
Rehabilitation (Home Rehabilitation Program)	10	30	50	0	0
Conservation/Preservation (Affordable Housing Preservation)	195	200	400	0	0
Housing Assistance (Housing Choice Vouchers)	350	350	0	0	0

Appendix H1

Review of Past Accomplishments

Table H1-1 Review of Past Accomplishments

2013-2021 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
Program 1: Home Rehabilitation Program The Home Rehabilitation Program offers low interest deferred loans to low- and median-income homeowners.	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.	Overall, 70 housing units were rehabilitated from January 2014 to December 2019. All households assisted were low income.	Modify and include
Program 2: Code Enforcement The City enforces municipal ordinances and permit compliance by promoting voluntary compliance through working in partnership with the citizens and businesses of Simi Valley.	Continue code enforcement activities and connect households in need of City rehabilitation programs.	Between 2014 and 2019, the City addressed and obtained compliance on 3,782 property maintenance violations.	
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.	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.	As of the end of 2019, five (5) out of the nine (9) at-risk affordable housing projects have been converted to market rate totaling 207 units converted (143 very low income and 64 low income). As of January 2021, 44 at-risk units were preserved (20 very low income and 24 low income). Another housing project, Pepper Tree Court was purchased by the Area Housing Authority of Ventura County in 2017. This will preserve at least 22 units for low-income seniors. The converted properties were required to maintain affordable units in exchange for the density bonus granted by the City with the original project approval. No public funding was involved in the converted projects. Preservation of at-risk units is difficult as only a small percentage of the units in each project is reserved as affordable housing. The majority of the units in the at-risk projects were market-rate units to begin with. Preservation of the affordable units by way of acquiring the entire project is	Modify and include

Table H1-1 Review of Past Accomplishments

2013-2021 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
		financially infeasible due the loss of redevelopment funds. The City's strategy is to continue to replenish the affordable housing inventory by offering regulatory incentives to new projects. The City continues to pursue partnership with housing purveyors, developers, and property owners to replenish affordable housing stock.	
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.	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.	As of the end of 2020, 678 households in the City were receiving housing rental assistance through the Section 8 Program. 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 15-member Area Housing Authority Board of Directors.	Expand to include outreach and education on new Source of Income protection under SB 329 and SB 322 that recognize public assistance, including HCV as a legitimate source of income for rent payments.
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	Disseminate information to the public regarding foreclosure prevention assistance Provide assistance to 30 households annually.	The Foreclosure Prevention Assistance Program has assisted 153 households since 2008. However, the program expired in November of 2012. Nevertheless, the City continues to disseminate information, to the public and respond to homeowners with properties that are at risk of being foreclosed and help direct them to various nonprofit agencies for one-on-one foreclosure counseling.	Remove as a housing program for the 2021-2029 Housing Element. 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.

Table H1-1 Review of Past Accomplishments

2013-2021 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
lending practices and steps to avoid the foreclosure process.			
Program 6: Energy Conservation/Green Building 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.	Offer education and provide outreach to residents and developers regarding energy efficiency and green building 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.	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. Additionally, the City Council adopted the 2017 California Green Building Code (CALGreen), with local amendments that require the recycling of materials in demolished structures and encourage energy efficient design of new buildings.	This program is not included in the 2021-2029 Housing Element as a specific housing program.
Program 7: Affordable Housing Development 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.	Continue to facilitate affordable housing using financial and regulatory incentives. Continue to offer nonprofit housing developers up to two rounds of review by the Affordable Housing Subcommittee at no fee. 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.	Through the collaboration of the City, Department of Housing and Urban Development, Area Housing Authority of County of Ventura, and Many Mansions (a non-profit developer with its focus on limited-income families and homeless individuals disabled by mental illness), the 12-unit Peppertree Apartments was completely rehabilitated and rented-up by November 2014. On December 31, 2015 Cabrillo Economic Development Corporation, with the City's assistance, successfully closed escrow and procured all necessary loans and plan approval to construct Camino Esperanza, the 31-unit senior affordable apartments located at 1384 Katherine Road South. This project is not the usual 100% affordable project serving very-low income seniors; it also serves developmentally disabled	Modify and include.

Table H1-1 Review of Past Accomplishments

2013-2021 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
		seniors with income 25% of the area median income, which is lower than HUD's lowest income category. The City's $500,000 development loan approved by City Council on December 7, 2015, is subordinated to two primary loans; a $7 million construction loan from Bank of the West and the State Department of Housing and Community Development's Multifamily Housing Program (MHP) and Home Investment Partnership Program (HOME) loans of approximately $4.5 million. The Ventura Housing Trust fund also approved $500,000 toward the development. In 2016, Seasons Simi Valley AR, L.P. successfully transferred ownership of and refinanced the 69-unit Seasons Senior Apartments project from Rory Lane Seniors, L.P. Seasons purchased the project utilizing bond financing and tax credit equity. Result of the transfer include the apartment complex receiving a $2,3 million renovation program plus a renegotiated affordability term with the City, adding 10 years to the existing term, extending to March 23, 2065. In 2017, the City Council approved agreements for two projects that resulted in 3 apartments for low-income seniors and 1 apartment for low-income workforce. In 2018, the City Council approved agreements for two projects that resulted in 98 apartments for low-income seniors and 5 apartments for low-income workforce. In 2019, four very low-income units were entitled.	

Table H1-1 Review of Past Accomplishments

2013-2021 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
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.	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.	The City continues to identify potential vacant or underdeveloped sites suitable for the construction of a variety of housing types and densities.	The 2021-2029 Housing Element will include an expanded adequate sites program that include: ■ Monitoring for no net loss (SB 166) ■ By-right approval of sites reused from previous cycles and for sites rezoned for RHNA after the statutory deadline. ■ Rezone program to meet RHNA
Program 9: Mixed-Use 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.	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. ■ 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.	The Mixed-Use Overlay Zoning District was adopted concurrently with the General Plan Update in June 2012. In 2017, the City added a new mixed-use designation to a 43-acre site at 400 national Way to allow for development of a hotel and residential uses in an area formerly designated for Business Park uses. In 2019, the City approved a Specific Plan for a 13-acre commercially zoned site to allow for mixed-use development, which includes approval of 164 new residential units, located along a major commercial thoroughfare and adjacent to the 118 freeway. In addition, several high density housing developments were approved or constructed on vacant and underdeveloped properties located along or within a short walking distance (approximately 500 ft) of a major commercial and transit corridor.	This program is combined with the Adequate Sites Inventory program.

Table H1-1 Review of Past Accomplishments

2013-2021 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
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.	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.	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. The City continues to expedite the development review process for affordable housing projects. The City recently amended the Development Code to address the extremely low-income and special needs housing.	Modify and include.
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.	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.	The City amended its Development Code to specifically address the provision of transitional housing, supportive housing, and single-room occupancy (SRO) units to address households with special needs (such as extreme low-income households) who are limited in housing options.	Modify to include zoning ordinance amendments needed to comply with recent changes to State law – LBNC (AB101), emergency shelters (AB 139), supportive housing (SB 2162), etc.

Table H1-1 Review of Past Accomplishments

2013-2021 Housing Element Programs	Objectives	Accomplishment	Continued Appropriateness
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.	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.	The Lot Consolidation Incentive and the Revitalization of Obsolete and Underused Properties policies were adopted with the General Plan Update in June 2012.	Continue
Program 20: 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	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.	Expand to address impediments identified in the Ventura County Regional Analysis of Impediments to Fair Housing Choice.

SUMMARY OF ACCOMPLISHMENTS

SUMMARY OF QUANTIFIED OBJECTIVES

Table H1-2 below summarizes the quantifiable achievements over the past eight years.

Table H1-2 Summary of Accomplishment (2013-2020)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Objectives						
Construction	155	155	208	229	509	1256
Rehabilitation (Home Rehabilitation Program)	0	0	60	0	0	60
Conservation/Preservation (At-Risk Housing Preservation)	0	163	88	0	0	251
Housing Assistance (Housing Choice Vouchers)	400	400	0	0	0	800
Accomplishments						
Construction	0	30	1	26	291	348
Rehabilitation (Home Rehabilitation Program)	0	0	70	0	0	70
Conservation/Preservation (At-Risk Housing Preservation)	0	20	24	0	0	44
Housing Assistance [1] (Housing Choice Vouchers)	661	15	0	0	0	678

[1] Based on the June 30, 2020 Area Housing Authority of the County of Ventura "Details of Assistance by Community." Report identified presents assisted by families, elderly, and disabled categories. Elderly and disabled households were considered extremely low incomes. Family households were split by income level into extremely low and very low income households based on income level breakdown as provided by HUD's 2019 "Picture of Subsidized Household" for the Housing Authority of the County of Ventura.

SOURCE: City of Simi Valley, 2020.

EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

During the fifth cycle Housing Element, the City provided rehabilitation assistance to 70 homeowners, including senior homeowners.

The City was also able to facilitate the development and preservation of affordable housing development for special needs populations. Specifically:

- 2015 - Camino Esperanza, a 31-unit senior affordable housing project located at 1384 Katherine Road South. This project is not the usual 100 percent affordable project serving very low income seniors; it also serves developmentally disabled seniors with income 25 percent of the area median income, which is lower than HUD's lowest income category.
- 2016 - Seasons Simi Valley L.P. purchased and refinanced the 69-unit Seasons Senior Apartments project utilizing bond financing and tax credit equity. Result of the transfer include the apartment complex receiving

a $2,3 million renovation program plus a renegotiated affordability term with the City, adding 10 years to the existing term, extending to March 23, 2065.

- 2017 - Pepper Tree Court Apartments - The Area Housing Authority of the County of Ventura purchased and extended affordability of Pepper Tree Court Apartments in Simi Valley. This project is reserved for senior households.
- In 2017, the City Council approved agreement for a project that resulted in 3 apartments for low income seniors.
- In 2018, the City Council approved agreement for a project that resulted in 98 apartments for low income seniors.

The City will continue to encourage the development of special needs housing and provide supportive services for special needs population.

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Appendix H2

Public Participation

Public Meetings

As part of the Housing Element Update, the City conducted multiple meetings to solicit input from the community and stakeholders:

- Planning Commission (February 3, 2021) to provide an overview of the Housing Element requirements, update process, and challenges that should be addressed
- Homeless Task Force (February 11, 2021) to provide an overview of the Housing Element update and discuss housing needs in the community
- City Council (April 19, 2021) to provide an overview of the Housing Element update
- Planning Commission (March 17 and April 21, 2021) to discuss potential strategies on how to best accommodate the Regional Housing Needs Assessment (RHNA)
- Planning Commission (June 9, 2021) to review the Draft Housing Element

Outreach

Outreach for the meetings were conducted via the following:

- Social Media Posts: FaceBook, Instagram, LinkedIn
- Local Television Stations: Simi Valley Television Channels 10 and 99, Community Bulletin Board
- News Paper Press Releases: Ventura County Star
- News Paper Ads: Simi Valley Acorn (with Quick Response Codes)
- Online Video Platform: YouTube
- City Website Posts: City Home Page – Latest News/Events, Housing Element Webpage, Community Calendar
- Email Notifications
- Direct Mailers: Postcards (with Quick Response Codes)
- City Hall: Community Bulletin Boards
- Simi Valley Public Library

Through these outreach methods, email address and Quick Response Codes are provided to residents seeking additional information including special accommodations. A phone number is also provided for residents who wish to speak to a staff/live voice.

Availability of Draft Housing Element for Public Review

The Draft Housing Element was available for public review on June 1, 2021, prior to the June 9 meeting before the Planning Commission meeting to review the Draft document.

Comments Received

Diverse comments were received during the various stages of the Housing Element update. In most cases, Simi Valley residents, community stakeholders, and affordable housing advocates in the region expressed the need for affordable housing and commended the City's efforts in expanding housing opportunities beyond the minimum RHNA requirements. There were also comments from some Simi Valley residents, voicing concerns over the proposal to rezone properties to increased density. The City also received comments from residents and representatives from the Carpenters Union requesting the City to adopt a local hire requirement for housing construction projects.

The City continued to refine the potential sites for rezoning throughout the Housing Element update process, directly responding to input from the public. Program 16, identifying additional parcels to rezone to bridge the gap of "missing middle" housing also responds to community input regarding increased housing choices and enhanced affordability.

Upon the release of the Draft Housing Element for public review on June 1, 2021, the City received written comments from over 20 residents and stakeholders. The written comments generally follow the split in opinions similar to those who spoke at the June 9, 2021 Planning Commission meeting. A total of 17 people spoke at the meeting. Eight speakers were either residents or representatives from the Carpenters Union, urging the City to adopt policy requiring developers to hire local trade for housing construction projects. The City responded that the City has no authority to mandate private developers' hiring practice. Seven spoke in support of the Draft Housing Element for expanding housing opportunities. Two spoke against the Housing Element due to concerns over increased density.

There were also comments to expand the Affirmatively Furthering Fair Housing (AFFH) analysis. This Housing Element provides a partial analysis. However, because the City was adjusting the sites inventory to ensure it responds to community comments, the AFFH analysis relating to the sites inventory would have to be completed at a later date.

Appendix H3

Sites Inventory

METHODOLOGY

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.

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 also included the rounding down of partial units for each site and represents a conservative method of estimating capacity.

Average Density Assumption and Affordable Unit Distribution

Assumptions for adequate sites are based on the General Program outlined in HCD's memorandum on Housing Element Site Inventory Guidebook, Government Code Section 65583.2. The apportioning of capacity to accommodate lower-income household units is based on the number of units totaled from individual parcels with acreages of 0.5 or more, or on groupings of parcels (sites) that total 0.5 acres or more. Although the default density assumptions were conservative and generalized to be 70 percent of maximum density in areas designated as residential-only and areas designated or rezoned to apply the Mixed Use Overlay, a description of recently-approved project densities and affordable unit distribution is provided here for purposes of comparing approved versus assumptions for allocation of units to affordable housing.

The residential acreage approved for the Tapo/Alamo Mixed Use project (PD-S-1045) at the northeast corner of Tapo and Alamo Streets. The site is zoned Commercial Planned Development with a Mixed Use Overlay District (CPD[MU]). Approximately 5.87 acres of the 6.89 acre-site would be developed as residential, while 1.02 would be developed as commercial. The project was approved for 278 apartments with a minimum of 30 percent affordable units. The proposed project includes a density bonus, concessions on development standards, and waivers. The affordable housing agreement requires eight very-low income household units and 76 low-income units. Therefore, a maximum density of 47 dwelling units per acre (du/ac) can reasonably be achieved under this development scenario, with 70 percent of the units designated for moderate-income households, 27 percent of the units designated for low-income households and three percent designated for very-low income households.

Recently approved number of units for senior housing, apartments, and townhomes in residential-only districts are described below:

Under the senior housing development scenario, the River House project site at 1424 Patricia Avenue (PD-S-1046) was zoned Residential High with 1.17 acres of residential development approved for 28 units and an affordable housing agreement for three of the 28 units. The project was approved with a 16.7 percent density bonus. Therefore, a maximum density of 24 dwelling units per acre could reasonably be achieved under this development scenario, with 10 percent of the units designated for low-income households and the remaining 90 percent designated for moderate-income households.

Under the apartment scenario, the Sycamore Landing project (PD-S-1053) at 1692 Sycamore Drive was zoned Residential Very High with 13.04 acres of residential development approved for 311 units and an affordable housing agreement for 99 units. Therefore, a maximum density of 23 dwelling units per acre could reasonably be achieved for this development scenario, with 31 percent of the units designated for low-income households and the remaining 69 percent designated for moderate-income households.

Under the townhome scenario, the Good People USA project (PD-S-1001) at 1270 Patricia was zoned Residential High with 0.84 acres of residential development approved for 26, 3-story townhome units and an affordable housing agreement for four units. Concessions included reduced front setback and required parking spaces. Therefore, a maximum density of 30 dwelling units per acre could reasonably be achieved for this development scenario, with 15 percent of the units designated for low-income households and the remaining 85 percent designated for above moderate-income households.

Table H3-1 Sites Inventory Areas Where No Rezone is Proposed

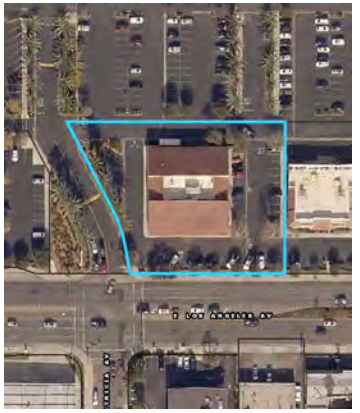
APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
Areas Where No Rezone is Proposed							
Mountain Gate Area (No rezone proposed)							
632032064	Mixed-Use	CPD(MU) (LAAPO)	2090 First St.	35	17.04	149	Shopping center with large, underutilized surface parking lot. Density assumption was reduced to 25% as a conservative measure that accounts for the possibility that new development would be infill and might include commercial components and, existing commercial buildings would remain. Therefore, the maximum density assumption was 8.75 units/ac. Used in Cycle 5. 

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632032046	Mixed-Use	CPD(MU) (LAAPO)	1317 E. Los Angeles Ave.	35	14.36	125	Parcel with smaller stores with underutilized parking lots and interior parcels. Interior parcels have nearly 100% existing building lot coverages and were listed under separate site records. Density assumption was calculated at 25% as a conservative measure that accounts for the possibility that new development would be infill and might include commercial components and, existing commercial buildings would remain. Therefore, the maximum density assumption was 8.75 units/ac. 

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632032045	Mixed-Use	CPD(MU) (LAAPO)	1457 E. Los Angeles Ave.	35	0.78	19	Former movie theater. Owner expressed interest in housing development. Density assumption 70%. Entire site would be Mixed Use redevelopment. Used in Cycle 5. 
632032010	Mixed-Use	CPD(MU) (LAAPO)	1445 E. Los Angeles Ave.	35	2.15	37	Bank. Density assumption 50%. Entire site would be Mixed Use redevelopment. Used in Cycle 5. 

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632032057	Mixed-Use	CPD(MU) (LAAPO)	2090 First St.	35	1.01	17	Small strip mall. 5 restaurants/retail uses w/parking. Density assumption 50%. Used in Cycle 5. 
632032058	Mixed-Use	CPD(MU) (LAAPO)	2050 First St.	35	1.18	20	Restaurant/retail. Density Assumption 50%. Entire site would be Mixed Use redevelopment. Used in Cycle 5. 

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632032059	Mixed-Use	CPD(MU) (LAAPO)	2022 First St.	35	1.00	17	Restaurant/retail w/parking. Recurring vacancies. Density assumption 50%. Used in Cycle 5. 
632032060	Mixed-Use	CPD(MU) (LAAPO)	1197 E. Los Angeles Ave.	35	1.44	25	Restaurant/retail w/parking. Density assumption 50%. 

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632032061	Mixed-Use	CPD(MU) (LAAPO)	1203 E. Los Angeles	35	1.00	17	Retail w/parking. Density assumption 50%. Entire site would be mixed use redevelopment. Used in Cycle 5. 
632032062	Mixed-Use	CPD(MU) (LAAPO)	1239 E. Los Angeles Ave.	35	1.09	19	Retail w/parking. Entire site would be mixed use redevelopment. Used in Cycle 5. 

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632032005	Mixed-Use	CPD(MU) (LAAPO)	1307 E. Los Angeles Ave.	35	1.03	18	Bank. Density assumption 50%. Entire site would be mixed use redelopment. Used in Cycle 5. 
632032063	Mixed-Use	CPD(MU) (LAAPO)	1301 E. Los Angeles Ave.	35	1.01	17	Armed Forces Career Center/liquor store. Density assumption 50%. Entire site would be mixed use redevelopment. Used in Cycle 5. 

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632032043	Mixed-Use	CPD(MU) (LAAPO)	1357 E. Los Angeles Ave.	35	2.62	45	Gym and grocery store. Density assumption 50%. Entire site would be mixed use redevelopment. Used in Cycle 5. 
632032028	Mixed-Use	CPD(MU) (LAAPO)	1463 E. Los Angeles Ave.	35	0.59	27	MGACPDMU-1. Office and Bank. Density assumption 50%. Entire site would be mixed use redevelopment. Used in Cycle 5.
632032024	Mixed-Use	CPD(MU) (LAAPO)	1475 E. Los Angeles Ave.	35	1.01		
Subtotal Mountain Gate Plaza Area					*47.31*	*552*	

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
Los Angeles Ave/Metrolink Area (No rezone proposed)							
644021007	Mixed-Use	LI(MU)	5000 E Los Angeles Ave	35	2.73	66	City-owned parking lot adjacent to Amtrak/Metrolink transit station. Entire site would be converted to TOD mixed use. Used in Cycle 5. 
644021006	Mixed-Use	LI(MU)	5000 E. Los Angeles Ave.	35	3.55	86	City owned parking lot adjacent to Amtrak/Metrolink transit station Entire site would be converted to TOD mixed use. Used in Cycle 5. 

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
644007052	Mixed-Use	CPD(MU)	4785 E. Los Angeles Ave.	35	1.06	25	Underutilized landscaping company. Entire site would be converted to mixed use. 
644009132	Mixed-Use	CPD(MU)	4809 E Los Angeles Ave.	35	0.98	24	Underutilized restaurant/retail. Entire site would be converted to mixed use. 

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
644009121	Mixed-Use	CPD(MU)/ RVL(A)	4845 E Los Angeles Ave.	35	2.69	28	Unterutilized small restaurant/retail. Parcel split zoning: Approximately 1.2 acres Mixed use (45% of parcel). Density assumption 30%). Entire site would be converted to mixed use. 
Subtotal of Los Angeles Ave /Metrolink Area					*11.01*	*229*	

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
Tapo St. (No rezone proposed)							
616016029	Mixed-Use	CPD(MU)	4379 Alamo St.	35	0.18	16	Group TAACPD(MU)-1. Gasoline station (4387 Alamo) converted into an auto repair shop (Tapo Transmission) adjacent to a vacant lot (4379 Alamo).Both lots bounded by multi-family residential on west and north. Entire site would be converted to mixed use 
616016030	Mixed-Use	CPD(MU)	4387 Alamo St.	35	0.47		
618016014	Mixed-Use	CPD(MU) (TAPO)	2267 Tapo St.	35	1.58	38	Tapo Charleston Center. Underutilized site consisting of small retail commercial building and surface parking. Entire site would be converted to mixed use. 

APN	General Plan	Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
618016012	Mixed-Use	CPD(MU) (TAPO)	2295 Tapo St.	35	1.05	25	Tapo Charleston Center. Underutilized site consisting of small retail commercial building and surface parking. Entire site would be converted to mixed use. 
Subtotal Tapo St.					*2.63*	*79*	*NA*
Subtotal of Areas Where No Rezone Is Proposed					*61.60*	*860*	*NA*

Table H3-2 Sites Inventory Areas Where Rezone is Proposed and Site Meets Very Low and Low-Income Criteria

APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
Old Town Area (Rezone Proposed)							
Old Town							
631010108	General Commercial /General Commercial	CPD(LAAPO) /CPD(LAAPO)(MU)	E. Los Angeles Ave. & 3rd	35	1.33	38	Group OTBGCMU-1. Vacant commercial land with minimal improvements, listed in the previous cycle's inventory; however no development has occurred. It is adjacent to an area of stagnant SFR development. APN 631010114 (southernmost parcel) owned by Cabrillo Economic Development Corporation 
631010104	General Commercial /General Commercial	CPD(LAAPO) /CPD(LAAPO)(MU)	E. Los Angeles Ave. & 3rd	35	0.11		
631010112	General Commercial /General Commercial	CPD(LAAPO) /CPD(LAAPO)(MU)	E. Los Angeles Ave. & 3rd	35	0.09		
631010114	General Commercial /General Commercial	RM /CPD(LAAPO)(MU)	E. Los Angeles Ave. & 3rd	35	0.06		
631011403	Medium Density/ Very High Density	RM/RVH	-	35	0.19	27	Group OTBRVH-1. Vacant/Built 1930/1957. Common Owner.
631011402	Medium Density/ Very High Density	RM/RVH	1087 Pacific Ave	35	0.29		
631011409	Medium Density/ Very High Density	RM/RVH	1868 Second St.	35	0.64		

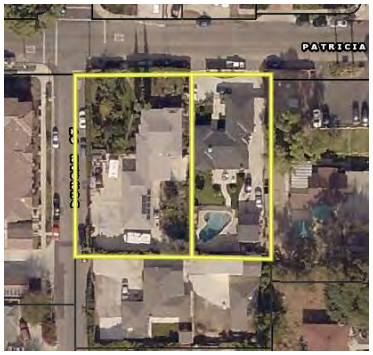
APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
							
631014010	High Density/Very High Density	RH/RVH	1636 Sinaloa Rd.	35	9.97	174	Calvary Chapel of Simi Valley & Simi Valley Seventh Day Adventist, both associated with this site. Site has capacity for church-related multi-family housing (parishioner or elderly). Assumption 50% maximum density for residential infill on vacant and parking areas. 
Subtotal of Old Town Areas That Meet Low-Income Criteria					*12.68*	*239*	*NA*

APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
Patricia Ave/Heywood St Area:							
632035170	High Density/Very High Density	RH/RVH	1280 Patricia Ave.	35	0.23	16	Group PHBRVH-1. Single Family Residential development on an underutilized site. Built in 1964, 1956, 1955. 
632035171	High Density/Very High Density	RH/RVH	1292 Patricia Ave.	35	0.24		
632035172	High Density/Very High Density	RH/RVH	1296 Patricia Ave.	35	0.22		
632002023	High Density/Very High Density	RH/RVH	1335 Patricia Ave.	35	0.54	26	PBRVH-2. Single Family Residential development on an underutilized site. Built in 1953. 
632002022	High Density/Very High Density	RH/RVH	1355 Patricia Ave.	35	0.54		

APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632002019	High Density/Very High Density	RH/RVH	1377 Patricia Ave.	35	0.21	17	Group PHBRVH-3. Single Family Residential development on an underutilized site. Built in 1954, 1951. 
632002017	High Density/Very High Density	RH(CZ) /RVH	1391 Patricia Ave.	35	0.53		
632008001	High Density/Very High Density	RH/RVH	1312 Patricia Ave.	35	1.24	46	PHBRVH-4. Single Family Residential underutilized. Built in 1953, 1958. 
632008014	High Density/Very High Density	RH(CZ)/ RVH	1336 Patricia Ave.	35	0.67		

APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632002013	High Density/Very High Density	RH(CZ)/ RVH	1453 Patricia Ave.	35	0.49	35	Group PHBRVH-5. Single Family Residential development on an underutilized site. Built in 1951, 1952, 1957. 
632002012	High Density/Very High Density	RH(CZ) /RVH	1467 Patricia Ave.	35	0.49		
632002011	High Density/Very High Density	RH(CZ) /RVH	1479 Patricia Ave.	35	0.45		
632003067	High Density/Very High Density	RH/RVH	1511 Patricia Ave.	35	0.74	24	Group PHBRVH-6. Single Family Residential development on an underutilized site. Built in 1951, 1950. 
632003066	High Density/Very High Density	RH(CZ)/RVH	1874 Hubbard St.	20	0.24		
632003047	High Density/Very High Density	RH/RVH	1541 Patricia Ave.	35	1.04	25	Masonic Lodge in an area largely consisting of Single Family Residential development on underutilized sites.

APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
							
632003028	High Density/Very High Density	RH/RVH	1579 Patricia Ave.	35	0.53	19	Group PHBRVH-7. Single Family Residential on underutilized sites. Built in 1949, 1957, 1949.
632003027	High Density/Very High Density	RH(CZ) /RVH(CZ)	1593 Patricia Ave.	35	0.13		
632003055	High Density/Very High Density	RH(CZ) /RVH(CZ)	1841 Duncan St.	20	0.15		

APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632006001	High Density/Very High Density	RH(CZ)/RVH	1624 Patricia Ave.	35	0.40	25	Group PHBRVH-8. Single Family Residential development on underutilized site. Built in 1955, 1962, 1965. 
632006026	High Density/Very High Density	RH(CZ)/RVH	1746 Duncan St.	20	0.32		
632006025	High Density/Very High Density	RH(CZ)/RVH	1623 Heywood St.	20	0.32		

APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632006029	High Density/Very High Density	RH/RVH	1680 Patricia Ave.	35	0.56	24	Group PHBRVH-9. "Tiny Tot Preschool & Kindergarten" at 1680 Patricia in an area largely consisting of Single Family Residential development. Single Family Residential development on an underutilized site. Built in 1945, 1955. 
632006004	High Density/Very High Density	RH/RVH	1715 Galt St.	35	0.44		

APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632006058	High Density/Very High Density	RH(CZ) /RVH(CZ)	1724 Rose Ln.	35	0.75	18	Single Family Residential on underutilized site adjacent to MFR. Built in 1980. 
632006005	High Density/Very High Density	RH/RVH	1710 Patricia Ave.	35	0.62	30	Group PHBRVH-10. Single Family Residential development on underutilized sites. Built in 1918, 1982.
632006022	High Density/Very High Density	RH/RVH	1730 Patricia Ave.	35	0.62		

APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
632005039	High Density/Very High Density	RH/RVH		35	4.35	106	Mostly-vacant site with dilapidated parking lots. adjacent multi-family residential and community park. 
Subtotal of Patricia Ave/Heywood St. Area Sites That Meet Low-Income Criteria				*NA*	*17.05*	*411*	*NA*
Church on Royal Avenue Area (Rezone Proposed)							
638031005	Office Commercial/ Office Commercial	CO/CO(MU)	1925 Royal Ave.	35	2.40	42	Underutilized religious use with parking. Assumption 50% maximum density for residential infill on vacant and parking areas. 
Subtotal of Church on Royal Ave Area That Meets Low-Income Criteria				*NA*	*2.40*	*42*	*NA*

APN	Existing General Plan/Proposed General Plan	Existing Zoning /Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes/Photos
Apricot Road Area (Rezone Proposed)							
625022024	High Density/Very High Density	RH(FC) /RVH(FC)	4476 Apricot Rd.	20	0.54	32	Group APBRVH-1. Underutilized Single Family Residential. Built in 1950, 1947. 
625008105	High Density/Very High Density	RH(FC) /RVH(FC)	4462 Apricot Rd.	35	0.53		
625008106	High Density/Very High Density	RH(FC) /RVH(FC)	4464 Apricot Rd.	35	0.26		
625008119	High Density/Very High Density	RH(FC) /RVH(FC)	4483 Cochran St.	35	0.24	37	Group APBRVH-2. Underutilized Single Family Residential. Built in 1957, 1947, 1947. 
625008118	High Density/Very High Density	RH(FC) /RVH(FC)	4491 Cochran St.	35	0.24		
625008117	High Density/Very High Density	RH(FC) /RVH(FC)	4497 Cochran St.	35	1.03		
Subtotal of Apricot Road Area That Meets Low-Income Criteria				*NA*	*2.84*	*69*	*NA*
Subtotal of Areas to be Rezoned to Meet Low-Income Criteria					*34.97*	*761*	*NA*
Total of All Areas That Meet Low-Income Criteria				NA	95.67	1,621	NA

Table H3-3 Sites Inventory Areas Where Rezone is Proposed for Sites to Accommodate Moderate-Income and Above Moderate Income Households

APN	Existing General Plan/Proposed General Plan	Existing Zoning/Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes
Apricot Road Area							
625008111	Very Low Density/Very High Density	RH(FC)/RVH(FC)	4558 Apricot Rd	35	0.53	12	Single Family Residential on an underutilized site. Built in 1957.
618008069	Moderate Density/High Density	RMod(FC)/RH(FC)	Cochran St	20	0.78	10	Vacant
618008066	Moderate Density/High Density	RMod(FC)/RH(FC)	4071 Cochran St	20	0.78	10	Single Family Residential on an underutilized site. Built in 1958.
618008072	Moderate Density/High Density	RMod(FC)/RH(FC)	4091 Cochran St	20	0.78	10	Single Family Residential on an underutilized site. Built in 1954.
618008073	Moderate Density/High Density	RMod(FC)/RH(FC)	4107 Cochran St	20	0.78	10	3 duplexes on an underutilized site.
618008065	Moderate Density/High Density	RMod(FC)/RH(FC)		20	2.36	33	Church Lutheran Shepherd-Vally. Assumption 50% infill on vacant and parking areas.
61800701	Moderate Density/High Density	RM(FC)/RH(FC)	4221 Cochran St	20	0.78	10	Kids 'N Things Preschool.

APN	Existing General Plan/Proposed General Plan	Existing Zoning/Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes
625007506	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4613 Apricot Rd	20	0.54	7	Single Family Residential on an underutilized site. Built in 1980.
625006208	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4481 Apricot Rd	20	0.57	7	Single Family Residential on an underutilized site. Built in 1950.
625006209	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4511 Apricot Rd	20	0.55	7	Single Family Residential on an underutilized site. Built in 1949.
625006210	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4535 Apricot Rd	20	0.57	7	Single Family Residential on an underutilized site.
625006211	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4551 Apricot Rd	20	0.28	3	Single Family Residential on an underutilized site. Built in 1962.
625006212	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4555 Apricot Rd	20	0.28	3	Single Family Residential on an underutilized site. Built in 1962.
625006214	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4571 Apricot Rd	20	0.56	7	Single Family Residential on an underutilized site. Built in 1960.
625006215	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4591 Apricot Rd	20	0.55	7	Single Family Residential on an underutilized site. Built in 1960.

APN	Existing General Plan/Proposed General Plan	Existing Zoning/Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes
625006207	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4473 Apricot Rd	20	0.57	7	Single Family Residential on an underutilized site. Built in 1954.
625007505	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4639 Apricot Rd	20	0.53	7	Single Family Residential on an underutilized site. Built in 1978.
625007503	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4653 Apricot Rd	20	0.27	3	Single Family Residential on an underutilized site. Built in 1950.
625007504	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4681 Apricot Rd	20	0.81	11	Single Family Residential on an underutilized site.
625009119	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4613 Cochran St	20	0.69	9	Single Family Residential on an underutilized site. Built in 1977.
625009120	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4639 Cochran St	20	0.77	10	Single Family Residential on an underutilized site. Built in 1979.
625008112	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4570 Apricot Rd	20	0.80	11	Single Family Residential on an underutilized site. Built in 1960.
625008113	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4590 Apricot Rd	20	0.40	5	Single Family Residential on an underutilized site. Built in 1961.

APN	Existing General Plan/Proposed General Plan	Existing Zoning/Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes
625008114	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4592 Apricot Rd	20	0.40	5	Single Family Residential on an underutilized site. Built in 1962.
625009101	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4608 Apricot Rd	20	0.40	5	Single Family Residential on an underutilized site. Built in 1955.
625009105	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4688 Apricot Rd	20	1.61	22	Single Family Residential on an underutilized site. Built in 1943.
625009111	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4620 Apricot Rd	20	0.39	5	Single Family Residential on an underutilized site. Built in 1955.
625009116	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4630 Apricot Rd	20	0.39	5	Single Family Residential on an underutilized site. Built in 1979.
625009117	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4640 Apricot Rd	20	0.39	5	Single Family Residential on an underutilized site. Built in 1979.
625009114	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4663 Cochran St	20	0.77	10	Single Family Residential on an underutilized site. Built in 1979.
625009106	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	2439 Fig St	20	0.29	4	Single Family Residential on an underutilized site. Built in 1927.

APN	Existing General Plan/Proposed General Plan	Existing Zoning/Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes
625009107	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	2427 Fig St	20	0.18	2	Single Family Residential on an underutilized site. Built in 1949.
625009112	Very Low Density/High Density	RVL(A)(FC)/RH(A)(FC)	4669 Cochran St	20	0.27	3	Single Family Residential on an underutilized site. Built in 1981.
Subtotal of Apricot Area					20.62	272	NA
Heyneman Lane							
639001075	Low Density/Medium Density	RL(CZ)/RM		5	1.23	4	Group HBRM-1. Vacant.
639001076	Open Space/Medium Density	RL(CZ)/RM		5	25.16	25	Group HBRM-1. Vacant.
Subtotal of Heyneman Lane					26.39	29	NA
Leeds Street Area							
644008019	Very Low Density/Moderate Density	RVL(A)/RMod	5121 Leeds St	10	3.94	27	Vacant.
644008017	Very Low Density/Moderate Density	RVL(A)/RMod	5157 Leeds St	10	1.72	12	Single Family Residential underutilized site.
644008018	Very Low Density/Moderate Density	RVL(A)/RMod	5135 Leeds St	10	0.99	6	Single Family Residential on underutilized site.
644008018	Very Low Density/Moderate Density	RVL(SP)/RMod	2245 Stearns St	10	2.56	17	Single Family Residential on

APN	Existing General Plan/Proposed General Plan	Existing Zoning/Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes
							underutilized site. Built in 1956
644008085	Very Low Density/High Density	RVL(CZ)(SP)/RVH(SP)/ RH(SP)	4832 Cochran St	20	5.15	51	Church Presbyterian Santa Barbara. Split zoning. Density Assumption 50% infill on parking and vacant areas.
644008042	Very Low Density/High Density	RVL(SP)/RH(SP)	4910 Cochran St	20	5.31	53	Church Lighthouse Bible of Simi. Density assumption 50% infill on parking and vacant areas.
644008084	Very Low Density/High Density	RVL(SP)/RH(SP)	4868 Cochran St	20	2.58	25	Church Korean Baptist. Density assumption 50% infill on parking and vacant areas.
644008046	Very Low Density/High Density	RVL(SP)/RH(SP)	5028 Cochran St	20	4.02	40	Church Jesus Christ LDS. Density assumption 50% infill on parking and vacant areas.
644008050	Very Low Density/ High Density	RVL(SP)/RH(SP)	Cochran	20	1.44	14	Church Jesus Christ LDS. Density assumption 50% infill on parking and vacant areas.
Subtotal Leeds Street Area					27.71	245	NA
Oak Road Area							

APN	Existing General Plan/Proposed General Plan	Existing Zoning/Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes
637014015	Medium Density/ Moderate Density	RM/RMod	1761 Oak Rd	10	3.05	21	Vacant. Phoenix Ranch School.
637014032	Moderate Density/ Moderate Density	RM/RMod	Oak Rd	10	0.73	5	Vacant. Phoenix Ranch School.
Subtotal Oak Road Area					3.78	26	NA
Patricia/Heywood Area							
632003060	Very High Density/Very High Density	RH(CZ)/RVH	1876 Duncan St	35	0.21	5	Single Family Residential on underutilized site. Built in 1960.
632003068	Very High Density/Very High Density	RH(CZ)/RVH	1887 Galt St	35	0.22	5	Single Family Residential on underutilized site. Built in 1951.
632003056	Very High Density/Very High Density	RH(CZ)/RVH	1850 Duncan St	35	0.13	3	Single Family Residential on underutilized site. Built in 1955.
632002021	High Density/Very High Density	RH(CZ)/RVH	1367 Patricia Av	35	0.25	6	Single Family Residential on underutilized site. Built in 1954.
632002020	High Density/Very High Density	RH(CZ)/RVH	1363 Patricia Av	35	0.25	6	Single Family Residential on underutilized site. Built in 1954.

APN	Existing General Plan/Proposed General Plan	Existing Zoning/Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes
632008018	High Density/Very High Density	RH(CZ)/RVH	1364 Patricia Av	35	0.57	13	Single Family Residential on underutilized site. Built in 1949.
632002014	High Density/Very High Density	RH(CZ)/RVH	1439 Patricia Av	35	0.57	13	Single Family Residential on underutilized site. Built in 1951.
632006023	High Density/Very High Density	RH(CZ)/RVH	1644 Duncan St	35	0.25	6	Single Family Residential on underutilized site. Built in 1960.
632003070	Very High Density/Very High Density	RH(CZ)/RVH	1859 Galt St	35	0.19	4	Single Family Residential on underutilized site. Built in 1960.
632003018	Very High Density/Very High Density	RH(CZ)/RVH	1611 Patricia Av	35	0.21	5	Single Family Residential on underutilized site. Built in 1961.
632003017	Very High Density/Very High Density	RH(CZ)/RVH	1621 Patricia Av	35	0.21	5	Single Family Residential on underutilized site. Built in 1961.
632002018	High Density/Very High Density	RH(CZ)/RVH	1381 Patricia Av	35	0.28	7	Group PHBRVH-14. Single Family Residential on underutilized site. Built in 1954.
632002025	High Density/Very High Density	RH(CZ)/RVH		35	0.01		

APN	Existing General Plan/Proposed General Plan	Existing Zoning/Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes
632003048	High Density/Very High Density	RH(CZ)/RVH	1855 E. Duncan St	35	0.20	4	Single Family Residential on underutilized site. Built in 1977.
632003024	High Density/Very High Density	RH(CZ)/RVH	1881 Duncan St	35	0.22	5	Single Family Residential on underutilized site. Built in 1950.
632003051	High Density/Very High Density	RH(CZ)/RVH	1867 Duncan St	35	0.21	5	Single Family Residential on underutilized site. Built in 1951.
Subtotal Patricia/Heywood Area					3.97	92	NA
Royal Avenue Area							
638003034	Medium Density/High Density	RM/RH	2369 Royal Ave	20	3.85	38	Church Centerpoint of Simi Valley. Density assumption 50% infill on parking and vacant areas.
Subtotal Royal Avenue Area					3.85	38	NA
Walnut Hills Area							
611037007	Low Density/Medium Density	RL/RM	Chelmas Court	5	2.57	8	City-Owned. Ventura Count Waterworks #8 (Surplus Land). Vacant.
614001026	Low Density/Medium Density	RL(CZ)/RM	3799 Walnut Ave	5	12.55	31	Group WHBRM-1. Vacant. Site Constraints:

APN	Existing General Plan/Proposed General Plan	Existing Zoning/Proposed Zoning	Address	Maximum Density	Acreage	Potential Capacity	Notes
614001022	Low Density/Medium Density	RL(CZ)/RM	Walnut Ave	5	0.08		topography, seismic. Assumed density 50%.
614001021	Low Density/Medium Density	RL(CZ)/RM		5	12.07	30	Group WHBRM-2. Vacant. Site Constraints: topography, seismic. Assumed density 50%.
614001024	Low Density/Medium Density	RL(CZ)/RM		5	0.12		
614001025	Low Density/Medium Density	RL(CZ)/RM		5	0.16		
Subtotal Walnut Hills Area					27.55	69	NA
Subtotal Areas that Could Accommodate Moderate-Income and Above-Moderate Income Households.					113.87	771	NA


MGACPDMU-1
Grouped Sites
No Rezone Required
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
N
0 250 500 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Mountain Gate Shopping Area
CITY OF SIMI VALLEY

Figure H3-1

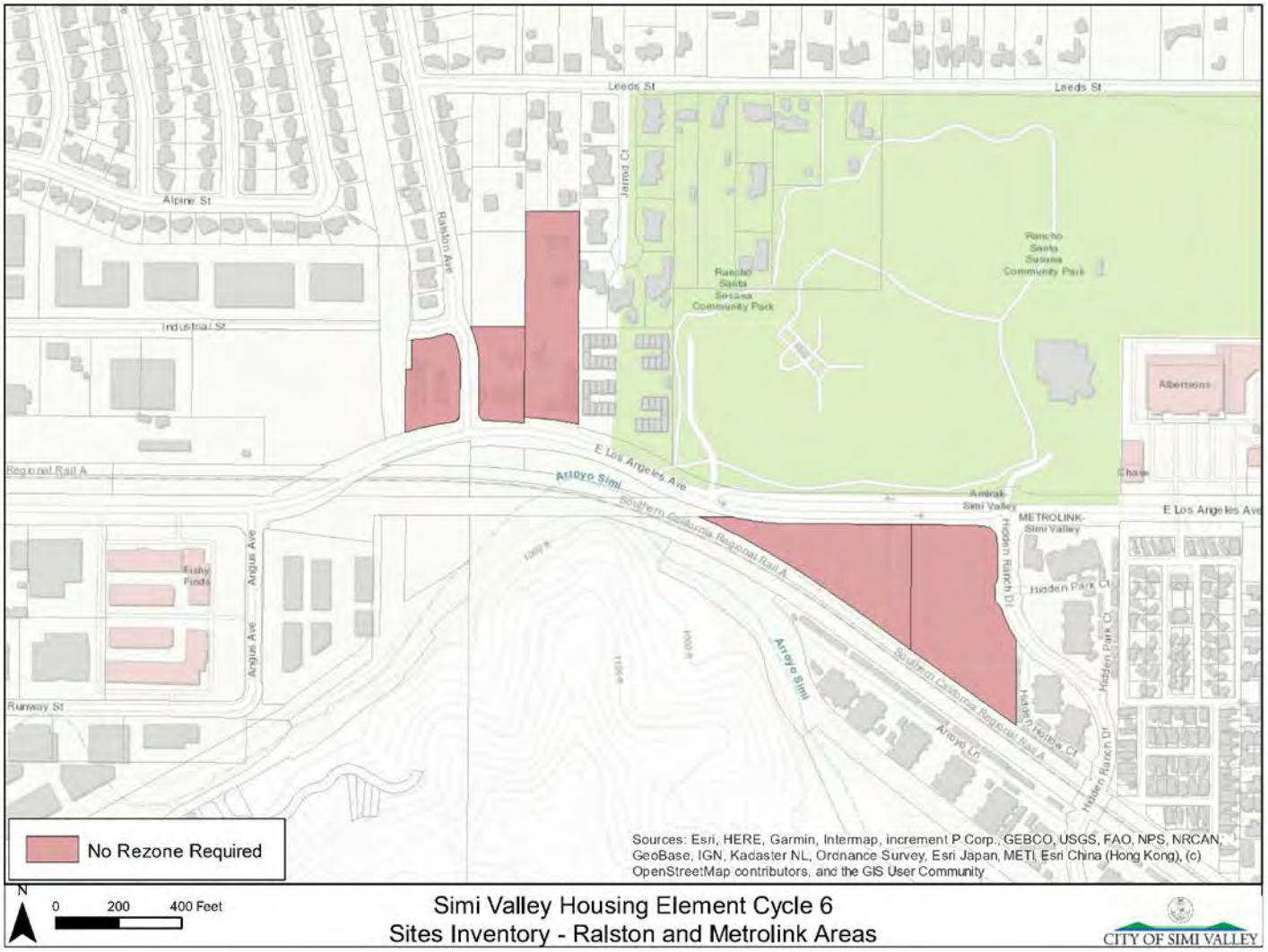

Leeds St
Leeds St
Alpine St
Ralston Ave
Jarma Ct
Industrial St
Rancho Santa Susana Community Park
Rancho Santa Susana Community Park
Albertsons
Chase
Regional Rail A
E Los Angeles Ave
Arroyo Simi
Amtrak Simi Valley
METROLINK-Simi Valley
E Los Angeles Ave
Southern California Regional Rail A
Hidden Ranch Dr
Hidden Park Ct
Fishy Finds
Angus Ave
Runway St
Arroyo Simi
Arroyo Ln
Hidden Hollow Ct
Hidden Ranch Dr
No Rezone Required
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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400 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Ralston and Metrolink Areas
CITY OF SIMI VALLEY

Figure H3-2

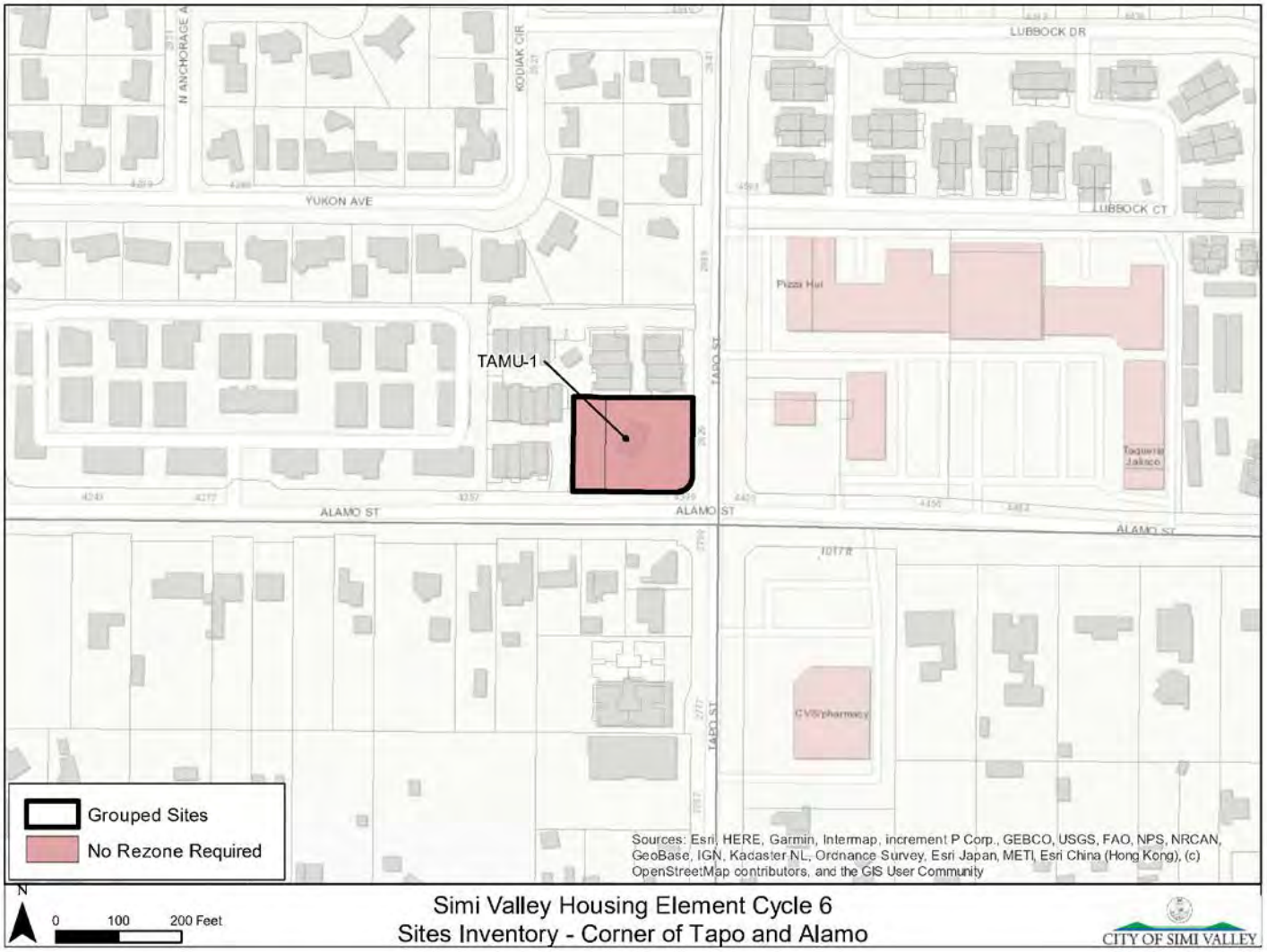

TAMU-1
YUKON AVE
KODIAK CIR
N ANCHORAGE A
LUBBOCK DR
LUBBOCK CT
Pizza Hut
TAPO ST
ALAMO ST
Taqueria Jalisco
CVS/pharmacy
Grouped Sites
No Rezone Required
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
N
0 100 200 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Corner of Tapo and Alamo
CITY OF SIMI VALLEY

Figure H3-3


Ken of Japan
Fresh Korea BBQ
Family Mongolia BBQ
Panda Bowl
Radioshack
AutoZone
Subway
Sino Deli USA
Walmart Neighborhood Market
Papa Johns
WINIFRED ST
TAPO ST
GENTLE BROOK LN
ROLLING RIVER LN
GREEN PASTURE LN
EILEEN ST
No Rezone Required
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
N
0
100
200 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Tapo Charleston Center
CITY OF SIMI VALLEY

Figure H3-4

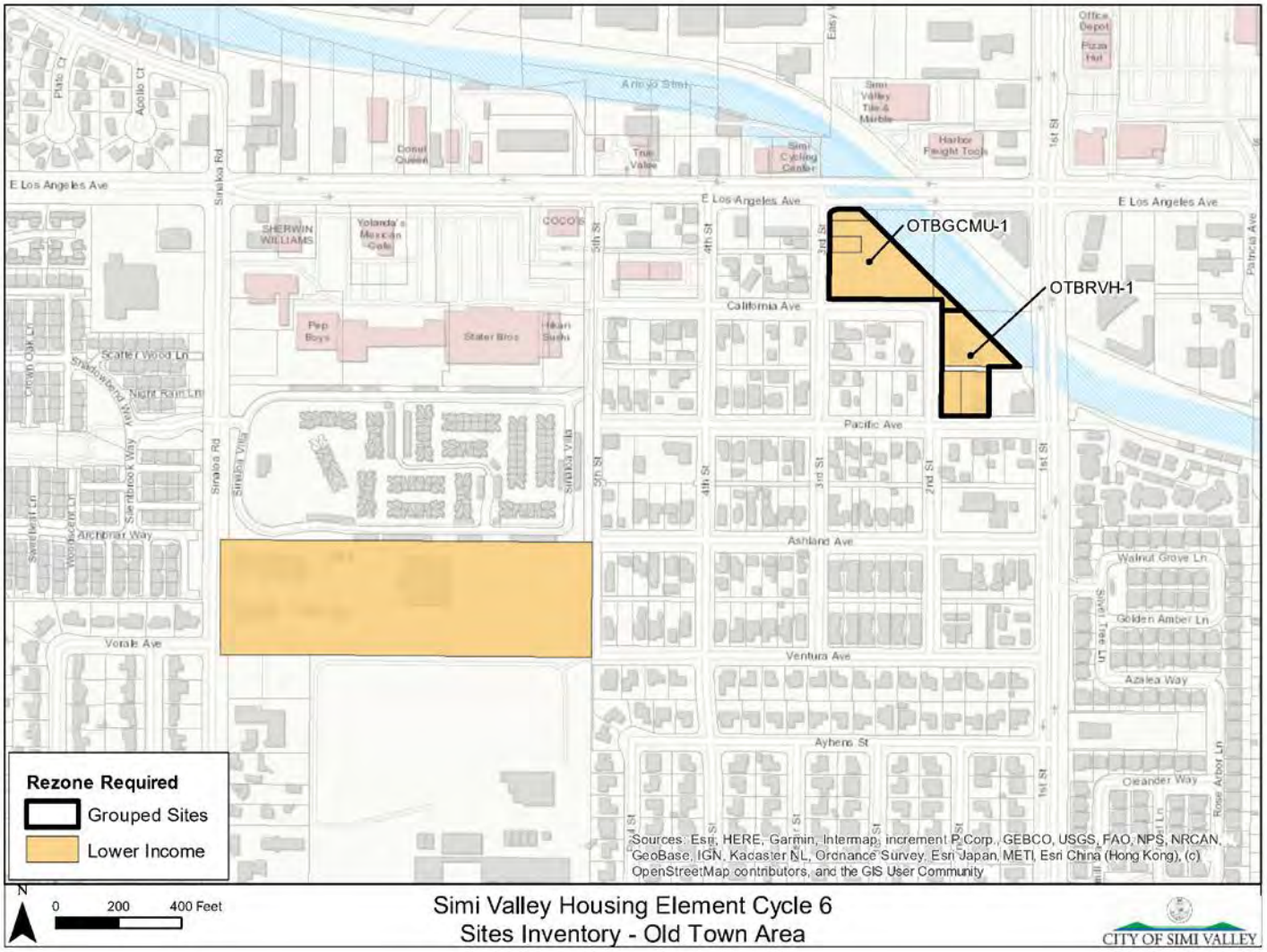

OTBGCMU-1
OTBRVH-1
E Los Angeles Ave
Arroyo Simi
California Ave
Pacific Ave
Ashland Ave
Ventura Ave
Ayhens St
Walnut Grove Ln
Golden Amber Ln
Azalea Way
Oleander Way
Sinaloa Rd
Patricia Ave
Rezone Required
Grouped Sites
Lower Income
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
N
0 200 400 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Old Town Area
CITY OF SIMI VALLEY

Figure H3-5

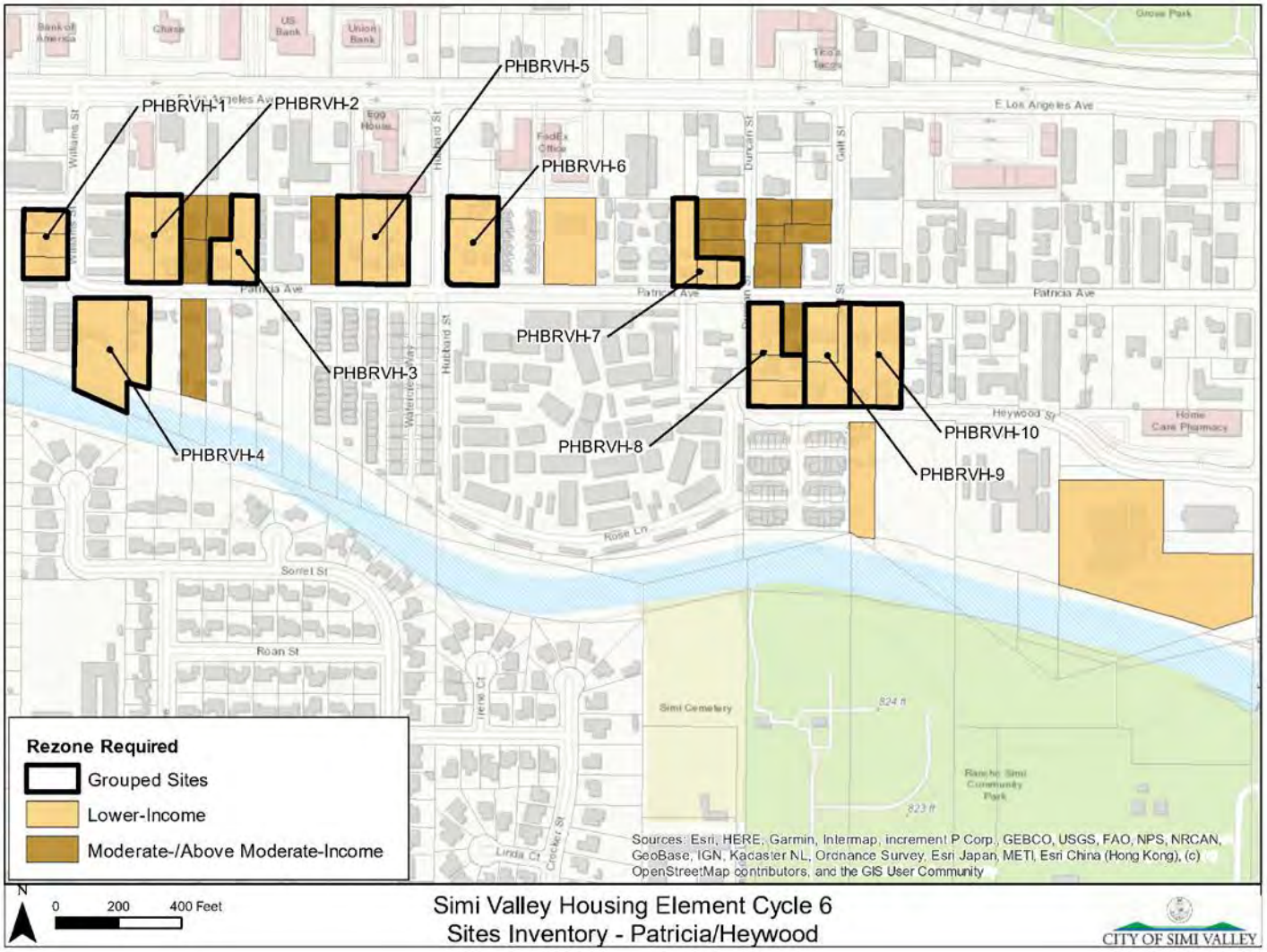

PHBRVH-1
PHBRVH-2
PHBRVH-3
PHBRVH-4
PHBRVH-5
PHBRVH-6
PHBRVH-7
PHBRVH-8
PHBRVH-9
PHBRVH-10
E Los Angeles Ave
Patricia Ave
Heywood St
Rose Ln
Sorrel St
Roan St
Simi Cemetery
Rezone Required
Grouped Sites
Lower-Income
Moderate-/Above Moderate-Income
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
N
0 200 400 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Patricia/Heywood
CITY OF SIMI VALLEY

Figure H3-6

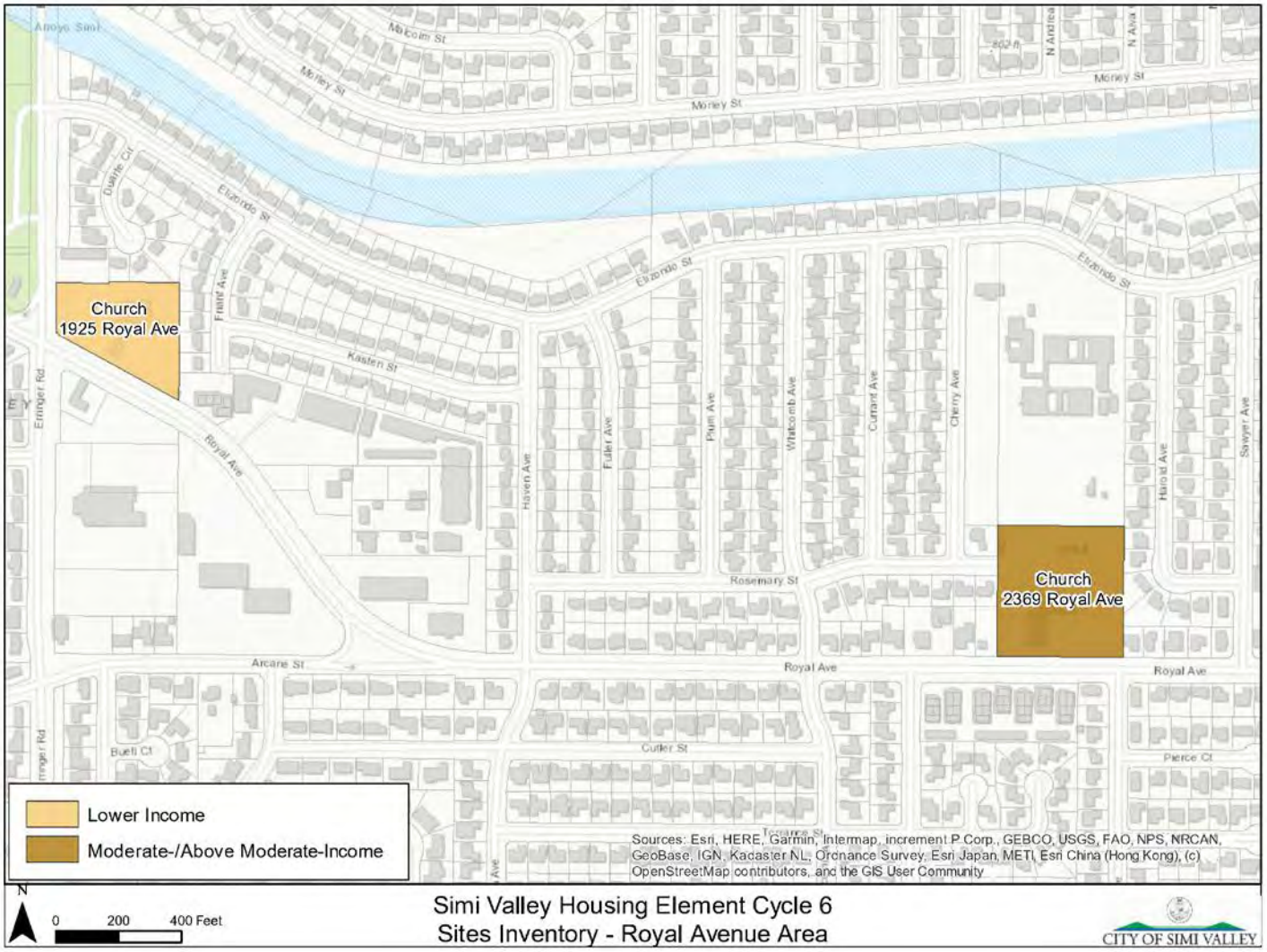

Church
1925 Royal Ave
Church
2369 Royal Ave
Lower Income
Moderate-/Above Moderate-Income
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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400 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Royal Avenue Area
CITY OF SIMI VALLEY

Figure H3-7

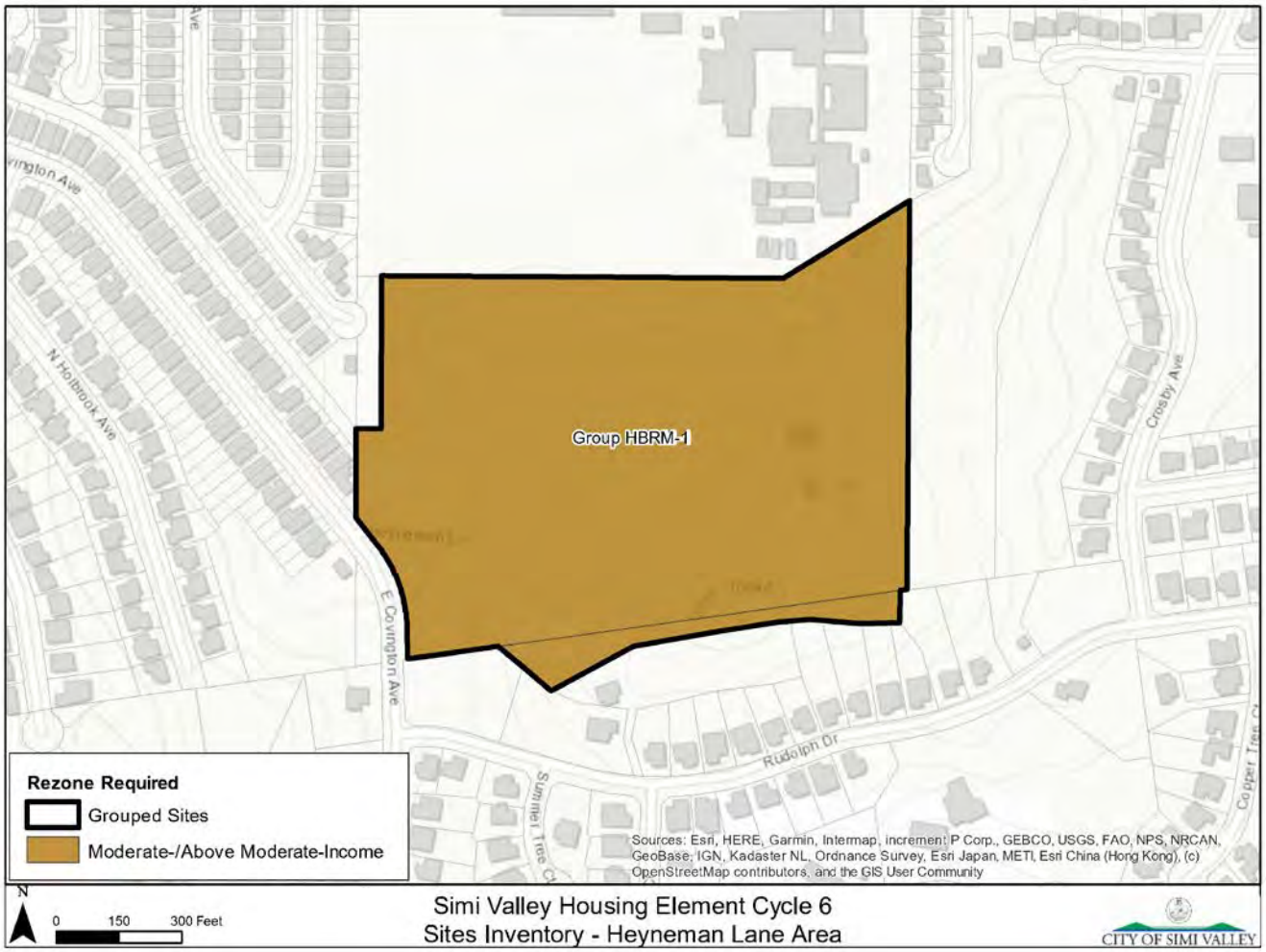

Group HBRM-1
E Covington Ave
N Holbrook Ave
Crosby Ave
Rudolph Dr
Summer Tree Ct
Copper Tree Ct
Rezone Required
Grouped Sites
Moderate-/Above Moderate-Income
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
N
0
150
300 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Heyneman Lane Area
CITY OF SIMI VALLEY

Figure H3-8

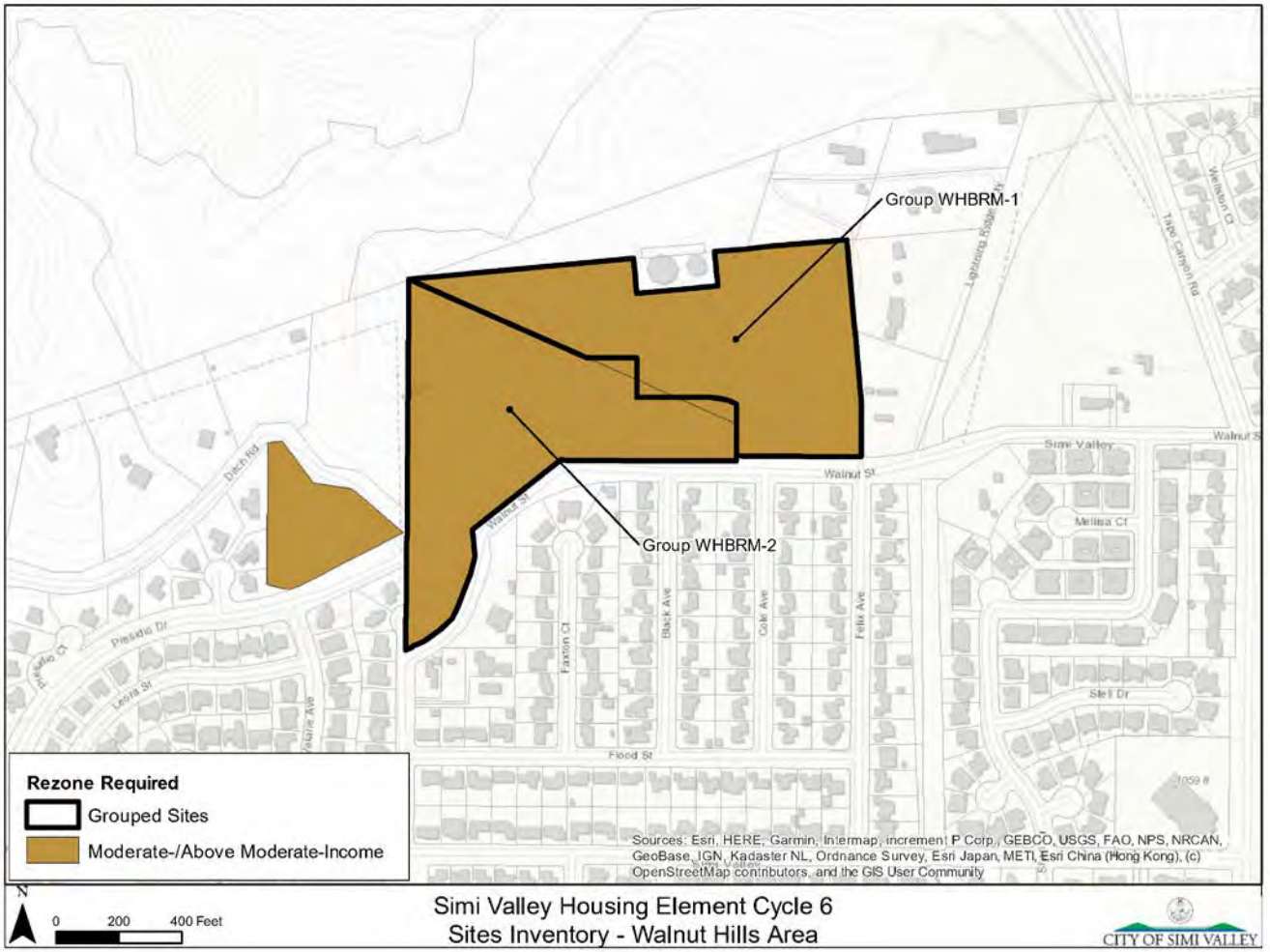

Group WHBRM-1
Group WHBRM-2
Walnut St
Ditch Rd
Presidio Dr
Presidio Ct
Lewis St
Flood St
Black Ave
Cole Ave
Felix Ave
Fenton Ct
Simi Valley
Melissa Ct
Stell Dr
Tapo Canyon Rd
Wellston Ct
Rezone Required
Grouped Sites
Moderate-/Above Moderate-Income
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
N
0
200
400 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Walnut Hills Area
CITY OF SIMI VALLEY

Figure H3-9

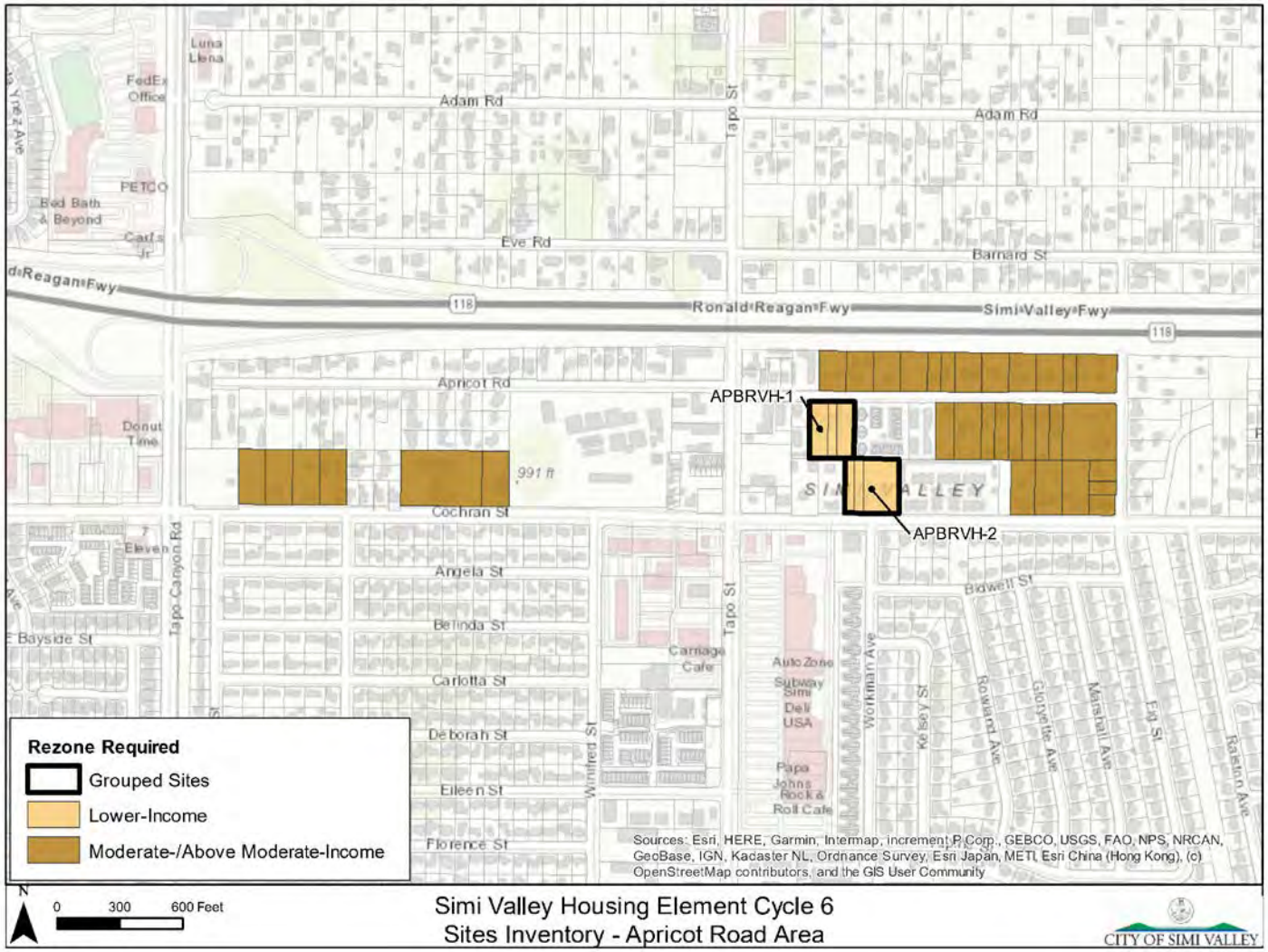

Luna Llena
FedEx Office
PETCO
Bed Bath & Beyond
Carl's Jr
Adam Rd
Tapo St
Eve Rd
Barnard St
Ronald Reagan Fwy
Simi Valley Fwy
118
Apricot Rd
APBRVH-1
APBRVH-2
Donut Time
991 ft
Cochran St
7 Eleven
Tapo Canyon Rd
Angela St
Belinda St
Bayside St
Carlotta St
Deborah St
Eileen St
Florence St
Winifred St
Camaga Cafe
AutoZone
Subway
Simi Deli USA
Papa Johns Rock & Roll Cafe
Bidwell St
Workman Ave
Kelsey St
Rowland Ave
Gloryette Ave
Marshall Ave
Fitt St
Ralston Ave
Rezone Required
Grouped Sites
Lower-Income
Moderate-/Above Moderate-Income
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
N
0 300 600 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Apricot Road Area
CITY OF SIMI VALLEY

Figure H3-10


Promenade St
Monument St
Cochran St
Cochran St
Bidwell St
Leeds St
Rancho Santa Susana Community Park
Albertsons
Chase
Del Taco
Amtrak - Simi Valley
METROLINK - Simi Valley
E Los Angeles Ave
Rainwood St
Birchcroft St
Huntley St
Snowcreek St
E Diane St
Big Z
Fishy Finds
Hidden Park Ct
Marshall Ave
Erb St
Ralston Ave
Jarrod Ct
Stearns St
Emory Ave
1/2 mi. Proximity to Transit
Moderate-/Above Moderate-Income (Rezone)
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
N
0
300
600 Feet
Simi Valley Housing Element Cycle 6
Sites Inventory - Leeds Street Area
CITY OF SIMI VALLEY

Figure H3-11

Appendix H4

Fair Housing Assessment

INTRODUCTION AND OVERVIEW OF AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities,
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

Analysis of the fair housing issues in this section summarizes analysis and conclusions from the 2020 Ventura County Analysis of Impediments to Fair Housing Choice (AI), and supplements with additional data as available and appropriate.

ASSESSMENT OF FAIR HOUSING ISSUES

Fair Housing Enforcement and Outreach

The City of Simi Valley contracts with the Housing Rights Center (HRC) for fair housing services. Between 2017 and the first half of 2019, 35 housing discrimination cases were opened in Ventura County, 26 percent of which were closed or withdrawn. Approximately 31 percent of the discrimination complaints filed Countywide were in Simi Valley, the most in the County. Most of the complaints (57 percent) were successfully conciliated by HRC. Among the 35 cases opened, physical disability (66 percent) and mental disability (20 percent) represented the majority of the protected classification.

In 2018, 10 fair housing tests were conducted in Simi Valley and Thousand Oaks by HRC. Three testing sites in Simi Valley found evidence of discrimination, where White testers received preferential treatment over Black or African American testers.

Annually, HRC conducts outreach and education throughout the County, including in Simi Valley. Typical activities include Public Service Announcements/media publicity/ads; community presentations, literature distribution, and management trainings.

Integration and Segregation

RACE AND ETHNICITY

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2014-2018 ACS, approximately 40 percent of the Simi Valley population belong to a racial or ethnic minority group. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. Of the 71 Census Block Groups that make up Simi Valley, 15 have minority populations of 50 percent or more. Block groups with racial and ethnic minority populations of over 50 percent are scattered throughout the center of the City. The highest number of racially/ethnically concentrated block groups are generally located in the central western section of the City (Figure H4-1).

Racial and ethnic dissimilarity trends for Simi Valley and the Ventura County Region are shown in Table H4-1. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The non-White population have been on the rise since 1990. The growth is predominantly residents from the populous San Fernando Valley and the Los Angeles area seeking suburban, integrated, family-friendly community. Naturally, as a result, dissimilarity between racial or ethnic minorities and White communities in Simi Valley are also

on the rise. However, segregation in the City remains low as the bedroom community attracted primarily middle and working class, fiscally conservative minds. Nearly no distinct ethnic neighborhoods were ever developed. Hence, dissimilarity in Simi Valley is significantly lower than in the County. Countywide, Non-White/White and Black/White communities are moderately segregated, while Hispanic/White communities are highly segregated.

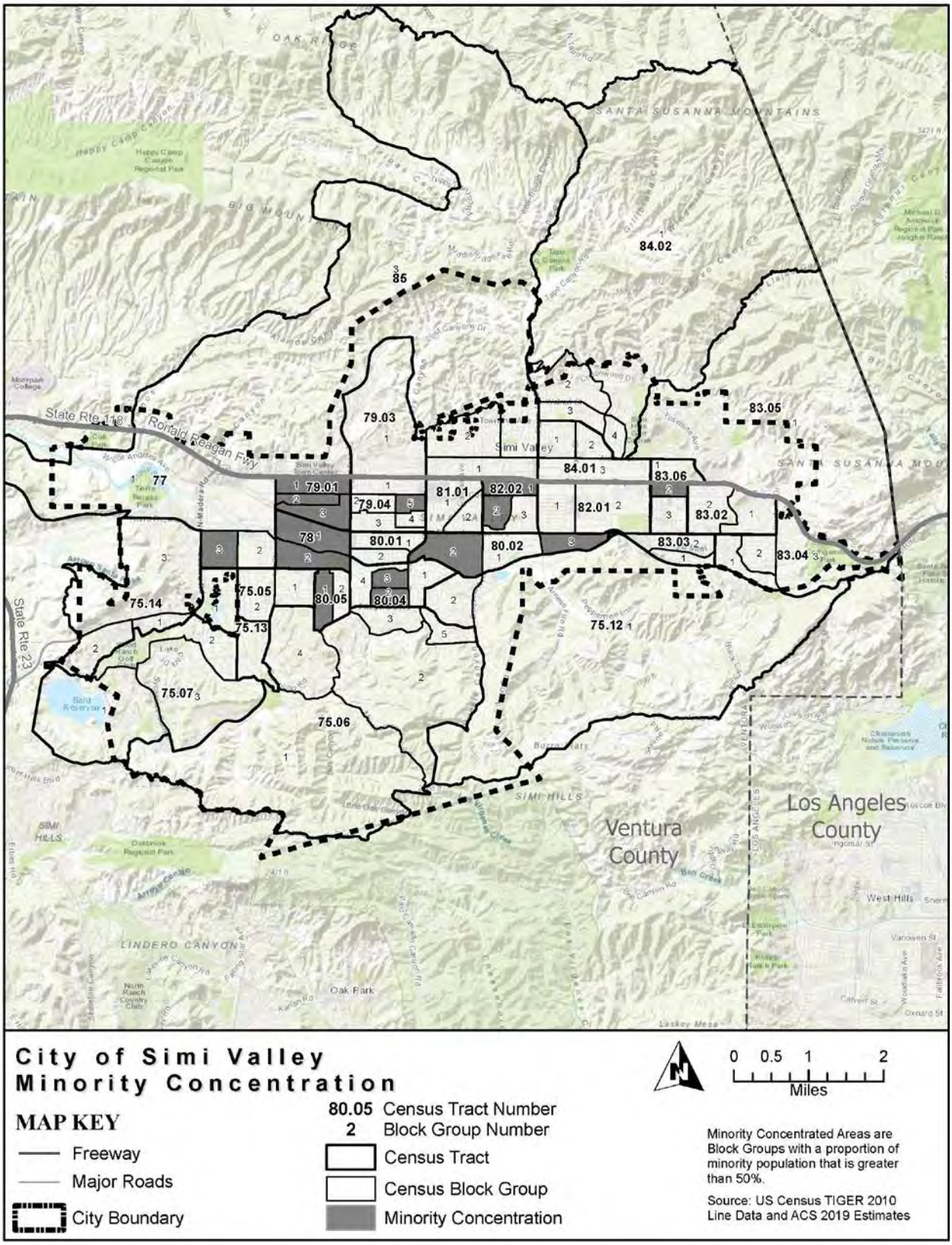


Figure H4-1: Racial/Ethnic Minority Concentrations

Table H4-1 Racial or Ethnic Dissimilarity Trends

Dissimilarity Index	1990	2000	2010	2020
Simi Valley				
Non-White/White	10.63	14.40	16.22	17.83
Black/White	10.17	14.26	13.43	21.41
Hispanic/White	15.36	20.92	22.67	24.11
Asian or Pacific Islander/White	11.29	10.49	14.87	19.70
Ventura County Region				
Non-White/White	46.24	49.11	47.27	50.49
Black/White	47.82	45.42	36.60	41.99
Hispanic/White	52.19	56.14	54.55	56.75
Asian or Pacific Islander/White	29.93	28.93	28.61	34.03

SOURCE: HUD AFFH data, 2021.

DISABILITY

According to the 2014-2018 ACS, approximately 11.2 percent of Simi Valley residents experience a disability, compared to 10.9 percent Countywide. Census tracts with a high number of persons with disabilities are generally not concentrated in specific areas of the City. Census tracts with higher populations of persons with disabilities are roughly distributed evenly throughout Simi Valley. Generally, Census tracts closer to the City borders had lower populations of persons with disabilities. The concentration of persons with disabilities by Census tract are shown in Figure H4-2.

FAMILIAL STATUS

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Approximately 31.1 percent of Simi Valley households are families with children. The City's share of families with children is the same as the County and similar to neighboring cities including Camarillo (26.3 percent), Moorpark (34.3 percent), and Thousand Oaks (28.5 percent). Single parent households are also protected by fair housing law. Nearly 7 percent of households in the City are single-parent households. As shown in Figure H4-3, Census tracts with a higher percentage of families with children are most concentrated in the center of the City. The percent of households with children in these tract ranges between 35 and 45 percent, higher than the other tracts with percentages ranging from 19 to 30.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Nearly 5 percent of

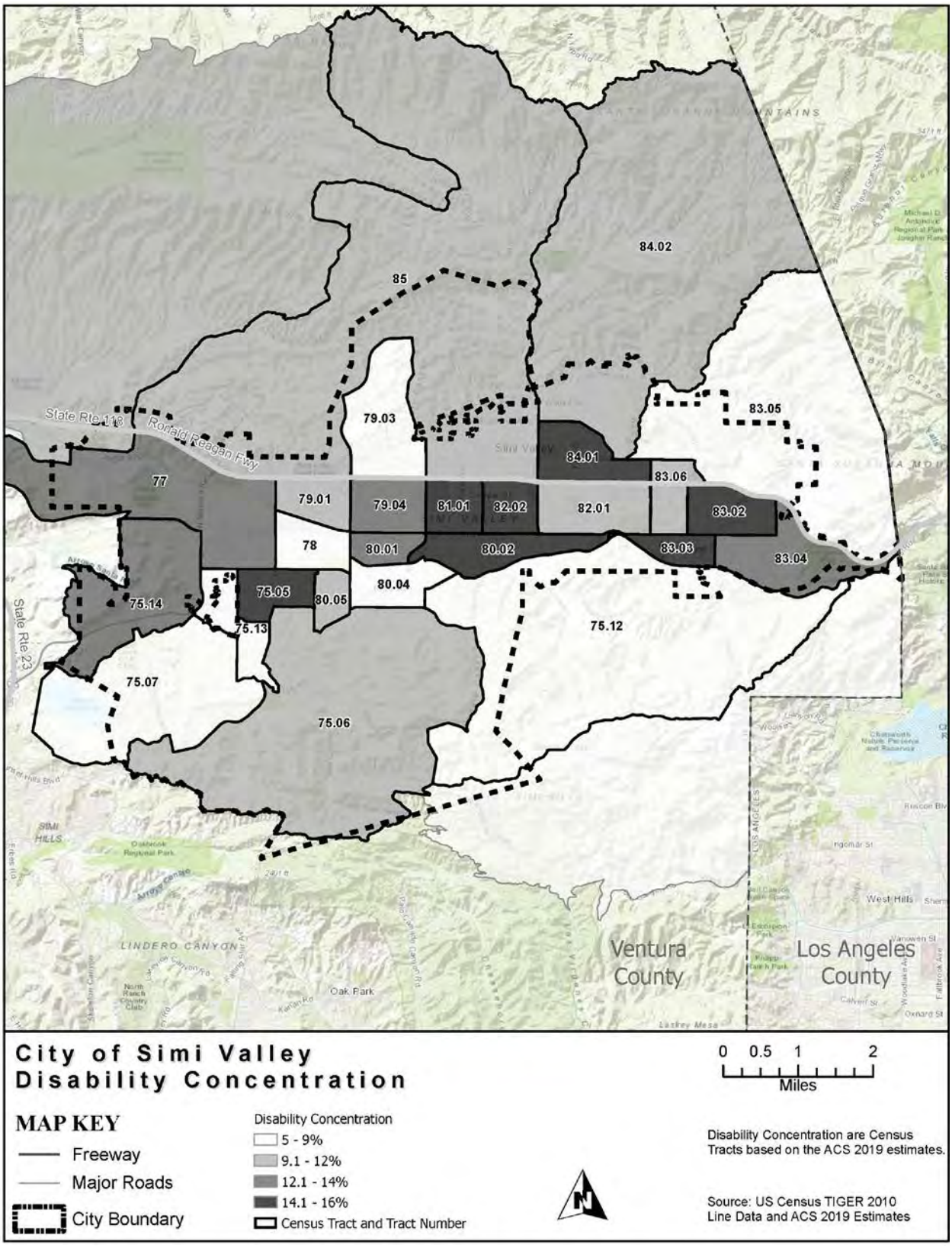


Figure H4-2: Disability Concentrations

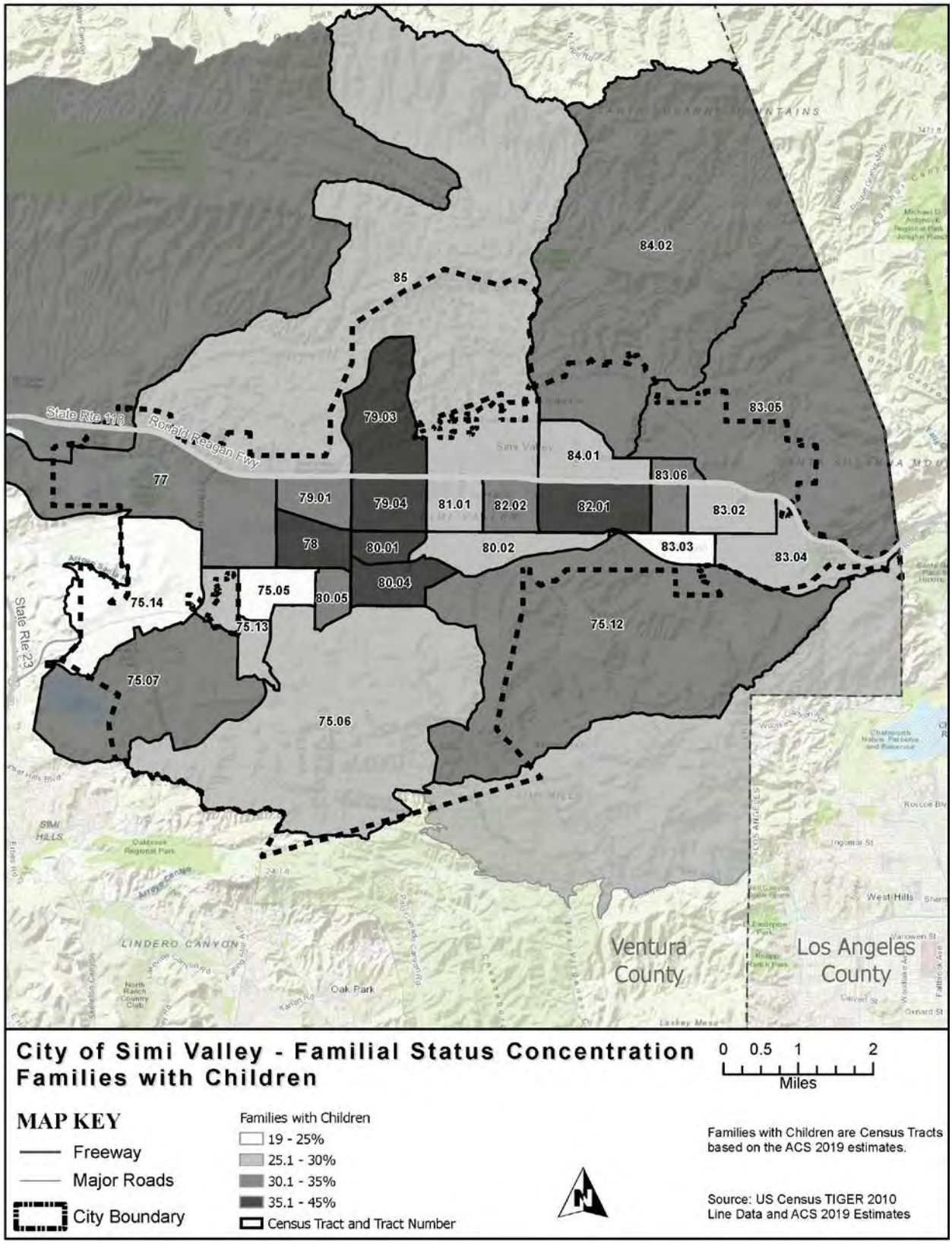


Figure H4-3: Concentration of Families with Children

households in the Simi Valley are single female-headed households with children. Female headed households are concentrated in two tracts in the center of the City, and one tract in the south eastern section of the City (Figure H4-4). These tracts have concentrations of female-headed households of 9 to 16 percent, compared to 0 to 9 percent throughout the rest of the City.

INCOME

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD's 2013-2017 CHAS data (Table H4-2) shows that 32.4 percent of Simi Valley households earn 80 percent or less than the area median family income and are considered lower income, compared to 40 percent Countywide. According to the 2014-2018 ACS, the median household income in Simi Valley is $95,543, higher than $84,017 for the County.

Table H4-2 Income Distribution

	Simi Valley		Ventura County	
Income Category	Total	Percent	Total	Percent
<30% HAMFI	3,705	8.8%	31,100	11.5%
31-50% HAMFI	4,065	9.7%	31,720	11.7%
51-80% HAMFI	5,840	13.9%	45,325	16.8%
81-100% HAMFI	4,380	10.4%	26,540	9.8%
>100% HAMFI	24,030	57.2%	135,355	50.1%
Total	42,025	100.0%	270,045	100.0%

SOURCE: HUD CHAS Data (2013-2017 ACS), August 2020.

Figure H4-5 shows the Lower and Moderate Income (LMI) areas in the City by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI. There are 9 block groups with a LMI population over 51 percent. Areas with high LMI populations are generally scattered throughout Census block groups in the central eastern and western areas of the City.

Racially and Ethnically Concentrated Areas of Poverty

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. According to HUD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are currently four R/ECAPs in Ventura County; two are located in Oxnard, one is located in Port Hueneme, and one is located in Santa Paula (Figure H4-6). There are no R/ECAPs in Simi Valley.

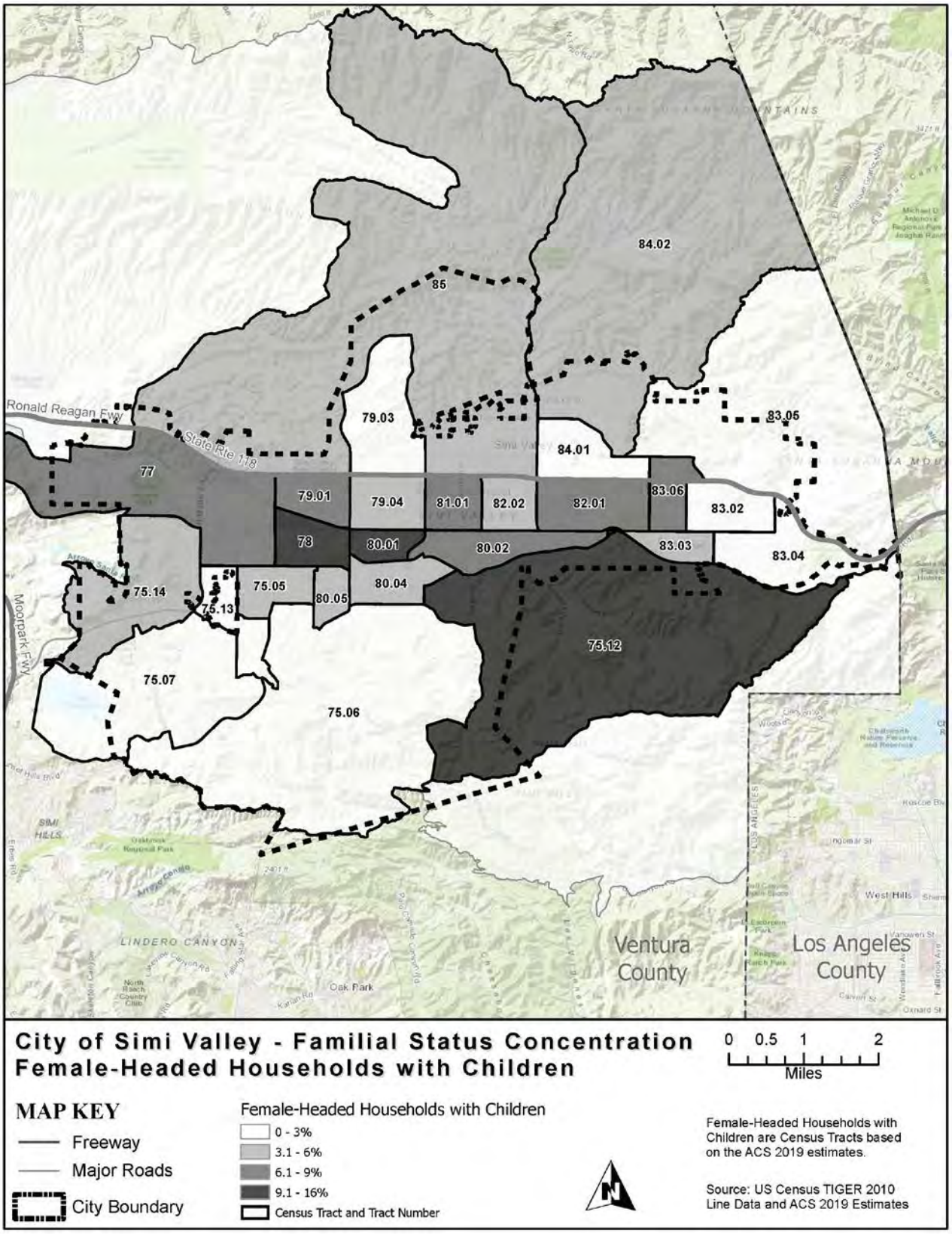


Figure H4-4: Concentration of Female-Headed Households with Children

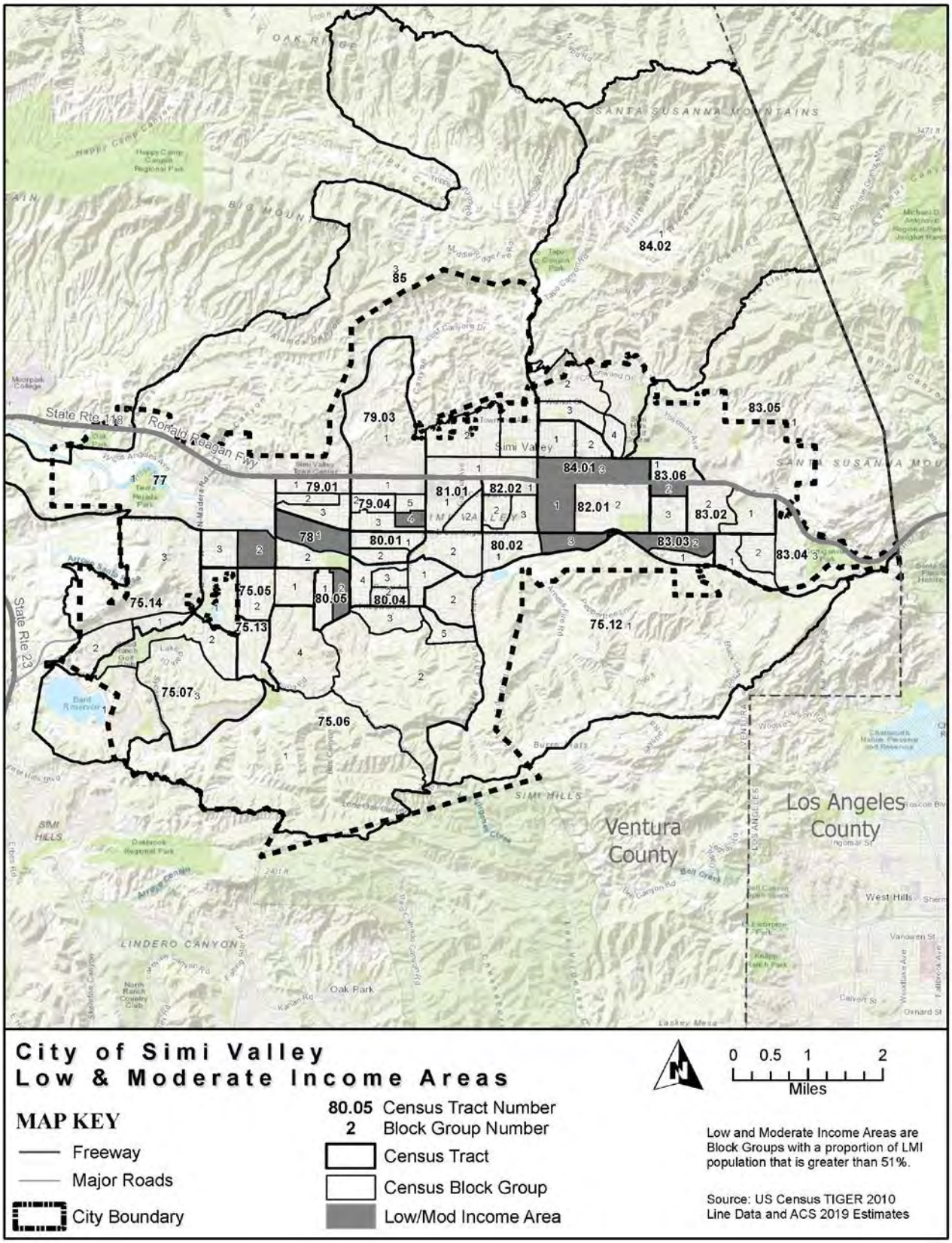


Figure H4-5: Low/Moderate Income Areas

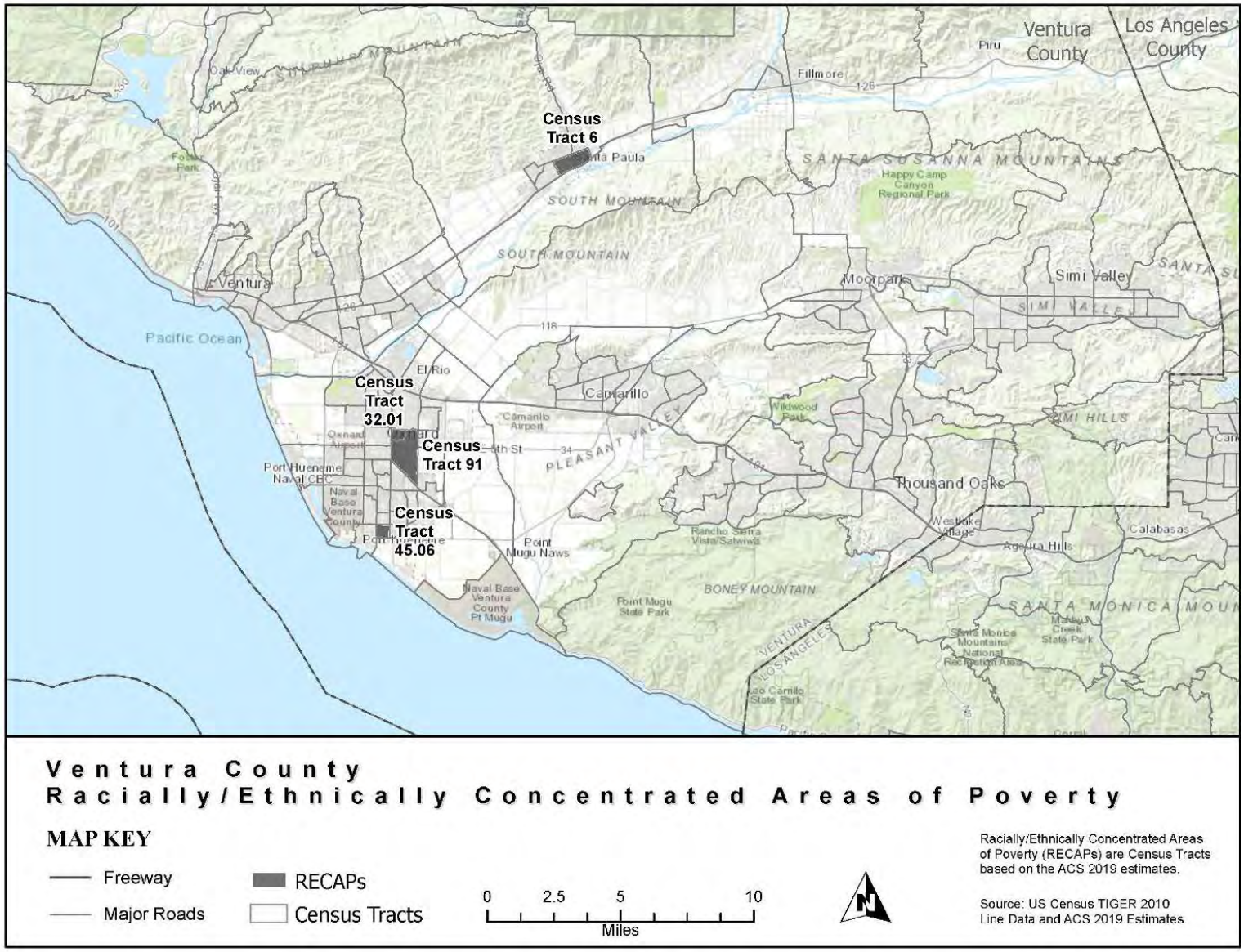


Figure H4-6: R/ECAPS – Ventura County

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.[11] According to this report, Whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent non-Hispanic White population and median household income as proxies to identify potential areas of affluence. As shown in Figure H4-7 and Figure H4-8, Census tracts with a higher White population and highest median income are located on the outskirts of the City, specifically the northern, southern, and eastern sides.

Access to Opportunity

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table H4-3 shows the full list of indicators.

The following opportunity map scores are for the census tracts that make up Simi Valley (Table H4-4). Consistent with the HUD's R/ECAP database, there are no areas of high segregation and poverty in the City. Approximately 43 percent (12 tracts) of the Census tracts in the City are designated as High Resource, 39 percent (11 tracts) are Moderate Resource, 11 percent (3 tracts) are Highest Resource, and 7 percent (2 tracts) are Low Resource. Neither of the low resource Census tracts have substantially high populations of racial/ethnic minorities, persons with disabilities, LMI households, or households with children (Figures H4-1 through H4-5). One Sites Inventory Area falls within Census Tract 6111007700, which was categorized as a Low Resource Area in Table H4-4. Program 7 will rezone the Old Town Area to accommodate 211 lower-income household units, or approximately 15 percent of the proposed lower-income household units in the Sites Inventory. Programs 1-16 will improve the resources and opportunities available to lower-income households within the Old Town Area of the Sites Inventory.

11 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

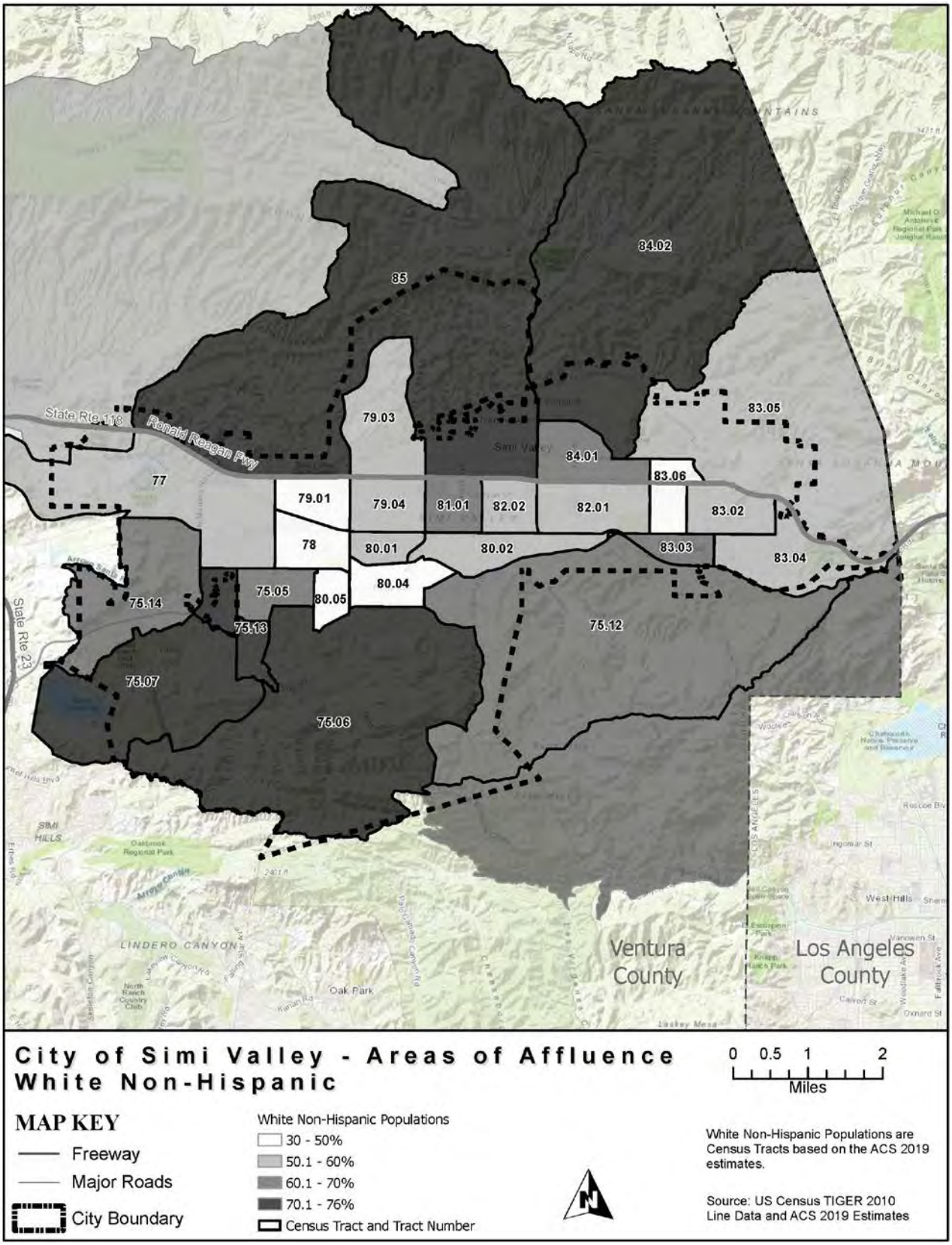


Figure H4-7: White, non-Hispanic Concentrated Areas

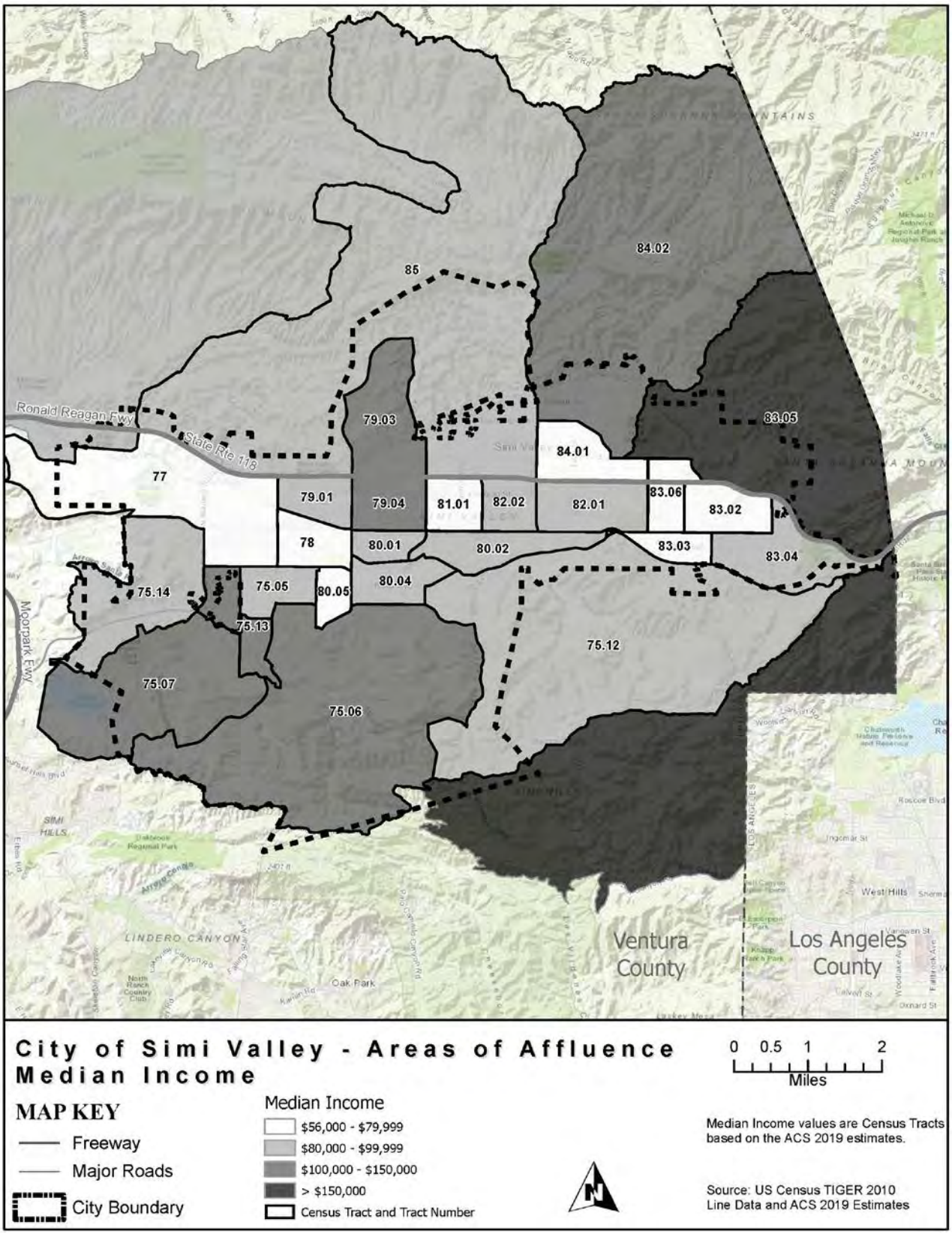


Figure H4-8: Median Income by Census Tract

Table H4-3 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

SOURCE: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

Table H4-4 Opportunity Map Scores and Categorization (2021)

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6111007505	0.567	0.517	0.562	0.173	High Resource
6111007506	0.809	0.272	0.556	0.246	High Resource
6111007507	0.958	0.624	0.767	0.608	Highest Resource
6111007512	0.944	0.003	0.508	-0.133	Moderate Resource
6111007513	0.93	0.52	0.562	0.407	High Resource
6111007514	0.801	0.236	0.014	-0.438	Low Resource
6111007700	0.539	0.138	0.014	-0.668	Low Resource
6111007800	0.514	0.39	0.41	-0.076	Moderate Resource
6111007901	0.52	0.219	0.368	-0.19	Moderate Resource
6111007903	0.846	0.177	0.713	0.317	High Resource
6111007904	0.581	0.171	0.708	0.158	Moderate Resource
6111008001	0.424	0.244	0.542	-0.002	Moderate Resource
6111008002	0.629	0.258	0.593	0.162	Moderate Resource
6111008004	0.708	0.329	0.374	-0.028	Moderate Resource
6111008005	0.494	0.548	0.463	0.021	Moderate Resource
6111008101	0.691	0.166	0.837	0.302	High Resource
6111008201	0.711	0.185	0.534	0.106	Moderate Resource
6111008202	0.584	0.183	0.497	-0.003	Moderate Resource
6111008302	0.871	0.152	0.604	0.246	High Resource
6111008303	0.705	0.371	0.604	0.244	High Resource
6111008304	0.938	0.205	0.604	0.329	High Resource
6111008305	0.98	0.118	0.758	0.49	Highest Resource
6111008306	0.893	0.191	0.511	0.224	High Resource
6111008401	0.438	0.197	0.671	0.06	Moderate Resource
6111008402	0.674	0.306	0.671	0.263	High Resource
6111008500	0.772	0.112	0.75	0.287	High Resource

SOURCE: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.

HUD also developed an index for assessing fair housing by informing communities about disparities in access to opportunity. Table H4-5 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index.** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index.** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index.** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index. T**he higher the trips transit index, the more likely residents in that neighborhood utilize public transit.

- **Low Transportation Cost Index.** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index.** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index.** The higher the value, the better environmental quality of a neighborhood.

In Simi Valley, Hispanic residents were most likely to be impacted by poverty and low labor market participation. Hispanic residents also had the least access to higher quality school systems in both Simi Valley and Ventura County. White residents in Simi Valley and throughout the County were least likely to be exposed to poverty. White residents also had the most exposure to higher quality school systems and had the highest labor market participation. Asian and Pacific Islander communities had the lowest score for environmental health in the City.

Simi Valley residents, regardless of race or ethnicity, had better access to higher quality school systems and jobs than residents Countywide. Simi Valley residents also had lower transportation costs and experienced higher environmental quality than the regional average.

EDUCATION

As discussed above, White Simi Valley residents were most likely to live near higher quality school systems. Hispanic residents had the least access to higher quality school systems. As shown in Figure H4-9, areas with higher school proficiency indices are generally located in the center of the City. The northwestern and eastern areas scored the lowest in school proficiency. School proficiency indices in the City ranged from 19 to 91. The Census tracts in the northwestern section of City with low school proficiency indices are also low resource areas according to the TCAC/HCD Opportunity Map (Table H4-4) and had racial/ethnic minority populations of over 50 percent (Figure H4-9). However, the scores could be skewed as the land uses in the area are predominantly open-space, non-residential uses including industrial and business parks, or retirement communities.

EMPLOYMENT

As shown in Figure H4-10, Census block groups in the northwestern section of the City had the highest jobs proximity index in the City. Census block groups in the south central and eastern sections of the City had the lowest job proximity indices. Census tracts on the eastern end of the City also had lower labor market participation (Figure H4-11). However, neither of the areas with low job proximity and labor market indices have high racial/ethnic minority or LMI populations.

TRANSPORTATION

All areas in the City were generally equally likely to utilize public transit (Figure H4-12). Census tracts in the northwestern section of the City were the least likely to use public transit, but the transit trip indices for those areas were only slightly lower than the rest of the City. Transit trips indices for Census tracts in the City ranged from 53 to 81. This indicates that public transportation is spread out throughout the City and is generally accessible to all residents regardless of geographic location. Transportation costs were also similar for all Census tracts throughout the City (Figure H4-13). Low transportation cost indices for Census tracts in the City ranged from 64 to 88.

Table H4-5 Opportunity Indicators by Race/Ethnicity

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Simi Valley							
Total Population							
White	64.20	66.09	59.39	73.16	83.77	63.51	48.10
Black	55.66	65.60	48.76	72.58	85.35	62.97	46.58
Hispanic	53.01	62.40	48.35	70.60	84.42	63.90	49.41
Asian or Pacific Islander	61.94	68.32	55.07	75.31	84.50	61.55	44.42
Native American	58.14	63.88	54.11	71.95	84.44	64.26	48.81
Population below Federal Poverty Line							
White	56.09	60.05	53.38	70.85	84.51	67.06	53.40
Black	48.79	54.13	38.11	63.37	85.78	76.88	59.54
Hispanic	44.91	55.70	44.40	68.32	84.56	69.80	57.68
Asian or Pacific Islander	45.91	55.71	45.66	72.48	87.66	74.73	57.07
Native American	39.03	50.80	48.64	60.81	83.33	66.64	65.45
Oxnard-Thousand Oaks-Ventura Region							
Total Population							
White	72.62	61.67	64.10	70.38	78.93	51.75	44.78
Black	60.76	39.71	52.75	75.08	82.03	49.13	39.34
Hispanic	47.82	30.11	43.25	73.84	82.15	46.29	38.13
Asian or Pacific Islander	69.26	52.50	61.22	73.62	80.08	50.94	40.16
Native American	59.70	48.02	52.92	70.89	80.82	47.55	44.05
Population below Federal Poverty Line							
White	64.14	53.76	58.07	70.25	81.19	53.93	46.60
Black	50.45	23.14	45.88	79.07	84.78	46.30	38.52
Hispanic	38.60	23.80	37.91	75.16	83.64	45.04	37.83
Asian or Pacific Islander	60.63	40.17	50.36	75.36	80.57	44.36	40.53
Native American	31.63	13.42	35.08	81.40	86.51	33.15	37.49

SOURCE: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2020.

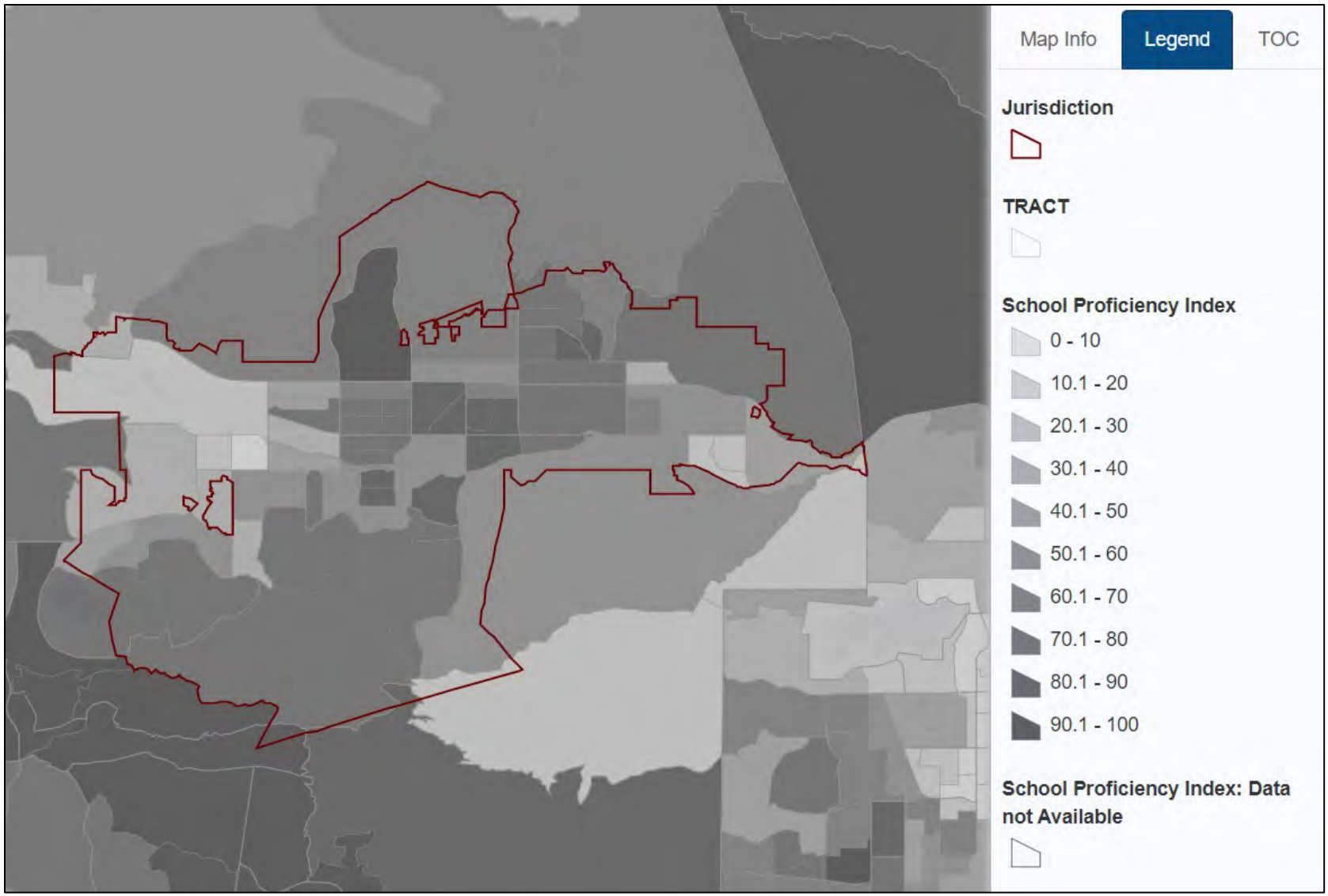


Figure H4-9 School Proficiency Index by Census Block Group

Source: HUD AFFH Mapping Tool, July 2020.

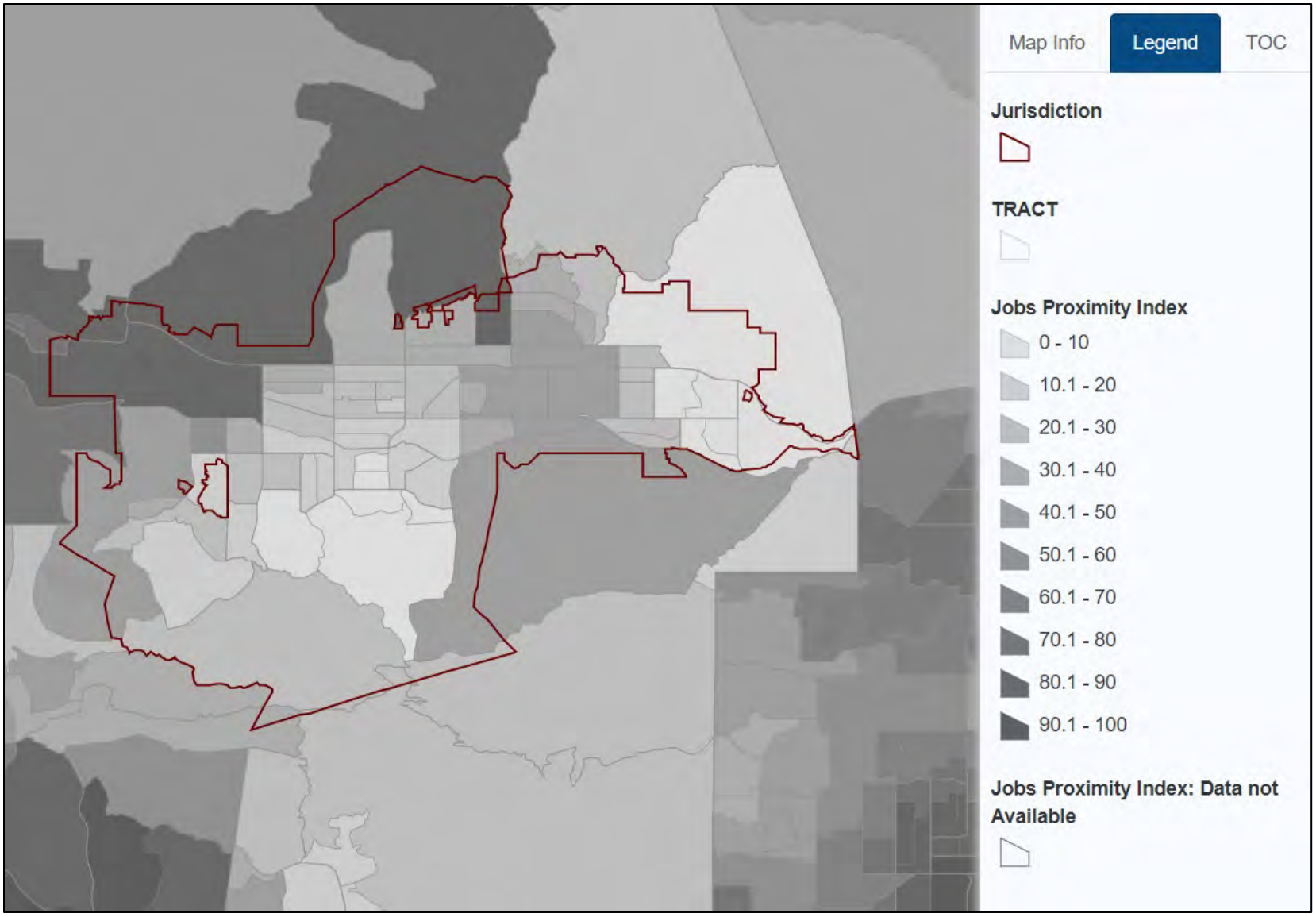


Figure H4-10 Job Proximity Index by Census Block Group

Source: HUD AFFH Mapping Tool, July 2020.

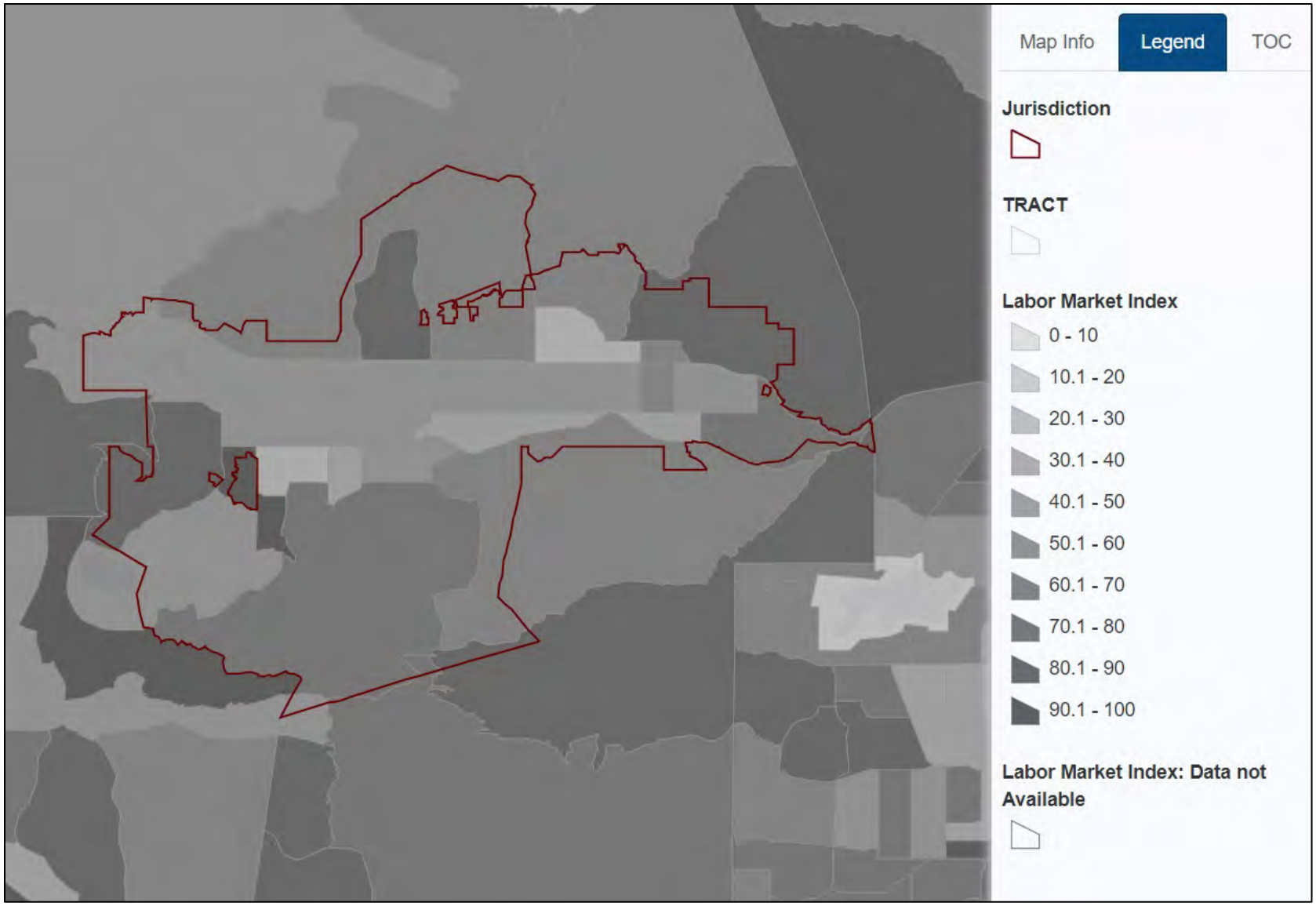


Figure H4-11 Labor Market Index by Census Tract

Source: HUD AFFH Mapping Tool, July 2020.

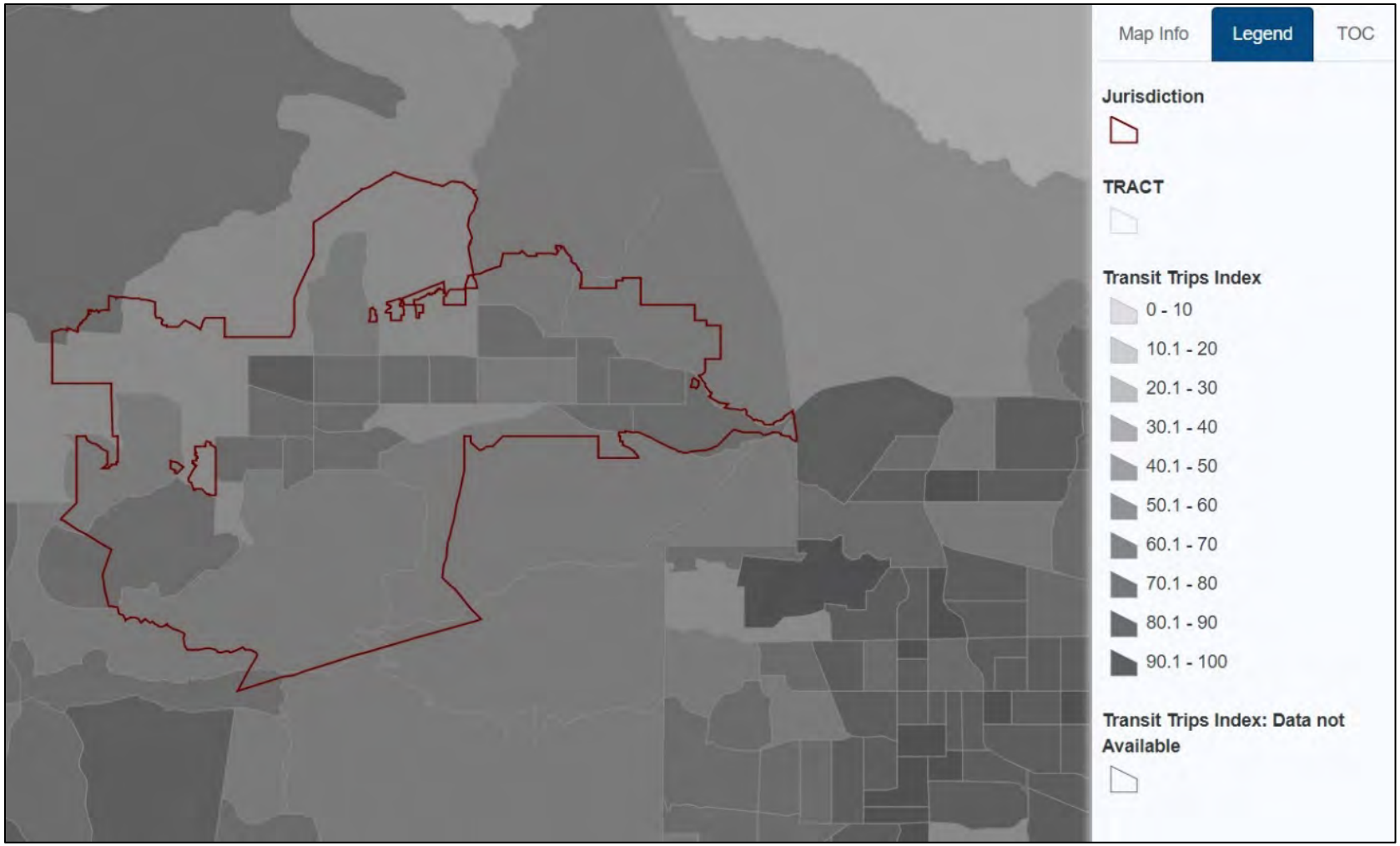


Figure H-12 Transit Trips Index by Census Tract

SOURCE: HUD AFFH Mapping Tool, July 2020.

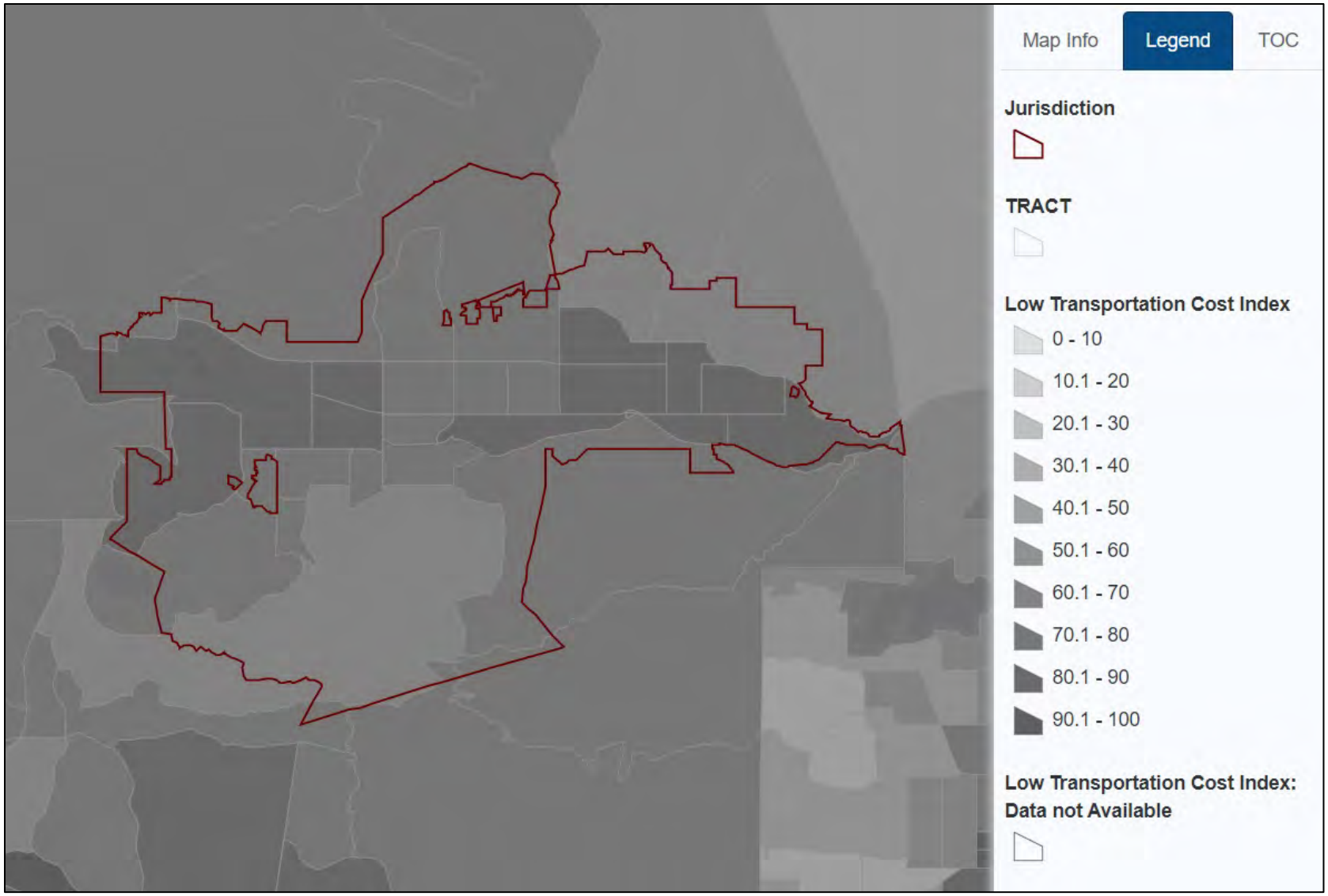


Figure H-13 Low Transportation Cost Index by Census Tract

SOURCE: HUD AFFH Mapping Tool, July 2020.

ENVIRONMENTAL HEALTH

Environmental health indices throughout the City were general comparable for all Census tracts. The western side of the City has slightly lower environmental health indices compared to the eastern side (Figure H4-14). There is no direct correlation between environmental health indices and income level, racial/ethnic concentration, disability status or familial status.

Disproportionate Housing Needs

COST BURDEN

Housing problems for Simi Valley were calculated using HUD's 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. Table H4-6 breaks down households by race and ethnicity and presence of housing problems including cost burden for Simi Valley households. The following conditions are considered housing problems:

- Substandard Housing (incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30%)

In Simi Valley, 40 percent of households had one or more housing problem, including 37.5 percent with a cost burden. The City had a slightly lower proportion of households with a housing problem compared to the County, where 42.8 percent of households had a housing problem including 39 percent with a cost burden. In Simi Valley, Pacific Islander, Hispanic, and other races have the highest instance of housing problems including cost burden in the City. Approximately 57 percent of Pacific Islander households and 49 percent of Hispanic households experience one or more housing problems, compared to only 38 percent of White households.

As shown in Figure H4-15, there are three census tracts located in the center of the City where approximately 60 percent of more households experience cost burden. These Census tracts also have block groups with high racial/ethnic minority and LMI populations, as shown previously in Figure H4-1 and Figure H4-2.

Cost burden by tenure based on HUD CHAS data is shown in **Table H4-7**. Approximately 54.1 percent of all renter households are cost burdened and 28.3 percent are severely cost burdened. In comparison, only 31 percent of owner households are cost burdened and 12.4 percent are severely cost burdened. Cost burden was most common in lower income households earning under 80 percent of the area median income. **Figure X-X** compares overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. Overpayment for homeowners has increased in the southeastern section of the City, while overpayment for renter households has increased in the northern and western sections of the City. Overpayment for owner and renter households throughout the rest of the City has remained constant or gone down since the 2010-2014 ACS.

Table H4-6 Housing Problems by Race/Ethnicity

Race/Ethnicity	Cost Burden		With 1 or More Housing Problem		Total Households
	Total	Percent	Total	Percent	
White	10,760	36.9%	11,185	38.3%	29,190
Black/African American	184	33.5%	185	33.6%	550
Asian	1,145	31.5%	1,240	34.1%	3,635
American Indian/Alaska Native	0	0.0%	0	0.0%	65
Pacific Islander	20	57.1%	20	57.1%	35
Hispanic, any race	3,350	42.7%	3,835	48.9%	7,845
Other (including two or more races)	310	43.7%	324	45.6%	710
Total	15,760	37.5%	16,800	40.0%	42,025

SOURCE: HUD CHAS Data (2013-2017 ACS), August 2020.

Table H4-7 Cost Burden by Tenure and Income Level			
Income Level	**Owner-Occupied Households**	**Renter-Occupied Households**	**Total Households**
0-30% HAMFI	1,620	2,085	3,705
% w/ cost burden >30%	72.2%	73.4%	72.9%
%w/ cost burden >50%	61.4%	63.1%	62.3%
31-50% HAMFI	2,125	1,940	4,065
% w/ cost burden >30%	62.1%	91.8%	76.3%
%w/ cost burden >50%	45.4%	68.0%	56.2%
51-80% HAMFI	3,685	2,155	5,840
% w/ cost burden >30%	61.6%	77.3%	67.4%
%w/ cost burden >50%	30.4%	27.1%	29.2%
81-100% HAMFI	2,615	1,765	4,380
% w/ cost burden >30%	50.5%	56.4%	52.7%
%w/ cost burden >50%	14.7%	6.8%	11.5%
>100% HAMFI	20,110	3,920	24,030
% w/ cost burden >30%	16.3%	11.4%	15.5%
%w/ cost burden >50%	1.4%	0.5%	1.2%
Total	30,160	11,865	42,025
% w/ cost burden >30%	31.0%	54.1%	37.5%
%w/ cost burden >50%	12.4%	28.3%	16.9%

NOTE: HAMFI = HUD Area Median Family Income
SOURCE: HUD CHAS Data (2013-2017 ACS), August 2020.

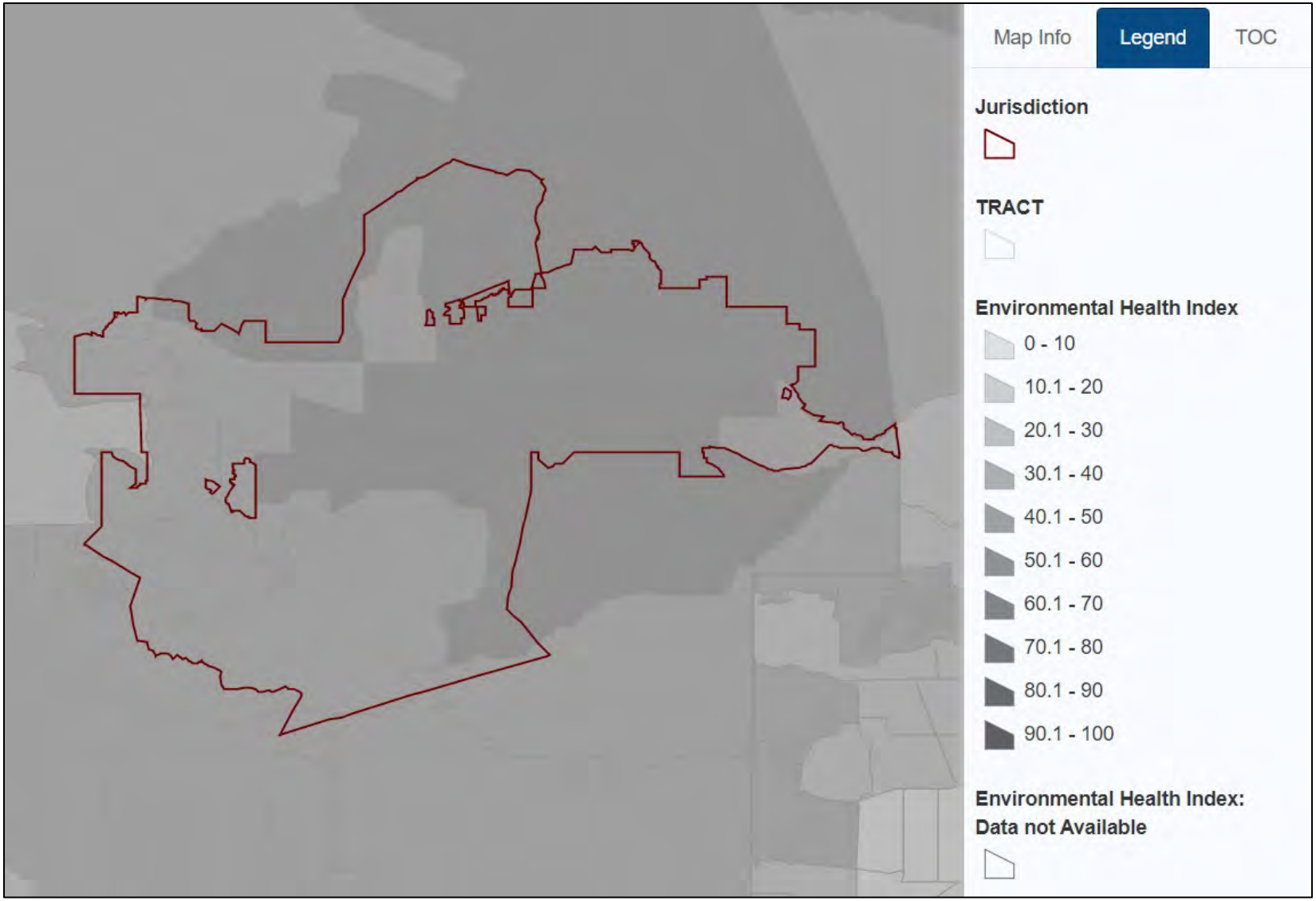


Figure H-14 Environmental Health Index by Census Tract

Source: HUD AFFH Mapping Tool, July 2020.

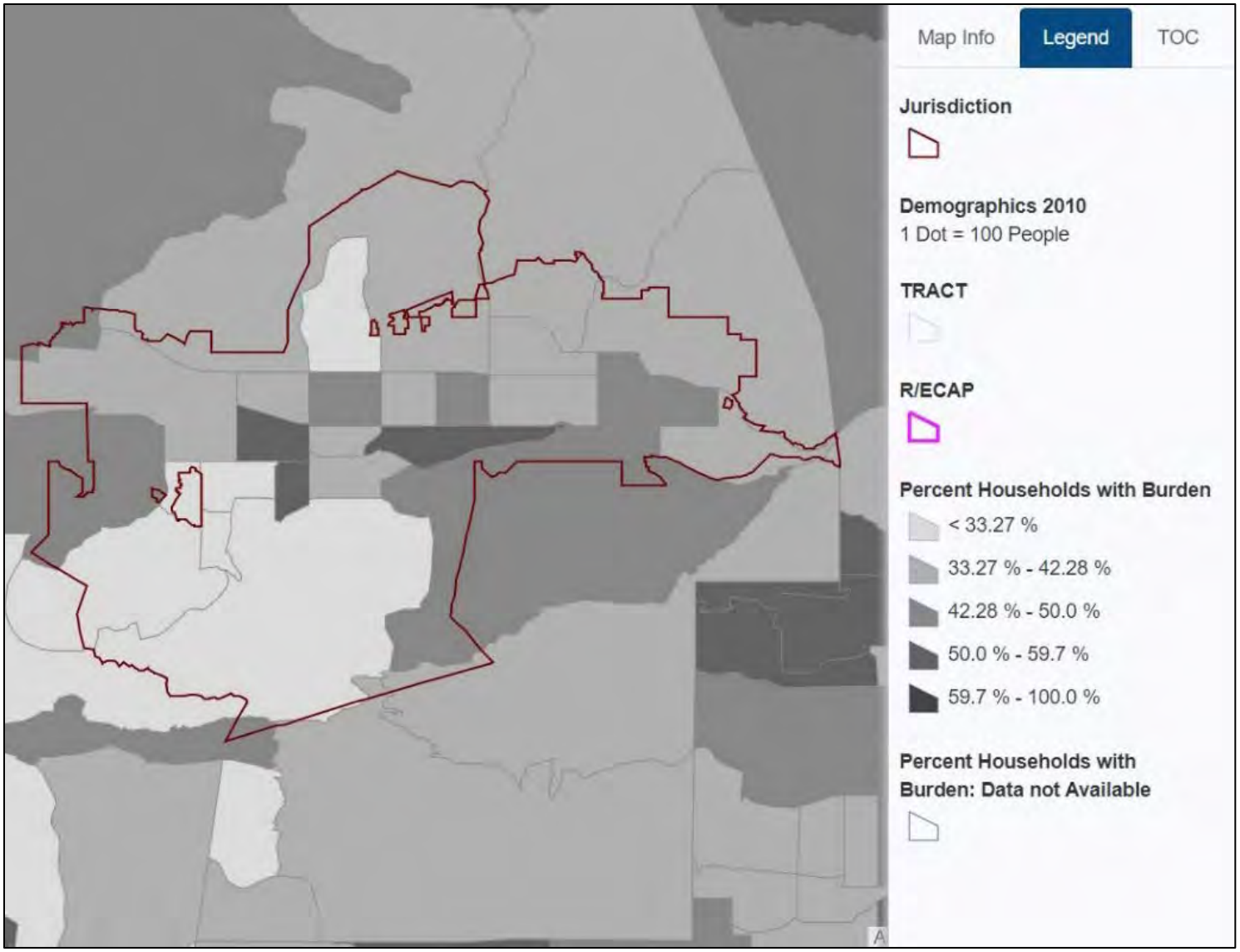


Figure H4-15 Housing Problems by Census Tract

SOURCE: HUD AFFH Mapping Tool, July 2020.

OVERCROWDING

As shown in Table H4-6, approximately 40 percent of Simi Valley residents experienced a housing problem such as cost burden, incomplete kitchen or plumbing facilities, or overcrowding. As shown in Table H4-7, below, approximately 3 percent of households in Simi Valley are overcrowded, including 0.8 percent severely overcrowded households. Overcrowding was not more common amongst lower income households. Only 1.5 percent of households earning less than 30 percent of the area median income were overcrowded, compared to 6.1 percent of 80-100 percent AMI households and 2.5 percent of the households earning over 100 percent of the AMI.

Table H4-7 Overcrowding by Income Level

Income Level	>1 Person per Room (Overcrowded)		>1.5 Persons per Room (Severely Overcrowded)		Total Households
	Number	Percent	Number	Percent	
0-30% HAMFI	55	1.5%	55	1.5%	3,705
31-50% HAMFI	120	3.0%	0	0.0%	4,065
51-80% HAMFI	255	4.4%	90	1.5%	5,840
81-100% HAMFI	269	6.1%	64	1.5%	4,380
>100% HAMFI	600	2.5%	115	0.5%	24,030
Total	*1,299*	*3.1%*	*324*	*0.8%*	*42,025*

NOTE: HAMFI = HUD Area Median Family Income

SOURCE: HUD CHAS Data (2013-2017 ACS), August 2020.

SUBSTANDARD HOUSING

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In Simi Valley, only 0.4% of households lacked complete plumbing facilities and 0.5% of households lacked complete kitchen facilities (Table H4-8). Ventura County had a similar percentage of households lacking complete plumbing facilities, but more units lacking complete kitchen facilities.

Table H4-8 Substandard Housing Conditions

Income Level	Lacking Complete Plumbing Facilities		Lacking Complete Kitchen Facilities		Total Occupied Units
	Number	Percent	Number	Percent	
Simi Valley	153	0.4%	222	0.5%	42,029
Ventura County	844	0.3%	2,725	1.0%	271,226

SOURCE: ACS 2014-2018 (5-Year Estimates).

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. Homes may begin to require major repairs or rehabilitation at 30 to 40 years of age. According to the 2014-2018 ACS, approximately 53.4 percent of the housing stock in Simi Valley was built prior to 1980 and may be susceptible to deterioration, compared to 59 percent Countywide. Information collected through the City's Home Rehabilitation Program shows that for a standard post-war home like a 57-year-old Larwin Home built in 1964 (3-bedroom, 2-bath single-family detached unit), contractor's bids are averaging $77,000 in necessary deferred maintenance costs.

As shown in Table H4-9, households that earn less than 120 percent of the area median income are more likely to live in older homes that may be in need of rehabilitation compared to households making 120 percent or more than the area median income. Approximately 58 percent of households earning 0 to 50 percent of the area median income, 59 percent of households earning 51 to 80 percent of the area median income, and 57 percent of households earning 81 to 120 percent of the area median income lived in housing built prior to 1980. Only 47.5 percent of households earning over 120 percent the area median income lived in housing built prior to 1980.

Table H4-9 Housing Age by Income Level

	Built 2000 or later	Built 1980-1999	Built 1960-1979	Built 1940-1959	Built 1939 or earlier	Total HHs
0-50% HAMFI	13.2%	29.0%	51.2%	5.3%	1.3%	7,770
51-80% HAMFI	11.0%	30.2%	52.8%	4.7%	1.2%	5,840
81-120% HAMFI	9.5%	33.3%	50.9%	5.7%	0.6%	8,675
>120% HAMFI	15.3%	37.2%	44.2%	2.9%	0.4%	19,745
Total	*11,040*	*28,510*	*40,415*	*3,490*	*595*	*84,050*

NOTE: HAMFI = HUD Area Median Family Income

SOURCE: HUD CHAS Data (2013-2017 ACS), August 2020.

SUMMARY OF FAIR HOUSING ISSUES

As described in this fair housing assessment, issues related to segregation, racially or ethnically concentrated areas of poverty, access to opportunities, and disproportionate housing needs may impede fair housing in Simi Valley. A summary of the fair housing issues in the City is shown below in Table H4-10.

Table H4-10 Summary of Fair Housing Issues

Fair Housing Issue	Summary
Fair Housing Enforcement and Outreach	■ 31% of discrimination complaints filed in Ventura County between 2017 and 2019 occurred in Simi Valley. ■ Three fair housing testing sites in Simi Valley found evidence of racial discrimination.
Integration and Segregation	
Race and Ethnicity	■ Areas with racial/ethnic minority populations over 50 percent are generally dispersed throughout the City with a small concentration in the central western section of the City. ■ Racial/ethnic dissimilarity indices have increased since 1990, indicating that segregation in the City has worsened.
Disability	■ Census tracts with a higher percentage of persons with disabilities are generally distributed evenly throughout the City; tracts closer to the City borders had lower populations of persons with disabilities.
Familial Status	■ Census tracts with higher ratios of families with children tended to be located in the center of the City. ■ Census tracts with more female-headed households with children were located in the central and south western sections of the City.

Table H4-10 Summary of Fair Housing Issues

Fair Housing Issue	Summary
Income	■ 32.4 percent of Simi Valley households are considered lower income (earning 80 percent or less than the area median income). ■ Simi Valley had a lower percentage of lower income households and a higher median household income compared to Ventura County. ■ LMI areas are scattered throughout the center of the City; there were no LMI areas in the outskirt areas.
Racially and Ethnically Concentrated Areas of Poverty	
Racially/Ethnically Concentrated Areas of Poverty	■ There are 4 R/ECAPs in Ventura County, none of which are located in Simi Valley.
Racially/Ethnically Concentrated Areas of Affluence	■ Areas with higher White populations generally correlated with areas with the highest median income; Census tracts with lower White populations and lower median incomes were generally concentrated in the center of the City. ■ Census tracts with the highest White populations were located in the northern and southern sections of the City. ■ Census tracts with the highest median incomes were located in the eastern sections of the City.
Access to Opportunity	■ Most of the Census tracts in the City were designated as high or moderate resource areas. ■ Two Census tracts were designated as low resource areas; neither correlated with areas with high racial/ethnic minority populations, high populations of persons with disabilities, high populations of families with children or female-headed households, or LMI areas. ■ Hispanic residents were most likely to be impacted by poverty, have low labor market participation rates, and have the least access to higher quality school systems. ■ Asian and Pacific Islander communities were most likely to be exposed to reduced environmental quality.
Education	■ White residents were most likely to live near higher quality school systems. ■ Areas in the northwestern section of the City had the lowest school proficiency indices; these areas were also designated as low resource and had racial/ethnic minority populations over 50%.
Employment	■ Areas in the south central section of the City had the lowest job proximity indices; the eastern end of the City had the lowest labor market participation. ■ Neither of the areas identified were areas of high racial/ethnic minority populations or LMI areas.
Transportation	■ Generally, residents were equally likely to use public transportation and have similar transportation costs regardless of geographic location indicating that public transportation is roughly spread out throughout the City and is accessible to all residents.
Environmental Health	■ Environmental health indices were comparable Citywide. ■ The western side of the City had slightly lower environmental health indices but the area does not correlate with racial/ethnic populations, disabled populations, LMI areas, or household type.

Table H4-10 Summary of Fair Housing Issues

Fair Housing Issue	Summary
Disproportionate Housing Needs	
Cost Burden	■ 40% of households had a housing problem, including 37.5% with a cost burden. ■ Pacific Islander, Hispanic, and Other races had the highest percentage of households with housing problems. ■ Census tracts with the highest populations of households with cost burden also had block groups with high racial/ethnic minority concentrations and LMI areas.
Overcrowding	■ 3.1% of Simi Valley households were overcrowded, including 0.8% extremely overcrowded. ■ Overcrowding did not disproportionately affect lower income households; overcrowding was most common amongst households earning 81-100% of the area median income and households earning 51-80% of the area median income.
Substandard Housing	■ Households lacking complete plumbing facilities in Simi Valley was comparable to the County average; there were fewer households lacking complete kitchen facilities in Simi Valley (0.5%) compared to the County (1%) ■ Households earning between 0 and 120% of the area median income were generally equally likely to live in aging housing that may need rehabilitation; households earning over 120% of the median income were significantly less likely to live in aging housing.
Displacement Risk	■ Increased market pressure results in escalating housing prices.

IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

HCD AFFH Guidance Memo - Sample List of Contributing Factors by Each Fair Housing Issue Area. This list will be refined for the City of Simi Valley with completion of the AFFH Analysis.

OUTREACH

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of marketing community meetings
- Lack of meetings at various times
- Lack of language access

FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing laws
- Unresolved violations of fair housing or civil rights law

SEGREGATION AND INTEGRATION

- Community Opposition
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Location and type of affordable housing
- Private discrimination

RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY

- Community Opposition
- Deteriorated properties
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing
- Private discrimination

DISPARITIES IN ACCESS TO OPPORTUNITY

- Access to financial services
- The availability, type, frequency, and reliability of public transportation
- Lack of public investments in specific neighborhoods, including services or amenities

- Location of employers
- Location and type of affordable housing
- Private discrimination

Disparities in Access to Opportunity for Persons with Disabilities

- Lack of affordable in-home or community-based supportive services
- Lack of affordable, accessible housing in range of unit sizes
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of assistance for transitioning from institutional settings to integrated housing

Disproportionate Housing Needs, Including Displacement Risks

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities

Sites Inventory

- Community Opposition
- Lack of community revitalization strategies
- Location and type of affordable housing
- Private discrimination

PRIORITIES, GOALS, AND ACTIONS

To be included at a later date.

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