

# EXHIBIT 5

## List of Applicable General Plan Goals and Policies Consistent with the Proposed NCZO and CZO Amendments

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Proposed NCZO and CZO Amendments related to Density  
Bonus and Special Needs Housing  
(PL23-0135)



# List of Applicable General Plan Goals and Policies Consistent with the Proposed Ordinances

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## Proposed NCZO and CZO Amendments Pertaining to Density Bonuses, Special Needs Housing, and Reasonable Accommodations (PL23-0135)

The Proposed NCZO and CZO Amendments are consistent with the following goals, policies and programs from the 2040 General Plan.

### Chapter 2: Land Use and Community Character Element:

**Goal LU-10:** *To provide opportunities for a variety of residential types and densities in established Existing Communities, Urban areas, within a city's adopted Sphere of Influence, and Area Plans.*

#### Policy LU-10.4: Range of Housing Choices

The County shall facilitate the creation of a variety of housing types that meet the needs of all residents. (RDR)

The Proposed NCZO and CZO Amendments facilitate the creation of numerous housing types, including low barrier navigation centers, emergency shelters, residential care facilities serving six or fewer, and transitional and supportive housing. They also provide added clarity to the County's procedures for granting density bonuses and reasonable accommodations—both of which are programs that enable housing to be made available for those with lower incomes and/or special needs. For these reasons, the Proposed NCZO and CZO Amendments are consistent with and help implement the above goal and policy.

### Chapter 3: Housing Element:

**Goal HE-3:** *Increase special needs housing opportunities and supportive services for lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, and people who are experiencing homelessness.*

#### Policy HE-3.1 – Prioritize Housing Assistance for Special Needs Populations

The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, victims of domestic violence, and people who are experiencing homelessness.

#### Policy HE-3.3 – Incentives for Affordable Housing Development

The County shall promote the use of density bonuses and other incentives to facilitate the development of new housing, rental and homeownership opportunities, for lower-income households.

#### Policy HE-3.6 Affordable “By-right” Housing

The County shall process entitlements for affordable housing ministerially where it is identified by state law as “by-right” development and the project meets objective development standards.

#### Policy HE-3.7 – Preventing Homelessness

The County shall continue to support the Ventura County Continuum of Care to end homelessness within Ventura County in efforts to provide housing, emergency shelter, and social services to homeless persons or those at risk of homelessness.

#### Policy HE-3.9 – Increase Supportive Housing Options

The County shall support efforts to increase the availability of supportive housing facilities that provide housing and supportive services for individuals with qualifying disabilities.

The Proposed NCZO and CZO Amendments smooth the path for the creation of numerous housing types that serve individuals and households with lower incomes, special needs, and/or who are experiencing homelessness, including low barrier navigation centers, emergency shelters, residential care facilities serving six or fewer, and transitional and supportive housing. The amendments relating to emergency shelters, low-barrier navigation centers and supportive housing include a ministerial “by-right” permitting path (with approval of a Zoning Clearance) for qualifying projects consistent with state law. Additionally, the amendments to the County’s density bonus procedures will facilitate such projects by ensuring that the procedures remain consistent with state law and everyone (staff, applicants, members of the public) refers to and applies current state law. Furthermore, the clarifications to the County’s reasonable accommodation process will ensure that it remains accessible to those with qualifying disabilities, which (among other things) will further help with making housing available to members of this community. For these reasons, the Proposed NCZO and CZO Amendments are consistent with and help implement the above goal and policies.

**Goal HE-4:** *Continue to reduce and, where feasible and practical, remove County-imposed constraints that impede the development of affordable housing.*

#### Policy HE-4.1 – Clear Development Standards and Approval Procedures

The County shall update its policies, regulations, standards and procedures to apply objective development standards to residential housing projects through a ministerial entitlement process, when required by state law.

#### Policy HE-4.2 – Flexibility in Regulations

The County shall modify local regulations, as appropriate, to streamline regulatory processes, remove unnecessary obstacles to planned densities, and provide flexibility.

The Proposed NCZO and CZO Amendments update the County’s density bonus regulations to comply with recent changes in state law. They also update the County’s reasonable accommodation process to comply with state law and ensure that this process remains accessible to individuals with qualifying disabilities. Finally, the amendments update and/or establish a ministerial entitlement process (requiring consistency with objective standards)

for numerous special needs housing categories, including low barrier navigation centers, emergency shelters, and supportive housing. For these reasons, the Proposed NCZO and CZO Amendments are consistent with and help implement the above goal and policies.

**Goal HE-5:** *Affirmatively further fair housing by taking meaningful actions that overcome patterns of segregation and foster inclusive communities.*

**Policy HE-5.1 – Affirmatively Further Fair Housing**

The County shall take meaningful action toward the goals of eliminating housing discrimination and providing current and future residents access to housing opportunity.

**Policy HE-5.3 – Promote Housing Choices**

The County shall maintain programs that expand the range of affordable housing choices for minorities and lower-income households.

The Proposed NCZO and CZO Amendments update the County's regulations governing density bonuses, low barrier navigation centers, emergency shelters, residential care facilities serving six or fewer, and transitional and supportive housing to comply with recent changes in state law. Upon adoption, the County will permit these uses in the locations, and under the terms and conditions, that state law requires. Collectively, this will facilitate more diverse housing opportunities and further reduce barriers facing these uses. Additionally, the Proposed NCZO and CZO Amendments update the County's reasonable accommodation process to comply with state law. Among other things, the updated procedures streamline the submittal, review, and approval process. Collectively, this will enhance the ability of individuals with qualifying disabilities to enjoy housing opportunities of their choice. For these reasons, the Proposed NCZO and CZO Amendments are consistent with and help implement the above goal and policies.

**2021-2029 Housing Element Programs**

**Program HE-M: Density Bonus Ordinance Update**

The County shall update the Density Bonus Ordinance to be consistent with State density bonus law.

**Program HE-N: Zoning Code Amendments for Special Needs Housing**

The County shall amend the Non-Coastal and Coastal (if applicable) Zoning Ordinances to ensure compliance with State law for special needs populations. These include emergency shelters, low barrier navigation centers, residential care facilities, transitional and supportive housing, and reasonable accommodations.

The Proposed NCZO and CZO Amendments update the County's regulations governing density bonuses, low barrier navigation centers, emergency shelters, residential care facilities serving six or fewer, transitional and supportive housing, and reasonable accommodations to comply with recent changes in state law. As such, they are consistent with and implement the above-mentioned Housing Element programs.