

COUNTY OF VENTURA

# 2024 STATE-MANDATED ANNUAL PROGRESS REPORT

FOR THE  
GENERAL  
PLAN AND  
HOUSING  
ELEMENT

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**COUNTY of VENTURA**  
Resource Management Agency

**SUBMITTED TO**  
**VENTURA COUNTY BOARD OF SUPERVISORS**  
**MARCH 18, 2025**

**PREPARED BY:**  
**Resource Management Agency**  
**Planning Division**  
*Housing and State Mandates Section*



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Each year, as required by California Government Code §65400(a)(2), the County of Ventura (“County”) publishes an annual progress report on the status of its General Plan and Housing Element. The County’s current General Plan (“2040 General Plan” or “General Plan”) was approved by the Ventura County Board of Supervisors (Board) in 2020 and has a 20-year time horizon. A Housing Element is one of the required components of the General Plan, and the Housing Element has a shorter planning period than the time horizon of the General Plan. The current Housing Element cycle for the County is the 6<sup>th</sup> cycle, which spans an eight-year period from 2021 to 2029.

On October 12, 2021, the County adopted its 6<sup>th</sup> cycle Housing Element (“2021-2029 Housing Element” or “Housing Element”). The State Department of Housing and Community Development (HCD) certified the County’s Housing Element on December 22, 2021, which demonstrates that there are adequate housing sites in the unincorporated County to meet the County’s projected housing need through 2029.

This annual report provides an overview of the actions taken by the County during the 2024 calendar year to implement General Plan programs and to meet regional housing needs for each respective planning period. Pursuant to State law, this report must be submitted to the County Board of Supervisors, the State Office of Land Use and Climate Innovation (LCI), formerly known as the Governor’s Office of Planning and Research (OPR), and HCD, by April 1<sup>st</sup> of each year. The 2024 State-Mandated Annual Progress Report (“2024 APR” or “APR”) includes the following elements:

- An overview of the County’s General Plan implementation status and its consistency with State general plan guidelines; and
- A review of the County’s progress in meeting the Regional Housing Needs Allocation (RHNA) objectives and a summary of local efforts towards development, preservation and rehabilitation of housing.

## **A. Overview of the General Plan Status and Consistency with State General Plan Guidelines**

Government Code §65400 requires local jurisdictions to include the degree to which the approved 2040 General Plan complies with the State general plan guidelines adopted by LCI (“Guidelines”) in the annual progress report. Planning staff reviewed the Guidelines and determined that the County’s General Plan meets the mandatory requirements described therein.

The Guidelines reflect LCI’s interpretation of State statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for the preparation and revision of a general plan, related Attorney General opinions, and the relationship of the general plan to the California Environmental Quality Act (CEQA) requirements. Finally, the Guidelines describe elements that are mandatory for all general plans (e.g., housing element, land use element, circulation element, etc.). In general, the Guidelines are advisory rather than prescriptive, thus preserving opportunities for jurisdictions to address contemporary planning topics in a locally appropriate manner.

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## Status on the Implementation of the County General Plan

Since Board approval of the General Plan in 2020, County staff have been implementing General Plan programs, with a focus on those that have an implementation timeframe between 2020-2025. The General Plan includes 185 programs, and there are multiple County agencies and departments with General Plan program implementation responsibilities. Starting in the 2023 calendar year, County agencies began using a web-based reporting tool to report on their General Plan program implementation status. Once each County agency uploads its program's information to the online tool, staff from the Planning Division and the County Executive Office's (CEO) Sustainability Division create an annual report on General Plan program implementation progress including programs within the County's Climate Action Plan ("CAP"). The first General Plan and CAP Annual Report was presented to the Board of Supervisors ("Board") on March 26, 2024. It summarized implementation programs by their status, (e.g., "ongoing", "complete", "initiated", etc.) as of December 31, 2023. Similar to last year, program implementation status information for 2024 will be provided by County agencies, compiled by staff from the Planning Division and Sustainability Division staff, and presented to the Board in March 2025.

For the most part, General Plan program implementation activities in the Planning Division are guided by a workplan approved by the Board. Most recently, the Board approved the Planning Division's updated three-year Work Plan Forecast on May 21, 2024<sup>1</sup>. Like the previous work plans, the *2023-2026 Policy Work Plan Forecast* includes several programs in the General Plan, Housing Element, and anticipated updates to the Area Plans, among others. A complete list of all projects included in the *2023-2026 Policy Work Plan Forecast* is included in Attachment 1.

A summary of actions taken during the 2024 reporting year by various County agencies to implement the General Plan is described below.

### 1. Climate Action Plan (CAP) Program Status

The CAP programs approved through the General Plan Update in 2020 are largely managed by the CEO's Sustainability Division. Seven countywide agencies are responsible for the implementation of the 81 CAP-related programs included in the General Plan. In November 2021, the CEO's Sustainability Division submitted a budget and staffing plan for CAP programs to the Board, integrating CAP initiatives into the annual budgeting process and supporting agency implementation efforts. As of December 31, 2024, 62 (77%) of the programs have been initiated or completed, while 19 (23%) remain uninitiated. The uninitiated programs include those scheduled to begin by 2025, those planned for implementation after 2025, and programs dependent on the progress of others. The CEO's Sustainability Division is currently collecting greenhouse gas emissions data from recent years to evaluate the County's progress toward CAP goals.

### 2. Renewable Energy Program

In 2023, the Planning Division initiated the Renewable Energy Program consistent with Program COS-O and Policy EV-4.4, which support renewable energy from solar power, wind power, battery energy storage, and other types of renewable energy; and Program HAZ-O which seeks to restrict solar concentration arrays and other types of facilities that can cause glare and affect operations at Naval Base Ventura County. In accordance with these programs and policies, an assessment of suitable undeveloped and underutilized lands for grid-scale

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<sup>1</sup> RMA update on Planning Division Policy Work Plan Forecast (2023-2026), Board of Supervisors hearing of May 21, 2024. Complete packet available at: <https://ventura.primegov.com/portal/item?id=268002>



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renewable energy projects was conducted and presented to the Board of Supervisors in September 2023. Later in December 2023, the Board directed staff to prepare a three-phased approach to implement the Renewable Energy Program. Phase 1 of the Renewable Energy Program was completed on May 21, 2024, when the Board of Supervisors approved an amendment to the Non-Coastal Zoning Ordinance (NCZO) that codified a prior Planning Director Use Equivalency Determination that found battery energy storage as equivalent to the “energy production from renewable sources” and “warehousing and storage” use categories in the NCZO, and added a definition, use category, and acreage limitation for energy storage facilities in certain zones. Staff is currently preparing Phase 2 of the Renewable Energy Program which will include renewable energy facility design and siting requirements, as well as other standards related to permit type and lot coverage.

### **Status on the Implementation of County Area Plans**

#### **3. *El Rio/Del Norte Area Plan Update***

The El Rio/Del Norte Area Plan, comprising an area of 7,000 acres, includes a designated disadvantaged community within its boundaries. The first comprehensive update to the Area Plan since 1996 was initiated in 2022 pursuant to General Plan Program LU-F. Additionally, Program HE-D requires the Area Plan update to identify and address the constraints and solutions related to providing water, sewer services, and dry utilities, and to assist in planning appropriate infrastructure for the multifamily units in the residential high-density sites identified in the Housing Element Sites Inventory. In 2024, technical analysis of existing infrastructure, funded in part by the Local Early Action Planning (LEAP) grant funds awarded by the State, was completed and included in the draft Background Report, and as the Water Infrastructure Technical Appendix of the Area Plan. The analysis included in the Technical Appendix examined the existing demands for potable water, potential increases in future demand, deficiencies in existing infrastructure to meet water quality standards and fire flow requirements, and identified potential infrastructure upgrades to meet existing and future demands. The draft Background Report and Water Infrastructure Technical Appendix are anticipated to be circulated for public review and comment in Spring 2025. Due to staff vacancies, the completion date of the Area Plan update will be revisited during the next Work Plan update.

#### **4. *Saticoy Area Plan Implementation***

The Saticoy Area Plan contains implementation programs that identify the Planning Division as the lead agency. In 2024, Planning Division staff coordinated with staff from Board of Supervisors District 1 and the City of Ventura to remove the water meter size restrictions for the Saticoy community. This was done to help facilitate development/redevelopment of parcels within the Saticoy Area Plan. The Ventura City Council approved this change to its Out-of-City service agreements in April 2024. Additionally, Planning Division staff assisted private landowners actively pursuing concept development projects in Saticoy. In the upcoming year, Planning Division staff anticipates providing input on the design of the pedestrian improvements consistent with the Area Plan and continuing to work with private landowners pursuing development projects in Saticoy.

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## **5. Local Coastal Program Implementation**

The County's Coastal Area Plan and Coastal Zoning Ordinance comprise the County's Local Coastal Program (LCP). In 2024, staff continued preparation of amendments to update the LCP to incorporate goals, policies, and programs for sea level rise adaptation planning and coastal hazards (VC Resilient Coastal Adaptation Project). Implementation efforts continue for previously adopted and certified LCP amendments pertaining to Environmentally Sensitive Habitat Areas (ESHA) and the Santa Monica Mountain Dark Sky Overlay Zone. An overview of these projects is provided below.

### VC Resilient Coastal Adaptation Project:

Grants from the California Coastal Commission were provided to amend the County's LCP for coastal hazards and sea level rise to protect coastal resources and to minimize impacts to residents, businesses, and visitors. The coastal zone in unincorporated Ventura County includes approximately 30 miles of coastline, and the County's Vulnerability Assessment demonstrated that coastal hazards associated with sea-level rise could result in significant impacts throughout the coastal zone. Staff prepared amendments to the LCP to address these concerns and presented the proposed amendments during four public workshops in the Summer of 2024. In response to public comments, Planning staff updated the draft amendments, which will be presented to the Planning Commission and Board of Supervisors in early 2025. This project supports the implementation of General Plan Programs HAZ-G, HAZ-H, and HAZ-I, which require updates to development standards, communication of risk to property owners, and improved resilience to climate change. If adopted by the Board, LCP amendments will be presented to the Coastal Commission for certification.

### Implementation of Certified Phase 2C Amendments:

In September 2022, the County's LCP was amended to include a Santa Monica Mountains Dark Sky Overlay Zone and update policies and regulations governing biological resources, specifically ESHA. In 2024, staff continued working to implement these regulations, including an In-Lieu Fee Program, a development permit pre-application consultation service, coordination with the County Fire Department to create supplemental permit application materials for new regulations, and coordination with the County Harbor Department to obtain a beach maintenance Coastal Development Permit required by the Coastal Commission for sand maintenance activities at Silver Strand Beach.

## **2024 Amendments to the General Plan and Tribal Consultation**

The County is actively working on several General Plan amendments at the direction of the Board of Supervisors in the Division's workplan. This section describes the General Plan amendments that were either initiated or completed in 2024.

Additionally, all annual progress reports must include information on the local jurisdiction's progress in adopting or amending its General Plan in compliance with its obligations to consult with Native American tribes, and to identify, protect, preserve, and mitigate impacts to Native American resources. Pursuant to Government Code section 65352.3, local jurisdictions must conduct consultations with Native American tribes that are on a contact list maintained by the Native American Heritage Commission (NAHC) whenever the local jurisdiction is proposing to amend its general plan. See the included summary of tribal consultation conducted for each General Plan amendment.

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## **1. OS – REC Zone and Urban Parks Use Category - General Plan Amendment (Completed January 9, 2024)**

On January 9, 2024, the Board approved General Plan amendments addressing two projects consistent with the General Plan.

### OS-REC Zone:

The Board approved the creation of a new Open Space – Parks and Recreation (OS-REC) zone, compatible only with the Open Space and ECU-Open Space land use designations and adopted associated regulations in the NCZO (addressing General Plan Program PFS-N). The new zone allows more limited uses than those allowed within the existing Open Space zone, and provides a regulatory tool for public agencies, conservancies, and private landowners who seek to preserve public recreational areas and open space. The associated County-initiated General Plan amendment revised the text of Program PFS-N to describe the intent of the zone (i.e., preserve parks and recreational uses), and directs County staff to coordinate with landowners who may be interested in voluntarily rezoning their land.

### Urban Parks Use Category:

Additionally, the Board approved General Plan amendments associated with the creation of a new urban parks use category. On September 15, 2020, the Board adopted the 2040 General Plan which contained a new Parks and Recreation land use designation associated with Land Use Element Goal LU-12 and Policy LU-12.1, and a new Recreation (REC) zone to encourage the development of parks and recreation uses within existing communities, area plans, and areas of interest. At the time of the adoption of the 2040 General Plan, no parcels were identified with this new designation, and the associated new REC zone was not added to the NCZO. Planning staff processed a General Plan amendment to repeal the Parks and Recreation land use designation and REC zone in the General Plan, as well as an amendment to the NCZO to establish a new *Urban Parks* use category to allow for the development of new parks with a Planned Development Permit. The new *Urban Parks* use category in the NCZO provides a permitting pathway for parks and recreation facilities that serve all residents of Ventura County.

- *Tribal consultation was completed concurrently for the General Plan amendments to the OS-REC Zone and the Urban Parks Category. Based on information provided by NAHC, 15 tribes were contacted. The 90-day period allowing tribes to initiate consultation expired on August 22, 2022. One tribe, the Fernandeño Tataviam Band of Mission Indians, requested consultation for both projects, which concluded on June 7, 2022.*

## **2. Oil and Gas Policies – General Plan Amendment (Completed April 9, 2024)**

On September 12, 2023, the Board directed County staff to process amendments to General Plan Policies COS-7.7 (Conveyance for Oil and Produced Water) and COS-7.8 (Gas Collection, Use, and Disposal). This legislative project was initiated to implement a settlement agreement entered between the County and petitioners with interests in the Ventura County oil and gas industry, which challenged the Board's adoption of the Ventura County General Plan. The proposed amendments were recommended for approval by the Planning Commission on February 1, 2024, and were adopted by the Board on April 9, 2024.

- *Tribal consultation was completed for this project. Based on information provided by NAHC, 14 tribes were contacted. None of the tribes requested consultation for this project.*



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### **3. Locally Grown Food Processing Facilities – General Plan Amendment (Completed June 4, 2024)**

In 2016, the County’s Save Open Space and Agricultural Resources Ordinance (SOAR) was extended until 2050 by voter initiative to protect the County’s agricultural, rural and open space lands, as well as strengthen and preserve the local agricultural economy. A new provision was also added “to eliminate voter approval requirements for redesignation of up to 12 acres of land countywide for processing of locally grown food” in the Open Space (OS), Agricultural Exclusive (AE) and Rural Agricultural (RA) zones. Shortly thereafter, County staff began preparing the amendments to the General Plan to create the new Policy EV-2.3 that aligns the policies described in the SOAR ordinance with the Economic Vitality Element of the General Plan. The proposed amendments to the General Plan were recommended for approval by the Planning Commission on April 4, 2024, and adopted by the Board on June 4, 2024. Articles 5 and 7 of the NCZO were simultaneously amended to allow and establish regulations for locally grown food processing in the OS, AE, and RA zones.

- *This project was determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301, 15303 and 15304. Therefore, tribal consultation was not required to process this General Plan amendment.*

### **4. Identification of Designated Disadvantaged Communities (Completed July 23, 2024)**

In June 2021, the County initiated work on General Plan Program LU-Q to study and potentially identify additional disadvantaged communities in the unincorporated areas near the cities of Ventura, Santa Paula, and Oxnard. Planning staff reviewed data compiled in the statewide CalEnviroScreen tool and researched local data to help verify, clarify, and supplement statewide data. In March 2023, staff began conducting public outreach to collect community input on options to identify disadvantaged communities in the areas studied. All public outreach meetings and materials were provided in Spanish and English. Spanish interpretive services and bilingual staff were also available at the meetings.

The results of staff’s research and public outreach were presented to the Planning Commission on October 5, 2023 and to the Board on December 5, 2023. The Board directed Planning staff to process a General Plan amendment identifying new disadvantaged communities in certain areas along the North Ventura Avenue, the Oxnard Plain, and in Santa Paula. Based on this guidance, a General Plan amendment was presented to the Planning Commission on May 2, 2024, and adopted by the Board on July 23, 2024, which updated figures and descriptions in the Background Report and General Plan to include these new disadvantaged communities.

- *Tribal consultation was completed for this project. Based on the information provided by NAHC, 14 tribes were contacted. One tribe, the Barbareño/Ventureño Band of Mission Indians, requested consultation, which concluded on April 19, 2024.*

### **5. Administrative Corrections and Public Safety Wireless Facilities – General Plan and Thousand Oaks Area Plan Amendments (Completed December 17, 2024)**

On December 17, 2024, the Board approved amendments to the General Plan to provide clarity; correct typographical errors, formatting, and grammatical errors; incorporate updated references from the County’s Multi-Jurisdictional Hazard Mitigation Plan; add requirements regarding commercial cannabis; and add building lot coverage development standards that

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were approved by the Board in 2023. Additionally, the Board approved General Plan amendments to the Thousand Oaks Area Plan policies addressing certain exemptions to height limitations for wireless communication facilities necessary for public safety, consistent with Board direction provided in September 2023.

- *Tribal consultation was completed for this project. Based on information provided by NAHC, 14 tribal representatives were contacted. One tribe, the Fernandeño Tataviam Band of Mission Indians, requested consultation, which concluded on October 25, 2024.*

#### **6. ISAG Update – General Plan Amendment (Ongoing)**

The Initial Study Assessment Guidelines (ISAGs) contain thresholds of significance and evaluation guidelines which provide a framework for determining whether a discretionary project within the unincorporated areas of Ventura County could have a significant impact on the environment pursuant to CEQA. A comprehensive update to the County's thresholds of significance and evaluation guidelines in the ISAGs is necessary to incorporate mitigation measures from the General Plan's Environmental Impact Report, several General Plan policies and programs, and recent legislative requirements for evaluating environmental impacts subject to CEQA. This update is ongoing and completion is anticipated by the end of 2025. The draft ISAGs will be presented to the public for review, and then will be presented to the Planning Commission and Board of Supervisors for review and approval.

- *Tribal consultation will be conducted pursuant to the requirements of Government Code Sec. 65352.3.*

#### **7. AutoZone / Ojai Valley Area Plan – General Plan Amendment (Ongoing)**

A privately initiated General Plan amendment was screened by the Board at a public hearing on July 20, 2021, to revise Policy OV-2.5 from the Ojai Valley Area Plan – which currently limits new AM and PM peak hour traffic on County thoroughfares, County-maintained local roads, and State Route 33 located within the unincorporated area between the cities of Ventura and Ojai. The proposed General Plan amendment would exempt commercial uses on previously developed commercial properties from the traffic limitations contained in Policy OV-2.5. The requested legislative action is anticipated to be processed concurrently with an application for a discretionary permit to develop an auto parts retail store (AutoZone) on the site of a former restaurant, which is located within the Ojai Valley Area Plan boundary, and zoned Commercial Planned Development (CPD). The privately initiated General Plan amendment and discretionary permit application were submitted to the Planning Division in 2024. After completion of a traffic study, which is anticipated in early 2025, it is likely that the General Plan amendment and discretionary permit may be presented to the Ojai Valley Municipal Advisory Council, Planning Commission, and the Board in 2025 for review.

- *Tribal consultation will be conducted pursuant to the requirements of Government Code Sec. 65352.3.*

### **New LCI Reporting Requirements**

Since the preparation of the previous annual progress report, no new State reporting requirements were requested by LCI.

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## B. Review of Ventura County's Progress in Meeting the Regional Housing Need Allocation Objectives

Consistent with State law, every eight years, future housing needs are assessed for each region within the State based on growth projections during the planning period. This is accomplished through the Regional Housing Needs Allocation (RHNA) process which takes growth projections to determine the estimated regional housing need for all income levels. Once the need is estimated, the Southern California Association of Governments (SCAG) distributes the regional housing need to local jurisdictions and provides estimates on the number of housing units required to be produced within the planning period to meet that need. Thereafter, it is the local jurisdiction's responsibility to develop a plan to demonstrate how this additional housing growth will be accommodated.

The current 2021-2029 Housing Element (Housing Element) addresses the 6th RHNA cycle, and was adopted by the Board on October 12, 2021, and certified by HCD on December 22, 2021, making the County the first jurisdiction in the entire SCAG region to receive certification from the State for this cycle. As part of the SCAG region, the County's portion of the RHNA target for this cycle is 1,262 units. A further breakdown by income level of the County's RHNA allocation is included in Table 1 below.

**Table 1: RHNA Targets by Income Category**

	Lower			Moderate (80-120% of median income)	Above- Moderate (>120% of median income)	Total
	Extremely Low (<30% of median income)	Very Low (30-50% of median income)	Low (50-80% of median income)			
<b>2021-2029 Housing Need</b>	159	160	225	250	468	<b>1,262</b>

The County is not required to build the dwelling units allocated through the RHNA, but rather must plan for future growth by ensuring there is adequate land zoned to accommodate the projected household growth. Additionally, the County is required to adopt programs that promote and facilitate housing construction at all affordability levels. The Housing Element includes five goals, 32 policies and 26 implementation programs. These programs support the development of housing affordable to households of all incomes. The status of each implementation program is described in the last section of this report.

### HCD Reporting Requirements in 2024

As required by State law, the County submits an annual progress report to HCD by April 1st each year, which includes data submitted for housing units entitled in the previous year in a template provided by HCD (Attachment 2 – HCD Reporting Tables).

This Section B of the APR provides a comprehensive data analysis of the County's progress in meeting the RHNA objectives for the 2021-2029 planning cycle, and provides an update on building activity from January 1, 2024, through December 31, 2024. The discussion below is derived from the HCD reporting tables, Tables A, A2, B, H, and a summary of tables which are included as Attachments 2.1, 2.2, 2.3, 2.5 and 2.7 respectively. Additionally, Table D, included as Attachment 2.4, provides a summary of the implementation status for each Housing Element



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program, and Attachment 2.6 (LEAP Grant Reporting) includes a summary of the LEAP grant funds utilized by the County.

State law allows HCD to request corrections to the APR and may reject a local jurisdiction's report, should those corrections fail to be made. An overview of some of the State reporting requirements pursuant to recent legislation is provided in further detail below.

### ***Recent Legislation***

The 2024 APR addresses annual reporting requirements including for various types of housing development projects (included in Attachment 2.2 – Table A2) and surplus land (Attachment 2.5 – Table H).

#### **SB 6 and AB 2011 Projects**

Senate Bill (SB) 6 (2022), the Middle Class Housing Act of 2022 (Gov. Code, §§ 65913.4, 65852.24), and Assembly Bill (AB) 2011 (2022), the Affordable Housing and High Road Jobs Act of 2022 (Gov. Code, §§ 65400, 65585, 65912.100 et seq.), allow certain housing development projects on sites zoned and designated for commercial or retail uses. Both AB 2011 and SB 6 require that the annual progress report include information regarding the number of housing applications submitted, sites developed, and units constructed pursuant to these new laws. In 2024, there were no applications submitted, no sites developed, nor any units constructed pursuant to AB 2011 or SB 6.

#### **SB 35 Projects**

SB 35 (2017), as amended, requires that qualifying multifamily housing developments developed on infill sites be processed ministerially and that the annual progress report include information on the number of units constructed (Gov. Code, § 65913.4). In the 2023 APR, the County reported that one Zoning Clearance application utilized SB 35, which is anticipated to result in a new 49-unit development, called Camino De Salud Supportive Housing. While demolition permits were issued in 2024 to remove existing commercial structures at the project location, building permits for construction are pending. This project is summarized further in the *Anticipated Residential Development* section. No other projects were approved in 2024 utilizing SB 35.

#### **SB 9 Projects**

SB 9 (2021) requires the annual progress report to include the number of dwelling units constructed, and the number of applications for parcel map urban lot splits pursuant to SB 9 (Gov. Code, §§ 65852.21, 66411.7). Under SB 9, properties zoned for single-family residential use may be eligible for streamlined permit processing to facilitate the development of duplexes and lot splits, if the property meets certain criteria. To qualify for SB 9, properties must, among other requirements, be within a Census designated urbanized area, meet certain environmental criteria, and comply with the local objective development standards currently in place.

In 2024, the Planning Division approved three applications for ministerial lot splits, approved with a Zoning Clearance. Two of the approved SB 9 projects are located within the Ojai Valley Area Plan, and currently have a buildable site to develop a second single-family dwelling on the newly created lot. The third approved SB 9 project is located within the Thousand Oaks Area Plan, and includes plans to construct a single-family dwelling on the primary lot, along with a buildable site on the newly created lot. The first application was approved in August 2024, the second in September 2024, and the third in December 2024 with building permit applications for construction of a single-family dwelling on each of the primary lots currently in process.

### Declaration of Surplus Land

AB 1255 (2019) requires the County to create a central inventory of all “surplus land” and all lands in excess of the County’s foreseeable needs, if any, that are located in urbanized areas and urban clusters as described in Government Code section 54230(a), and that this “surplus land” inventory be reported to HCD as part of the annual progress report. In 2023, the Real Estate Division of the County’s Public Works Agency reported that two County-owned parcels were designated “exempt surplus”. There was no change reported in status for the designated sites in 2024. A description of the two exempt surplus sites is provided below and included in Attachment 2.5 – Table H: Locally Owned Surplus Sites.

- Two Parcels within City of Oxnard (Vanguard Site):  
On June 6, 2023, the Ventura County Board of Supervisors adopted a resolution declaring that the County-owned property on two parcels located at 1400 Vanguard Drive in the City of Oxnard was exempt surplus land pursuant to Government Code section 54221(f)(1)(A) of the Surplus Land Act. County staff provided a copy of this resolution to HCD so that HCD would have the opportunity to object to the Board’s finding that the property is “exempt surplus land”. HCD had no objections.

### **Permitting Activity by the Building and Safety Division in 2024**

After the applicable Planning land use entitlement is issued, the County’s Building and Safety Division (“Building and Safety”) reviews development plans to approve building permit applications and conducts final inspections of a dwelling to issue a certificate of occupancy. In 2024, permitting activity by Building and Safety occurred throughout the unincorporated county, and a total of 207 building permits were issued from January 1, 2024, through December 31, 2024. From the 207 permits issued, 69 permits were issued in Piru, 52 in Ojai Valley, 14 near Camarillo, 26 near Thousand Oaks/Simi Valley, and the remaining 46 permits were issued in other various locations. Figure 1 shows the distribution of these permits in the County by dwelling unit type. Additionally, a breakdown of each building permit issued by dwelling type is provided in Table 2 below.

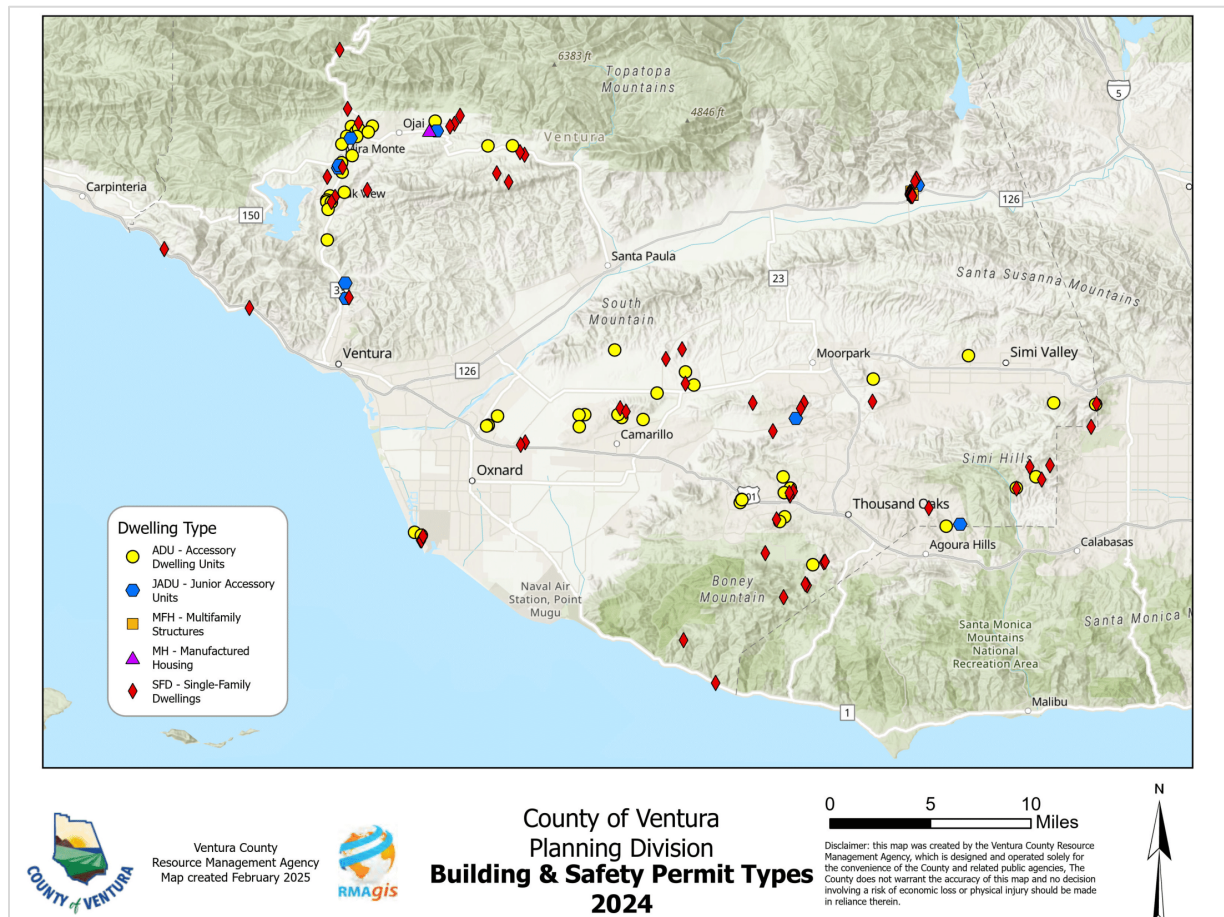
**Table 2: Building Permits by Dwelling Unit Type**

Housing Type	Number of Building Permits				
	2021*	2022	2023	2024	Total
Single-Family Dwellings	6	52	75	120	253
Accessory Dwellings Units	15	85	144	61	305
Junior Accessory Dwellings Units	0	4	8	10	22
Multifamily Structures	1	15	18	6**	40
Manufactured Housing	0	11	5	10	26
<b>Grand Total</b>	<b>22</b>	<b>167</b>	<b>250</b>	<b>207</b>	<b>646</b>

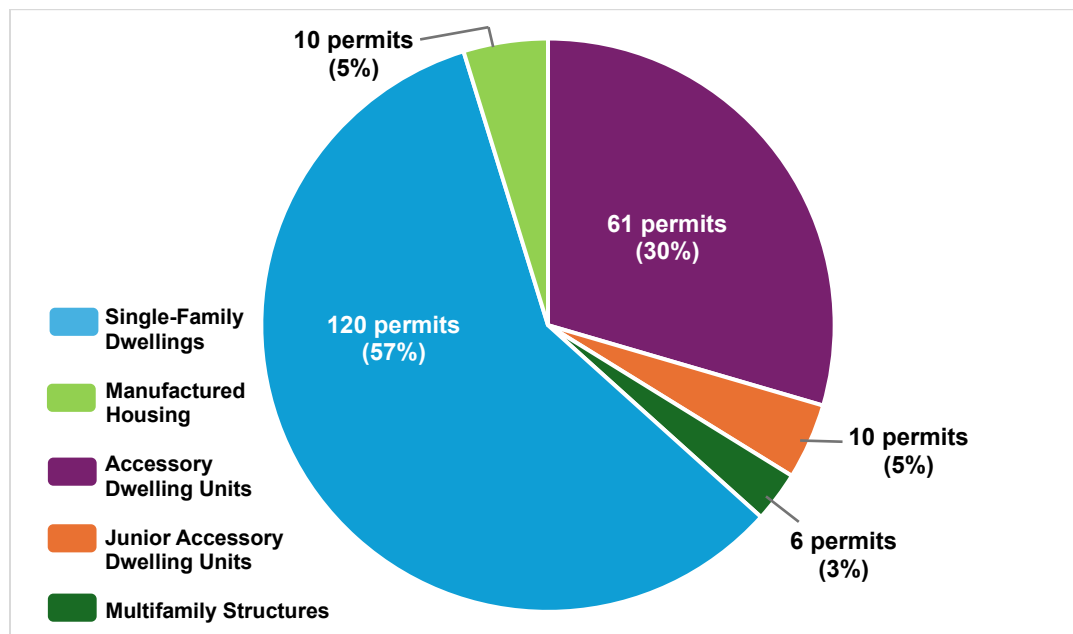
\* The 2021 data represented in this table is from the beginning of the 2021-2029 6<sup>th</sup> Housing Element cycle, from October 16, 2021 through December 31, 2021.

\*\* In 2024, six (6) multifamily structure building permits were approved for the Finch Tract (Williams Homes)

**Figure 1: Issued Building Permits by Dwelling Unit Type**



**Figure 2: Building Permits by Dwelling Unit Type**





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Overall, this year's APR shows that a variety of housing types were issued building permits by the County. Many of the larger multifamily projects reported in previous years, such as the Somis Ranch Farmworker Housing Complex and the Rancho Sierra Senior Apartments, have been completed, thus allowing for other housing projects to be approved by Building and Safety. When compared to previous APRs, Table 2 shows that the number of building permits issued in 2024 remains relatively consistent with Building and Safety's recent annual output for permits issued each year.

As displayed in Table 2, there was an annual increase in the number of permits issued for single-family dwellings. During the 2024 reporting year, 120 single-family dwellings were issued building permits marking a 61 percent increase from 2023. This was largely due to the new single-family dwellings receiving building permits in Piru as part of the Finch tract. Additionally in 2024, the County issued six building permits for multifamily structures (5 triplexes and 1 duplex) as part of the Finch tract in Piru (known as Williams Homes). Finally, the Mesa Farm Tiny Home Community project included 10 new detached manufactured housing units.

Notably, staff also approved certificates of occupancy for a large number of units, making more housing units available on the ground for unincorporated county residents. As shown in Attachment 2.7 –Summary of Housing Element Tables, 894 dwelling units received a certificate of occupancy and were considered a “completed” unit for HCD's reporting purposes. As discussed further below in the *Anticipated Residential Development* section, 2024 also marked the first year that the County reported the permitting data from the California State University Channel Islands (CSUCI) Site Use Authority for the Anacapa Canyon project (previously University Glen Phase II). Of the 894 total dwelling units reported receiving their certificates of occupancy in Attachment 2, 540 units were in the Anacapa Canyon development.

### **Accessory Dwelling Units**

Each year of the 6<sup>th</sup> cycle, Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) have constituted the second largest dwelling type for which building permits have issued. The production of ADUs has more than doubled since State law mandates relaxed requirements for them in 2017, which led to Board-adopted revisions to the County's zoning ordinances in February 2018, and most recently to the County's Non-Coastal Zoning Ordinance in June 2024. The new State law requirements, as implemented by the County, have made it easier to obtain permits for ADUs by creating an expedited process for certain ADUs and JADUs allowed directly with a building permit, reducing parking requirements, standardizing height requirements, and overall providing several options for a property owner to build an ADU and/or JADU on their property.

As depicted in Table 2 and Figure 2, there were 71 units collectively issued for ADUs and JADUs in 2024. Overall, since the beginning of the 2021-2029 Housing Element cycle, ADUs and JADUs have constituted approximately 51 percent (327 permits) of all building permits issued in the unincorporated county. Specifically, of the 71 building permits issued for both ADUs and JADUs in 2024, a total of 20 (constituting 28%) of those projects were approved directly by a building permit. Since the start of the 6<sup>th</sup> cycle, 349 ADUs/JADUs have been issued permits by Building and Safety, equating to 62 percent of the 560-unit objective for this cycle.

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## Permitting Activity by the Planning Division in 2024

The County's Planning Division reviews development plans to approve projects for appropriate land uses and issues land use entitlements for a dwelling, whether ministerial (e.g., Zoning Clearance) or discretionary (e.g., Planned Development (PD) permit). Permitting activity by Planning Division staff occurred throughout the unincorporated county in 2024, during which a total of 199 Zoning Clearances were issued from January 1, 2024, through December 31, 2024. In addition, nine PD permits were issued for proposed dwellings located in the County's coastal zone.

Overall, 226 dwelling units were issued a land use entitlement in 2024, many of which have not yet received their building permit. However, once the building permit is issued, these units are anticipated to be counted towards the County's 6<sup>th</sup> cycle RHNA.

### **Mountain Fire**

In November 2024, the Mountain Fire burned portions of Ventura County and destroyed over 200 existing structures in the unincorporated existing communities of Las Posas Estates and Camarillo Heights, and in the City of Camarillo. The County anticipates that future annual reports will include analysis of housing lost in the Mountain Fire. While the County anticipates developing dwelling units in excess of its 1,262-unit allocation by the end of the 6<sup>th</sup> cycle, efforts to rebuild after the Mountain Fire may act as a constraint to developing new housing. Rather than building new dwellings, many County residents will need to attend to damaged properties and may face financial difficulties. Finally, rebuilding efforts significantly increase the demand for local housing contractors and permitting services, making new housing more expensive to permit and build.

## Methodology and Reporting Requirements for Determining Affordability

To categorize the affordability of owner-occupied housing units that were issued building permits, both median household income and the cost of the new housing units are considered. According to the U.S. Department of Housing and Urban Development (HUD), the annual median family income for a family of four in unincorporated Ventura County for FY 2024 was \$125,600. Based on this information, five income categories are used to determine a household's ability to pay a monthly mortgage and the maximum cost of a for-sale unit under those income parameters using the 2024 fixed Annual Percentage Rate (6.72%) for a 30-year loan with 20 percent downpayment. A summary of these values for extremely low, very low, low, moderate, and above-moderate income categories are listed in Table 3.

**Table 3: Estimated 2024 Income and Maximum Affordable For-Sale Unit Cost**

Income Category	Estimated 2024 Monthly Gross Income for a Family of Four	Maximum Monthly Affordable Housing Payment	Maximum Affordable For-Sale Unit Cost
<b>Extremely Low</b> (< 30% of median)	Up to \$3,140	Up to \$942	Up to \$145,684
<b>Very Low</b> (30% - 50% of median)	\$3,140 to \$5,233	\$942 to \$1,570	\$145,684 to \$303,508
<b>Low</b> (50% - 80% of median)	\$5,233 to \$8,373	\$1,570 to \$2,512	\$303,508 to \$485,613
<b>Moderate</b> (80% - 120% of median)	\$8,373 to \$12,560	\$2,512 to \$3,768	\$485,613 to \$728,420
<b>Above-Moderate</b> (>120% of median)	Over \$12,560	Over \$3,768	Over \$728,420

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Where actual sales data could not be attained, online data was used from the real estate website Zillow to determine market value estimates. In cases of properties that are cost-restricted, the affordability requirements listed within the deed were used to justify the number of units placed into each income category.

For the housing units authorized with an affordability use restriction in place, such as those in the Mesa Farm Tiny Homes or Camino de Salud supportive housing projects, staff contacted the project developer, to determine a rental estimate of the units. As a condition of either the project's approval, State legislation, or grant funding requirements, the deed for the housing projects includes a use restriction based on their affordability agreement requirements, to be rented out to low- and very low-income households (See discussion in the *Anticipated Residential Development* section below).

For ADUs, staff utilized a methodology through estimated monthly rental amounts provided by property owners to determine their income category and affordability criteria. This data was requested from October 2021 onwards to address implementation of the County's ADU monitoring program (Program HE-Z), discussed in the *Status of Housing Element Programs* section below. In cases where rental amounts were not provided, staff utilized the rental analysis data available from the 2024 report of Dyer Sheehan Group Inc.'s<sup>2</sup> rental market surveys for unincorporated Ventura County. This market survey utilizes information collected from a survey of over 21,300 units countywide to report an average rental price per square foot for studio, 1-, 2-, and 3-bedroom units. Based on the size of the permitted ADU or JADU, the average rental cost was used to estimate the monthly rental price for each unit. To categorize the affordability of these ADUs and JADUs, the median household income for Ventura County and the affordable rent for each income category were used.

In addition to this APR, Programs HE-Z (ADU Monitoring) and HE-J (Compliance with State Housing Laws and PD Permit Monitoring) aim to actively monitor the affordability of newly created housing units to ascertain the true cost of housing for County residents. As part of Program HE-J, the County is responsible for monitoring the PD permit process to ensure the process does not act as a constraint to housing. During the mid-cycle review of the Housing Element in 2025, staff will assess the progress of PD permit approvals. If the PD permit process is determined to be a constraint, the process will be modified to facilitate housing production. An update on Program HE-Z is included in the *Status of Housing Element Programs* section below; and in Attachment 2.4 (HCD Table D).

## County of Ventura's Progress in Meeting Housing Need

The County's allocation for the 6<sup>th</sup> planning cycle is 1,262 dwelling units. The 207 building permits issued between January 1, 2024, through December 31, 2024, listed in Table 2 above resulted in a total of **218 new housing units**, which can be counted towards the County's RHNA. Table 4 below shows the distribution of the units within those building permits, categorized by the affordability criteria.

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<sup>2</sup> July 2024 Ventura County Apartment Market Survey, Dyer Sheehan Group Inc., (2024).  
[https://dyersheehan.com/Apartment\\_Market\\_Surveys.html#Ventura\\_County](https://dyersheehan.com/Apartment_Market_Surveys.html#Ventura_County)

**Table 4: Dwelling Units Approved by RHNA Affordability Category**  
**January 1, 2024 to December 31, 2024**

Housing Type	Extremely Low	Very Low	Low	Moderate	Above-Moderate	Total
Single-Family Housing Units	-	6	13	32	69	120
Accessory Dwellings Units	-	4	16	30	11	61
Junior Accessory Dwelling Units	1	4	3	2	-	10
Manufactured Housing	10	-	-	-	-	10
Multifamily Housing Units	-	6	5	6	-	17
Farmworker Housing Units	-	-	-	-	-	-
<b>Total</b>	<b>11</b>	<b>20</b>	<b>37</b>	<b>70</b>	<b>80</b>	<b>218</b>

In the previous planning cycles, housing production within the unincorporated county has not kept pace with the assigned RHNA targets and the targets designated for each income category. Although the unincorporated county has identified the development capacity (based on land use and zoning) to accommodate its RHNA targets, there have been many potential explanations for the gap between housing need and the amount of housing permitted in previous planning cycles, including lack of demand due to higher housing prices, ongoing fiscal uncertainty for families, and the lack of grant funding available to affordable housing developers. However, for the first time in recent years, and ahead of the 2025 mid-cycle review of the County's Housing Element, the County has exceeded its low income RHNA and is on track to meet its RHNA for the other income categories by the close of the 6<sup>th</sup> cycle.

Despite the Mountain Fire, the first three reporting years of the 6th planning cycle have still provided a positive outlook for meeting the County's housing goals. **This is indicated by the total of 1,063 new housing units that were approved since the start of the 6<sup>th</sup> cycle.** As discussed below, this total number is largely due to the County exceeding the allocated units in the low-income category. Overall, although the County still needs to meet the allocation for housing units in the remaining categories (other than low-income), it is commendable that the County has produced 84 percent of the total housing units identified in the 2021-2029 Housing Element cycle.

Table 5 summarizes this development activity by the affordability category and compares it to the assigned RHNA targets. Within the first three reporting years of this planning cycle, the County has already exceeded the total number of units assigned in the overall 2021-2029 RHNA target in the lower-income categories (i.e., extremely low-, very low-, and low-income). Of the 544 total units assigned in the lower income RHNA target, the County has approved a total of 684 lower income units, well exceeding the goal.

Additionally, the County has approved a total of 478 low-income housing units by 2024, doubling the overall RHNA target of 225 low-income units. Overall, the County has also made good progress in meeting the RHNA targets for the other affordability categories within the lower income category, meeting 42 percent of its target for the extremely low-income category, and 87 percent for the very low-income category. The County has also met 74 percent of its target for the moderate-income category, and 41 percent for the above-moderate-income category thus far. It is expected that the remaining housing need reflected in this table will be met by the development of housing units described in the *Anticipated Residential Development* section by the end of the 6<sup>th</sup> cycle.



**Table 5: RHNA Targets by Income Category (2021-2029 Housing Element Cycle)**

	Lower Income			Moderate Income	Above-Moderate Income	Total Units
	Extremely-Low	Very-Low	Low			
2021-2029 Total Housing Need	159	160	225	250	468	<b>1,262</b>
Total Units Approved (2021-2023)*	56	119	441	116	113	<b>845</b>
Total Units Approved (2024)	11	20	37	70	80	<b>218</b>
<b>2021-2029 Total Housing Units Approved</b>	<b>67</b>	<b>139</b>	<b>478</b>	<b>186</b>	<b>193</b>	<b>1,063</b>
% of RHNA Target	42%	87%	212%	74%	41%	<b>84%</b>
<b>Remaining Housing Need</b>	<b>92</b>	<b>21</b>	<b>0</b>	<b>64</b>	<b>275</b>	<b>452**</b>

\* For the year 2021, the approved units are counted from the beginning of the 2021-2029 6<sup>th</sup> Housing Element cycle, i.e., from October 16, 2021 through December 31, 2021.

\*\* Units in excess of the RHNA target for an income category do not reduce the total remaining RHNA target.

## Anticipated Residential Development

There are several housing projects in the pipeline which are anticipated to be developed in the future years. The following discussion includes summaries of several multifamily and supportive housing projects that are at various stages in the permitting and development process, and that are anticipated to be completed within this planning cycle. Some of these projects were approved utilizing streamlined permitting pathways created by recent State legislation.

### 1. Reider and Finch Subdivisions

In the community of Piru, the Finch and Reider tract maps were recorded in December 2018. At full buildout, the Finch Tract (now known as Williams Homes) will include a total of 175 housing units and 10,800 square feet of commercial development. The housing units include 62 detached single-family dwellings, 85 detached condo units, two duplexes (4 units), six triplexes (18 units), and six units in a mixed-use building along with commercial use. Subdivision improvements are nearing completion, and residential construction commenced in Summer 2023. As of December 2024, the Planning Division has issued Zoning Clearances for construction of 123 units and certificates of occupancy for 81 units.



One of the constructed homes in the Finch subdivision;  
Photo credit: Williams Homes

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The Reider Tract will include a total of 49 housing units at full buildout, which will include a total of seven affordable attached townhouse condominium units. Building permit issuance and construction in the Reider Tract is anticipated to begin once all conditions of their entitlement are satisfied.

## **2. Somis Ranch Farmworker Housing Complex**



*Aerial photo of the completed Somis Ranch Farmworker Housing Complex (2025);  
Photo credit: AMCAL California Affordable Communities*

In February 2021, the Board of Supervisors approved a subdivision and discretionary permit application for a 360-unit farmworker housing complex in the unincorporated county, near the City of Camarillo. The approved project included waivers for reduction of internal side-yard setbacks from 15 feet to 10 feet, and incentives in the form of an increase in building lot coverage (from 5% to 25%). The Somis Ranch Farmworker Housing project maintains a 100 percent affordability requirement, where all 360 units must be rented to low- and very low-income residents. Additionally, the units will be rented at affordable rents not greater than thirty percent (30%) of sixty percent (60%) of the monthly area median income (AMI) for low-income households, and not greater than thirty percent (30%) of fifty percent (50%) of the monthly AMI for very low-income households (including some units for extremely low-income households at rents not greater than thirty percent (30%) of thirty percent (30%) of the monthly AMI). The project consists of two phases. Construction for Phase I for the first 200 units began in 2023 and certificates of occupancy were issued in 2024. Additionally, building permit applications were approved for the remaining 160 units in Phase II in 2023. Construction of Phase II has been completed, and it is expected that certificates of occupancy will be issued by early 2025.

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### **3. Mesa Farm Tiny Home Community for Transitional Aged Youth**



*Photo of the constructed Mesa Farm Tiny Home Community; Photo credit: Upmarket Media*

On December 14, 2021, the Board of Supervisors approved a resolution to apply for a second round of State Homekey funding with Mesa Independent Living and People's Self-Help Housing, as co-applicants. The receipt of Homekey funds made the project eligible for ministerial approval and was issued a Zoning Clearance in December 2022. The project remodels an existing 3,368 sq. ft. home and adds ten new factory-built tiny homes on an Agricultural Exclusive zoned parcel to create supportive housing for transitional aged youth. Residents will receive educational, vocational, and therapeutic support for a maximum of 24 months. In 2023, building permits were submitted for the foundations of the tiny homes and interior remodel of the existing home. As prefabricated manufactured homes, the ten tiny home units did not receive building permits for their construction and instead received permits from Building and Safety Division for the utility connections (such as electrical wiring and plumbing). Certificates of occupancy were issued on July 18, 2024, and the project has been completed.

### **4. Camino De Salud Supportive Housing**

The Camino de Salud supportive housing project is a 49-unit development located within the planning area of the Ojai Valley Area Plan. As a 100 percent affordable supportive housing project, the application qualified for a ministerial, streamlined review utilizing AB 2162 and SB 35. The project includes a new supportive housing complex consisting of 48 single room occupancy (studio) units, one 2-bedroom manager's unit, two parking lots, landscaping, and a resident community garden. Supportive services offered on-site include, but are not limited to, medical, dental, psychiatric care, benefits advocacy, housing retention training, women's health, and jobs training. Except for the property manager's unit, 100 percent of the proposed housing units are income-restricted to area residents who qualify in two different income and needs categories: 1) fifty percent (50%) of the units will be reserved for area residents who are experiencing homelessness and who have chronic or severe illnesses such that they are high medical facilities users; and 2) the remaining fifty percent (50%) of the units will be reserved for residents who are low-income wage earners (i.e., making below 80% of the AMI). The project includes efficient plumbing fixtures and drought-tolerant landscaping to minimize water use and will be net-zero in energy use relying on all-electric appliances powered by photovoltaic panels on the roofs. The Zoning Clearance application for the project was approved in April 2023. On November 19, 2024, a demolition permit was issued from the



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County's Building and Safety Division to demolish the existing office building on site to make progress toward constructing the 49-unit development.

**5. Highland Drive Project – ADU Conversions of Carports**

The Highland Drive project involves the conversion of carports in an existing multi-family residential complex near Ojai into ADUs, in accordance with State ADU law which allows this conversion with a ministerial approval. This project will result in the creation of 12 ADUs within an existing 50-unit multi-family complex that was originally constructed in 1976. The ADUs will replace 47 carport parking spaces and will vary in size from 567 to 751 square feet. Though not required under the ADU statutes, the owner has also chosen to add 36 new uncovered parking spaces by restriping the existing parking lot and adjusting the landscaping, which the County approved under a separate Zoning Clearance application in 2024. While the Zoning Clearance for site improvements has been issued, the building permit applications are presently under review.

**6. Anacapa Canyon (Previously University Glen Phase II)**

The County receives credit for meeting the regional housing need through the housing units entitled and permitted on land owned by the State of California. In 2002, Phase 1 of the East Campus Development Area/University Glen, adjacent to the California State University Channel Islands (CSUCI) campus, added 386 apartments and single-family homes for nearly 2,000 residents. As state owned land, governmental authority was granted to the local site authority (CSUCI Site Authority) for the project. All post-entitlement approvals including their Certificate of Occupancy are received from the Office of the State Fire Marshall and the California State University Deputy Building Official.

One building permit was approved in late 2020 for Phase 2 of the East Campus Development area (now known as Anacapa Canyon development). This phase anticipates the construction of a total of 589 units consisting of: 310 market rate apartments; a combination of 109 for-sale single-family homes and attached single-family townhomes; and 170 apartments for seniors with affordability restrictions in place. The senior apartments will be subject to certain age, income, and rent restrictions and will be funded, in part, through tax credits under the Low-Income Housing Tax Credit (LIHTC) program under Section 42 of the Internal Revenue Code. The primary occupant of these units is required to be at least 55 years old, with an income of no more than 60 percent of the AMI. Rent for these units will be capped at a level determined by the AMI and HUD.



*Photo of single-family dwellings constructed as part of Phase II of the Anacapa Canyon Development; Photo credit: Planning staff*

Construction for Anacapa Canyon began in November 2021, commencing with demolition and placement of utilities and streets. Several non-habitable structures were completed in 2023, which included the apartment leasing office, clubhouse, pool, and the fitness center complex. Additionally, the first set of single-family homes were ready for occupancy in December 2023.



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Construction of the development continued at full pace throughout 2024, when the first apartment building and senior apartments were constructed and leased to residents. December 2024 concluded with the completion of 310 market-rate apartment units. Overall, in 2024 alone, certificates of occupancy were approved for 540 units in this development. The university shared that the demand for future vacancies of the remaining townhomes, apartments, and single-family homes appears to be good, hence it is anticipated that the construction will continue at pace, and the remaining homes will be constructed through 2025.

## **Housing Assistance, Rehabilitation, and Preservation Programs**

In the continual effort to ensure county residents are adequately housed, the County of Ventura plays a critical regional role by coordinating and supporting many programs vital to these efforts. The County's Community Development Division, which is part of the County Executive Office (CEO), is involved in a variety of tasks that support affordable housing, rehabilitation, and preservation programs throughout Ventura County. These programs include the following: managing the HUD Entitlement Area funding dedicated to community development and homeless assistance activities; managing State of California funds for affordable housing and homeless services; overseeing County general funds and local initiatives in support of affordable housing; and providing staff to the local Continuum of Care (CoC), which has a local board and community based Alliance group dedicated to promoting a safe, desirable and thriving community by ending homelessness in Ventura County. Although the County manages these tasks, many of the program efforts support regional efforts to create and facilitate housing and services and are sometimes located within incorporated cities and not in the unincorporated county. Following the dissolution of redevelopment agencies in California, including the Piru Redevelopment Agency, the County was designated a "housing successor agency." This subjects the County to the provisions of section 34176.1(f) of the Health and Safety Code, which requires that the County include in its annual progress report, specific informational items pertaining to housing development, assets, and funding for the previous fiscal year. This information is collected and presented in the attached Housing Successor Agency Annual Report in accordance with State law. The Housing Successor Agency Annual Report prepared by the Community Development Division is included as Attachment 3 to this APR.

### ***HUD Entitlement Area Funding***

Every five years, Community Development Division staff prepare a Consolidated Plan that identifies unmet needs for affordable and supportive housing, community development programs, social service programs, and economic development opportunities for low-income residents. The County of Ventura, along with all five entitlement jurisdictions receiving funding directly from HUD (the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and Ventura), with input from member jurisdictions of the Ventura Urban County Entitlement Area (Fillmore, Moorpark, Port Hueneme, Ojai, and Santa Paula) and area organizations, collectively prepared the Ventura County 2020-2024 Regional Consolidated Plan to address unmet needs of low-income persons with a proposed five-year strategy to meet those needs. The Consolidated Plan must be approved by HUD for the County to receive a variety of federal grants, including the Community Development Block Grant, Emergency Solutions Grant, and the HOME Investment Partnerships Program funds. Along with the 2020-2024 Ventura County Regional Consolidated Plan, which covers the planning period of July 1, 2020 through June 30, 2025, an updated Analysis of Impediments was adopted by all participating entitlement jurisdictions. Based upon the 2020-2024 Regional Consolidated Plan goals, the County intends to meet the following objectives during the 2020-2024 planning period:

- *HOME Investment Partnerships Program (HOME)*: Support the creation of 29 affordable for-sale units and 408 affordable rental units.
- *Community Development Block Grant (CDBG) funds*: Rehabilitate five units of homeownership housing, support the construction of 80 affordable rental units, and rehabilitate 250 units of affordable rental housing. CDBG goals also include funding for homelessness prevention (175 households) and supporting overnight shelter for persons experiencing homelessness (40 people).
- *Emergency Solutions Grant (ESG) funds*: Support the operations of shelters and homeless prevention/rapid re-housing programs.

Annually the County prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which contains information regarding accomplishments funded by, and in keeping with, the intent of the CDBG, HOME, ESG and other funding sources. Since the County's Urban Entitlement Area includes five separate jurisdictions (the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and the unincorporated areas of the county, not all the resources and beneficiaries served by these funding sources are residents of unincorporated Ventura County. Additionally, some funding is provided to programs which serve residents who live anywhere within the County including the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and Ventura. Since 2014, the County has invested its HOME, CDBG, and ESG funding in a variety of housing related activities. Funded projects may be reviewed in the County's Annual Action Plans (planned projects) and CAPER reports (completed projects).

In addition, in response to the recent Thomas and Woolsey Fires, which resulted in the loss of homes, the County is receiving CDBG-Disaster Recovery Multifamily Housing Program funds to support the creation of new affordable housing. These funds have been prioritized for projects located near the areas where the fires burned. The recovery funds received by the County for the Thomas Fire have been reserved for three affordable housing projects (located in the cities of Oxnard, Santa Paula, and Ventura) which completed construction and were leased in 2024. Collectively, these projects added 203 units of affordable housing ( $\leq 60\%$  AMI), including 11 units for persons experiencing homelessness and 21 units for farmworker households. In May of 2022, the County Board of Supervisors approved the investment of the CDBG-Disaster Recovery Multifamily Housing Program funds made available in response to the Woolsey Fire to a 78-unit permanent supportive housing project located in the City of Thousand Oaks. This project is delayed with an unknown completion date.

### ***County General Funds and Local Initiatives***

Historically, the Board has utilized the County General Fund to help support affordable housing initiatives. On May 19, 2015, the Board of Supervisors allocated \$1,000,000 toward the construction of three farmworker housing projects within the cities of Oxnard, Santa Paula, and Ventura. Two of the three projects are fully leased and operating as affordable housing (within the cities of Santa Paula and Ventura) and the third is under construction with anticipated completion in 2025 (located in the City of Oxnard).

In 2022, the Board of Supervisors set aside \$30.5 million in general funds for housing and homelessness. At that time, \$3 million was set-aside for affordable student housing at Ventura Community College, \$7.5 million was set-aside for permanent supportive housing and recuperative care at a County-owned property in Oxnard, and \$5 million was reserved for permanent supportive housing to match State Homekey funds. In 2023 and 2024, the following allocations from the balance of \$15 million were made:

- \$1.5 million grant was made to the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition, and pre-development funding to developers of affordable housing. The Housing Trust Fund Ventura County can match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be used countywide and will facilitate the creation of new housing units for low-income households.
- \$5.5 million grant was made to match State of California Homekey funds for the acquisition and conversion of a 142-unit motel in the City of Ventura to 136 units of housing for households at risk of or experiencing homelessness, commonly known as Valentine Road.
- \$5 million was awarded as a construction loan to support renovations of Valentine Road.
- \$6.16 million was made available during the 2024-25 funding cycle to support the development of affordable housing, with a priority for Homekey projects with funding gaps in capital and/or operations, or for projects with a demonstrated ability to repay the assistance to create a permanent source of funding for housing.

As noted above, as a regional leader in addressing the needs of vulnerable populations, the County has funded housing programs and facilities in incorporated cities in addition to unincorporated areas. While programs located outside the County's jurisdictional boundary are not included in the APR, and summary data may not be counted when evaluating progress toward meeting the RHNA (pursuant to state HCD rules), funds allocated by the County support regional efforts to address unmet needs for affordable and supportive housing, community development programs, and social service programs for low-income residents countywide.

### ***State Housing Initiatives***

In November 2018, a ballot initiative (Proposition 2) was passed in California authorizing the sale of up to \$2 billion in bonds and the use of a portion of Proposition 63 taxes for the No Place Like Home (NPLH) program. NPLH is designed to finance the development of permanent supportive housing for persons and families who need mental health services and are experiencing or are at-risk of homelessness. The County has issued local Requests for Proposals annually in response to Notices of Funding Availability from the State of California and has co-applied with housing developers for funding. Over the four rounds of funding availability, four projects were awarded NPLH funds that will result in a total of 105 NPLH units in the City of Oxnard and unincorporated Ventura County: 27 units at Casa de Carmen, 34 units at Casa Aliento, and 20 units at Cypress Place at Garden City Phase II in the City of Oxnard; and 24 units at the Rancho Sierra Senior Apartments in the unincorporated area near Camarillo.

With the passage of Senate Bill 2 in 2017, the County started receiving annual allocations of Permanent Local Housing Allocation (PLHA) funding. During the first three years, 30 percent of the overall allocation has been reserved for funding for the Housing Trust Fund Ventura County as match funds for the State's Local Housing Trust Fund program. Funds will be used to provide short-term construction and acquisition funds for affordable housing developments located throughout the County, including the unincorporated area. During the first three cycles, PLHA funds were invested in the Rancho Sierra Senior Apartments, Mesa Farm Tiny Home Community for Transitional Aged Youth, and Camino de Salud housing projects, all of which are located in the unincorporated area. Additionally, a combination of PLHA, HOME Investment Partnerships Program (HOME), HOME-American Rescue Plan Act, and Community Development Block Grant – Disaster Recovery (CDBG-DR) funds were reserved for Step Up in Thousand Oaks, a Homekey-funded permanent supportive housing project dedicated to persons experiencing

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homelessness located in the City of Thousand Oaks. Under the State's Homekey program, the County has led three applications:

- In 2020, the County worked with Community Development Partners and Mercy House to acquire the 70-room Vagabond Inn in Oxnard (also known as Casa Aliento). This site continues to operate temporarily as non-congregate shelter to help protect vulnerable persons experiencing homelessness. The property is currently under renovation. The first phase of construction completed in the summer of 2024 and residents who had been residing in the shelter moved into the newly converted housing units. The second phase of construction is expected to convert to permanent supportive housing for homeless individuals, starting in early 2025.
- In response to Homekey 2.0 funding made available by the State of California in 2021, the County released a Request for Letters of Interest to co-apply for Homekey funds to create new units of permanent supportive housing, transitional housing for homeless youth, and/or recuperative care. By the close of 2021, the County submitted two applications, both of which were awarded funds. This included the Mesa Farm Tiny Home Community for Transitional Aged Youth (described in the *Anticipated Residential Development* section above) and the renovation of three cottages at Casa Pacifica as transitional housing. Both projects are located in the county unincorporated area, will provide transitional housing for Transition Aged Youth. The Mesa Farm Tiny Home Community near Ojai, described in the *Anticipated Residential Development* section of this report, completed construction in the summer and is fully occupied. The first phase of Casa Pacifica's project completed construction in the fall and was leasing during late 2024. The remaining renovations are slated to be complete in 2025. Collectively, these projects will create 40 units of transitional housing.

Additionally, the County provided funding support in excess of \$10 million to the Valentine Road Homekey Project located in the City of Ventura, which is expected to undergo renovation in the Spring of 2025 and open for occupancy to 136 persons at risk of or experiencing homelessness starting in 2025 or 2026.

### ***Homelessness Initiatives***

The Community Development Division provides staff to the Ventura County Continuum of Care (CoC) and serves as the administrative entity for the management of HUD CoC funding, as well as State Emergency Solutions Grant (ESG) contracts and California Homeless Housing Assistance and Prevention (HHAP) Program contracts, which provide housing, shelter, and services for homeless persons throughout the county. The Ventura County CoC also partners with housing providers throughout the county and matches units made available to the most vulnerable homeless individuals and families through the Coordinated Entry System. This system serves people throughout the County regardless of city of residence. There are several additional initiatives which the County has supported to reduce homelessness. Most significantly, the County has provided non-congregate shelter through Project Roomkey for more than 850 high-risk senior and medically vulnerable homeless individuals since March 2020, in response to the COVID-19 pandemic. As of 2024, a total of 503 clients were relocated to permanent housing through Project Roomkey.

In addition, the Board approved a policy in 2020 to provide matching capital and operations funds to cities that open permanent emergency shelters in their jurisdictions, which supported the creation of the ARCH shelter with 55 new emergency shelter beds in the City of Ventura. In May 2022, the County also entered into a financial agreement to support the relocation of the Oxnard



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Navigation Center from Oxnard Airport to a proposed facility downtown, which will increase capacity from 80 to 110 shelter beds. The County was also preparing to financially support capital improvements to the 49-bed Harvard Shelter in the City of Santa Paula; however, this project received \$1.5 million from the State of California to complete the necessary work in place of County funds. As of November 2023, the County is providing operations funding to support the ongoing 49-bed Harvard Shelter through a cost sharing agreement with the cities of Fillmore and Santa Paula to serve the Santa Clara Valley. The County also funds the RAIN Bridge Housing Program in the county unincorporated area, which uses General Funds to serve up to 36 households from throughout the county who are homeless and transitioning into housing.

As mentioned above, the Board continues to invest annually in Homeless Prevention and Rapid Re-Housing programs, including special allocations related to fire recovery and pandemic assistance. In 2024, new programs have been using funding allocated from State of California Homeless Housing Assistance & Prevention (HHAP) Program funds, in collaboration with the Ventura County CoC, including Human Services Agency (HSA) Supportive Services for residents of new permanent supportive housing programs. In addition, agencies have used HHAP Program funds for the following programs: HSA has added family emergency shelter response apartment units; Ventura County Behavioral Health expanded homeless outreach and housing navigation; landlord incentives to acquire new housing units through United Way of Ventura County; rental assistance programs and emergency shelter for youth at risk of or currently experiencing homelessness; and interim housing for Transitional Aged Youth with Interface Children & Family Services. Additionally, both the City of Ventura, and Oxnard College utilized HHAP Program funds for prevention and diversion services to support youth ages 18-24 and adults across the county.

In the most recent round of HHAP funding (2025), United Way of Ventura County and HSA were awarded additional prevention and diversion funding to continue efforts with diverting households from entering the homelessness system, and increased landlord engagement to provide sign-on bonuses, no loss holding fees, and damage mitigation funding. The Housing Authority of San Buenaventura was also awarded HHAP funding for construction and rehabilitation of the Valentine Road Project and Casa Pacifica was awarded funding for rehabilitation of their transitional housing program.

### **Status of Housing Element Programs**

The Housing Element includes five goals, 32 policies, and 26 implementation programs. Implementation programs serve to carry out a specific Housing Element goal or set of policies. Policies and programs in some cases are “self-effectuating” in that the intent or action required is incorporated into an agency’s normal operations or procedures, requiring nothing new for its execution. However, some policies require discrete actions to be completed by the County. Further, the actions taken to implement a program can often address multiple Housing Element policies, enabling a more efficient means of achieving the County’s goals for the Housing Element.

Of the 26 implementation programs, the CEO’s Community Development Division is listed as the responsible agency for six programs, and the Area Housing Authority, Ventura Council of Governments, and Area Agency on Aging are responsible for one program each. The Planning Division is responsible for the remaining 17 programs, six of which are implemented on an ongoing basis. By the end of 2024, three additional programs were completed (HE-M (Density Bonus), HE-N (Special Needs Housing), and HE-U (Modular Accessory Dwelling Units and Garage Conversion Building Plans)), equating to a total of five programs completed thus far. Although no new programs were initiated in 2024, programs of priority have been identified in the Planning Division’s *2023-2026 Work Plan Forecast* (Attachment 1), and it is anticipated that all

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programs will be either completed or initiated by the mid-cycle review of the Housing Element as part of the 2025 annual progress report.

The HCD letter certifying the Housing Element stressed timely and effective implementation of specific programs. A summary of the implementation status of these noteworthy projects is provided below. A detailed status report of all Housing Element programs is included in the online HCD submittal in Attachment 2.4 – Table D.

***Program HE-C: ADU Homeowner Tools (Ongoing):***

In 2021, Planning Division staff initiated Program HE-C, and is currently maintaining a website which provides information related to ADUs and JADUs. See website link here: <https://vcrma.org/accessory-dwelling-unit-permits/>. Staff continually refines this website to indicate new requirements based on State law, and is currently in the process of creating educational tools, and public information materials to explain the permitting process, and summarize the related development standards for ADUs and JADUs in a user-friendly manner for homeowners in the County.

These resources were anticipated to be finalized in late 2023, following adoption of the ADU ordinance by the County's Board of Supervisors on February 7, 2023, which included comprehensive updates to the NCZO to align it with State law and was subsequently submitted to HCD for their review (as required by State law). In September 2023, Planning staff received a review letter from HCD requesting certain ordinance revisions. In 2024, staff updated the ADU ordinance, to address HCD's requested revisions, and incorporate recently adopted ADU legislation. This revised ordinance was adopted by the Board of Supervisors on June 4, 2024. Following Board adoption, the ordinance was once again submitted to HCD for review. In January 2025, the Planning Division received notice from HCD that the County's ADU ordinance in the non-coastal zone is compliant with State ADU law. Staff anticipates updating the Planning Division website and making the above-mentioned resources for homeowners available in English and Spanish in 2025.

In addition, staff worked with, and provided information to, the Ventura County Council of Governments for a comprehensive ADU website (<https://housingsocal.org/>), including helpful resources such as an ADU cost calculator, that will be used by all jurisdictions within Ventura County.

***Program HE-D: Infrastructure Constraints (Partially Complete):***

Planning Division staff initiated a portion of Program HE-D (Countywide Infrastructure Forum) in May 2023, and executed a contract with a consultant for designing and facilitating the forum. In 2023, staff conducted outreach with various key stakeholders, and hosted a series of stakeholder engagement meetings to gather initial input on constraints to services required for housing development on parcels included in the 2021-2029 Housing Element Sites Inventory. These included meetings with Ventura County Local Agency Formation Commission (LAFCo), water providers, sewer and sanitary service providers, and affordable housing developers. In addition, staff connected with dry utility providers, as well as cities with County housing element sites in their sphere of influence. These discussions provided an opportunity for stakeholders to voice concerns and brainstorm potential solutions. Based on the information collected from the stakeholder meetings, a Countywide Infrastructure forum was held on March 12, 2024. This forum included breakout sessions discussing key constraints to infrastructure, and brainstormed potential solutions that would facilitate future housing development, specifically in the residential high-density sites in the County. The key

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constraints and potential action items discussed at the stakeholder engagement meetings and forum were consolidated into a summary report by the consultant. As a result of the feedback from local water service providers at the forum, staff plans to incorporate certain suggestions into proposed ordinance amendments as part of program HE-H (discussed in more detail below) to expand the use of private water connections and improve storage options for water purveyors adjacent to or within the Residential High Density zone.

Another component of Program HE-D, related to resolving infrastructure issues as part of the El Rio Area Plan update is still ongoing. Finally, an additional component of Program HE-D regarding upgrades to the Saticoy Sanitary District infrastructure was completed by the end of 2024. The upgrades included construction of a drying area pad, water delivery system remediation, and rehabilitation of both an odor controller and batch reactor. Details regarding these two projects are included in Attachment 2.4.

***Program HE-E: Farmworker Housing Study (Ongoing):***

Planning Division staff commenced Program HE-E in Fall 2021, along with project partners *House Farm Workers!*, a local nonprofit organization. The project is envisioned to be completed in five distinct phases by 2025, which are outlined on the project webpage at <https://vcrma.org/divisions/planning/ventura-county-farmworker-housing-study/>. The project has been funded by several State grants (such as Regional Early Action Planning (REAP), Local Early Action Planning (LEAP), and Civic Engagement, Equity and Environmental Justice (SCP CEEJ) grants), a private UC Thelma Hansen grant, the County of Ventura, all ten incorporated cities, and Ventura County Transportation Commission (VCTC).

- Phase 1 (from Fall 2021 to October 2022): Resulted in creation of an Advisory Council for the project, including over 40 stakeholders representing the County's diverse agricultural industry, housing advocates, and local cities. Planning Division staff selected a team of consultants to design, develop and implement a countywide survey of the County's farmworkers, employers, and stakeholders; and coordinated with, and provided updates to, all cities within Ventura County regarding this project.
- Phase 2 (from November 2022 to April 2023): The Planning Division, along with *House Farm Workers!*, the selected consultant team, and with advisement from the Advisory Council, developed a survey methodology; a communications plan for surveying the County's farmworkers and agricultural employers; and designed outreach strategies, training manuals, and the farmworker and employer surveys (including translations).
- Phase 3 (May 2023 to August 2024): Resulted in implementation of 40 employer surveys, 417 farmworker surveys, 11 stakeholder interviews, and a Farmworker Focus Group Meeting, which gathered input on the County's housing and community needs. The farmworker surveys were implemented by the County's Farmworker Resource Program and provided options for responses in Spanish, Mixteco, Purepecha, Zapoteco and English. The Farmworker Focus Group Meeting was conducted with additional funding received from VCTC, and gathered additional input on housing, transportation and social services from 34 farmworkers located all over the County. In 2024, the consultant completed Phase 3 by preparing a Survey Summary Report highlighting the major findings of the survey, which will inform the Study and Action Plan being prepared in Phase 4. The report is available on the project website in [English](#) and the executive summary in [Spanish](#). Additionally, the County, all cities, and *House Farm Workers!* conducted engagement at various events in 2024 to provide information on the Survey Summary Report.

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- Phases 4 and 5: In 2023, Planning Division staff and *House Farm Workers!* collectively applied for, and successfully received REAP 2.0 funding from the State SCP CEEEJ grant for \$499,991 towards Phases 4 and 5 of the project (Preparation of a Countywide Farmworker Housing Study and Action Plan). The study is expected to include: a summary of agricultural trends and labor patterns in the County; an assessment of housing needs and related land use barriers; expand on the housing elements from each jurisdiction to further identify suitable sites and housing alternatives for farmworkers; identify financing and development strategies; and develop specific programs and potential regulatory reforms required to address the identified housing needs of farmworkers and to support agricultural business with a stable and healthy workforce for the County and all ten cities. These strategies would be finalized after gathering input from the agricultural community in a countywide public outreach event. Commencement of Phase 4 was delayed due to the budget cuts to REAP 2.0 grant funds announced in January 2024, which were re-established in Fall 2024. By end of 2024, Planning Division staff and *House Farm Workers!* coordinated with SCAG to select a consultant team to complete these final two phases, which are now anticipated to be completed by Summer 2026.

***Program HE-H: RHD Zone Ordinance Amendment (Ongoing):***

In 2023, Planning Division staff began developing the scope of the ordinance amendment and reviewing policy options for the Residential High Density (RHD) zone. The ordinance amendment is anticipated to revise the NCZO to remove the requirement that multifamily housing projects in the RHD zone be 100% affordable to lower income households and provide applicants with an alternative means to comply with the RHD zone's affordability requirement. Since RHD-zoned sites are only located in non-coastal areas, these amendments will be limited to the NCZO. In 2024, staff worked on a draft ordinance, but the project was delayed due to staffing shortages and prioritization of other programs. It is anticipated that the project will be presented to the Planning Commission and Board in Summer 2025. By completing this ordinance amendment, the County will be eligible to consider applying for the State's Prohousing Designation (which will address a portion of Program HE-A).

***Programs HE-M and HE-N: Housing Ordinance Amendment Package (Completed):***

The two programs described below were packaged together in a single housing ordinance amendment package by Planning Division staff and their contracted legal consultant, and was adopted by the Board in late 2024. The implementation of these programs was delayed due to staff vacancies and delayed approval of the County's ADU ordinance by HCD. Overall, the adopted ordinance amendments revised the NCZO and CZO, as applicable, to address inconsistencies with State law.

- *Program HE-M: Density Bonus:*  
The adopted ordinance amendments revised the NCZO and CZO to incorporate State law provisions related to State density bonus law. In 2025, the adopted ordinance amendment for the CZO will be submitted to the Coastal Commission for certification.
- *Program HE-N: Special Needs Housing:*  
The adopted ordinance amendments revised the NCZO and CZO, as applicable, to make regulations consistent with State law for emergency shelters, low barrier navigation centers, transitional and supportive housing, residential care facilities, and reasonable accommodation requests for persons with disabilities. In 2025, along with the adopted



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Density Bonus ordinance, the Special Needs Housing ordinance for the CZO will be submitted to the Coastal Commission for certification.

***Program HE-Z: ADU Monitoring (Ongoing):***

Planning Division staff implements Program HE-Z on an ongoing basis by collecting information on the intended rental price of ADUs and JADUs during its approval process, which in turn addresses the development of ADUs and JADUs in the APR. This program commits to annually monitoring the production of ADUs and JADUs to ensure that the County's projected average of 70 units per year is being achieved and addressing a significant portion of the lower-income RHNA. As noted in Table 4 of the *County of Ventura's Progress in Meeting Housing Need* section above, in 2024 alone, the County issued building permits for 71 ADUs and JADUs, of which 28 are anticipated to provide a dwelling unit for lower income households.

**ATTACHMENTS**

**Attachment 1** – Planning Division's *2023-2026 Work Plan Forecast*

**Attachment 2** – HCD Reporting Tables

2.1 – Table A: Housing Development Applications Submitted

2.2 – Table A2: Annual Building Activity Report Summary

2.3 – Table B: Regional Housing Needs Allocation Progress

2.4 – Table D: Summary of Housing Element Programs

2.5 – Table H: Locally Owned Surplus Sites

2.6 – LEAP Grant Reporting

2.7 – Summary of Housing Element Tables

**Attachment 3** – Fiscal Year 2023-2024 Housing Successor Agency Annual Report