

March 19, 2019

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**SUBJECT: 2018 Ventura County General Plan Annual Progress Report**

**RECOMMENDATIONS:**

**RECEIVE** and **FILE** the attached 2018 Ventura County General Plan Annual Progress Report.

**FISCAL/MANDATES IMPACTS:**

There is no fiscal impact associated with this report except for the report preparation costs that occur annually. Government Code section 65400(a)(2) requires the preparation and filing of an annual report on the status of the General Plan with the jurisdiction's legislative body (your Board), the Governor's Office of Planning and Research, and the State Department of Housing and Community Development (HCD).

**DISCUSSION:**

**Annual Report Content**

The attached Annual Progress Report (Exhibit 1) covers activities in the 2018 calendar year, the fifth year of the 2014-2021 Housing Element cycle, and contains four sections as follows:

- A. An overview of the County General Plan status and consistency with state General Plan Guidelines;
- B. A review of the County's progress in meeting the regional housing needs objectives, including a summary of local efforts toward assistance, rehabilitation and preservation of housing;
- C. A summary of General Plan Housing Element programs and their implementation status; and,
- D. A summary of recently completed and active General Plan and Zoning Ordinance Amendments.

Every eight years by law, future housing needs are determined for each region of



the state based on growth over a specified period of time through the Regional Housing Needs Allocation (RHNA) process. The RHNA process uses projected population growth to determine housing and affordability needs relative to household incomes and provides estimates of how many new units are needed to meet those needs. Regional governmental planning organizations, such as the Southern California Association of Governments (SCAG), distribute this regional housing need to local governments who must develop a plan to accommodate the additional housing growth. This plan is then certified by HCD in a Housing Element of the General Plan. HCD certified the County's Housing Element for the 2014-2021 timeframe in December 2013. Pursuant to the certified Housing Element, the County's RHNA for the 2014-2021 Housing Element cycle is 1,015 dwelling units at specified affordability levels (e.g., low, very low, moderate, extremely low, etc.). This year's Annual Progress Report includes a summary of the progress made to meet these targets during the first five years of the Housing Element cycle.

Recently, Governor Gavin Newsom and the California State Attorney General have been targeting cities that either do not have a certified Housing Element or have adopted revisions to their Housing Element without HCD approval, post-certification. Governor Newsom asserts that deficient Housing Elements in these cities are contributing to the state's housing crisis. The County of Ventura's Housing Element was not modified after HCD certification in 2013 and remains fully compliant with state housing laws regardless of the number of housing units constructed during the Housing Element cycle. This is because the County is not required to build the units assigned. Rather, each jurisdiction is required to adopt housing programs that promote and facilitate new housing and to show that the assigned number of units can be accommodated, but, ultimately, developers are the ones who build the housing. It is understood that many economic and market factors outside the control of city and county officials affect the construction of new housing in a region.

While the County's Housing Element identified development capacity sufficient to meet the RHNA, actual construction activity is not keeping pace with projected housing needs. With three years remaining in the current Housing Element cycle, Table 1 shows that 482 of 1,015 housing units have been permitted. However, there are 70 additional dwelling units currently under construction in Piru (46 single-family homes and 24 triplex units), and 600 dwelling units under construction at California State University, Channel Islands (310 apartment units, 170 senior units, 120 for-sale units) that will boost the County's housing totals.

If these two developments continue as expected and accessory dwelling units and new single-family homes continue to be constructed at their current pace, the County has a high likelihood of meeting RHNA targets for the moderate and upper income categories but, like many jurisdictions, will still have trouble meeting housing targets for lower income households.

It is worth noting that the recent Thomas, Hill, and Woolsey Fires likely focused construction efforts toward rebuilding and recovery. Collectively, it is estimated that 337 residential units in the unincorporated County were destroyed (245 homes in the Thomas Fire<sup>1</sup> and 92 homes in the Woolsey Fire<sup>2</sup>). Replacement dwelling units will not count toward the County's RHNA because they do not result in a net increase in housing. Therefore, these rebuilds are referenced but not reflected in the count of new dwelling units for 2018 in the attached Annual Progress Report.

**Table 1**  
**Building Permits Issued by Dwelling Unit Type (2014-2018)**

<b>Dwelling Unit Type</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>TOTAL</b>
<b>Single-Family Conventional Dwellings</b>	58	49	40	46	46	<b>239</b>
<b>Single-Family Mobile Homes</b>	2	6	5	0	2	<b>15</b>
<b>Accessory Dwelling Units</b>	21	20	18	35	49	<b>143</b>
<b>Farmworker Dwelling Units</b>	66 <sup>1</sup>	4	0	0	1	<b>71</b>
<b>Multifamily Units</b>	0	0	0	0	14	<b>14</b>
<b>TOTAL</b>	<b>147</b>	<b>79</b>	<b>63</b>	<b>81</b>	<b>112</b>	<b>482</b>

<sup>1</sup> 65 of the 66 farmworker dwelling units in 2014 were part of the Limoneira Company farmworker housing complex project.

### **Changes to the Annual Progress Report Reporting Requirements**

In 2017, the California legislature passed 15 housing reform bills with the intent to kickstart housing production in the state. Two of these bills, AB 879 and SB 35, imposed new reporting requirements for the Annual Progress Report. The attached Annual Progress Report complies with the new state requirements and uses the templates and instructions provided by HCD.

<sup>1</sup> Mitchell, Carmel. "Thomas Incident Damage Inspection Report." *DocumentCloud*, California Department of Forestry and Fire Protection, December 4, 2017, [www.documentcloud.org/documents/4434210-Final-Damage-Report.html](http://www.documentcloud.org/documents/4434210-Final-Damage-Report.html).

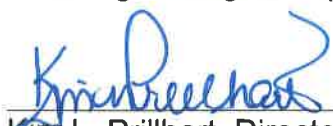
<sup>2</sup> "Woolsey Fire Damage Assessment Inspections." County of Ventura Building and Safety Division, December 4, 2018.

To maintain consistency with the new HCD reporting guidelines for the entire Housing Element, Planning staff revisited the building activity reported previously for the 2014 to 2017 calendar years. Previously, the County reported to HCD only the number of housing units that were constructed and occupied. The new HCD guidelines require jurisdictions to report on building permits issued, certificates of occupancy issued, and planning permits issued. Furthermore, the new guidelines align the count of dwelling units for RHNA purposes with the number of building permits issued rather than homes constructed. To comply with these new guidelines, Planning Division staff worked with HCD staff to revise the Annual Progress Reports submitted for the first four years of the current Housing Element cycle (Exhibit 2).

These revisions resulted in an increase of 138 dwelling units during the first half of the eight-year Housing Element cycle. This increase is due in part to a 65-unit farmworker housing complex constructed by Limoneira Company in 2014. These manufactured homes were never reported in previous Annual Progress Reports because HCD assumed regulatory authority for construction of the units since they were employee housing. Due to their location in the unincorporated area, the County is entitled to RHNA credit for the dwelling units, although the County Building & Safety Division did not issue the building permits. Additionally, it was discovered when comprehensively reviewing housing data in the County's Accela permitting database that some dwelling units had been undercounted over the past four years due to report filtering errors. These reporting errors have now been corrected to avoid future undercounting.

The County's Housing Element articulates a variety of existing and planned programs that support the development of housing affordable to lower and moderate-income households in the unincorporated areas. Within the next year, Planning Division staff intends to bring the following housing programs to your Board for consideration: a mobile home park overlay zone and a senior mobile home park overlay zone, amendments to the Non-Coastal Zoning Ordinance related to supportive housing and farmworker housing, and an inclusionary housing ordinance. These Housing Element programs are explained in more detail in section D of the Annual Progress Report (Exhibit 1).

This letter and Annual Progress Report have been reviewed by the offices of the County Executive Office, Auditor-Controller's Office, and County Counsel. If you have any questions regarding this matter, please contact Tricia Maier, Long Range Planning Manager, at (805) 654-2464 or via email at [tricia.maier@ventura.org](mailto:tricia.maier@ventura.org).



Kim L. Prillhart, Director  
Ventura County Planning Division

**ATTACHMENTS:**

- Exhibit 1      2018 Ventura County General Plan Annual Progress Report
- Exhibit 2      HCD Online Annual Progress Report Forms (2014-2017, Revised  
to Reflect New HCD Methodology)