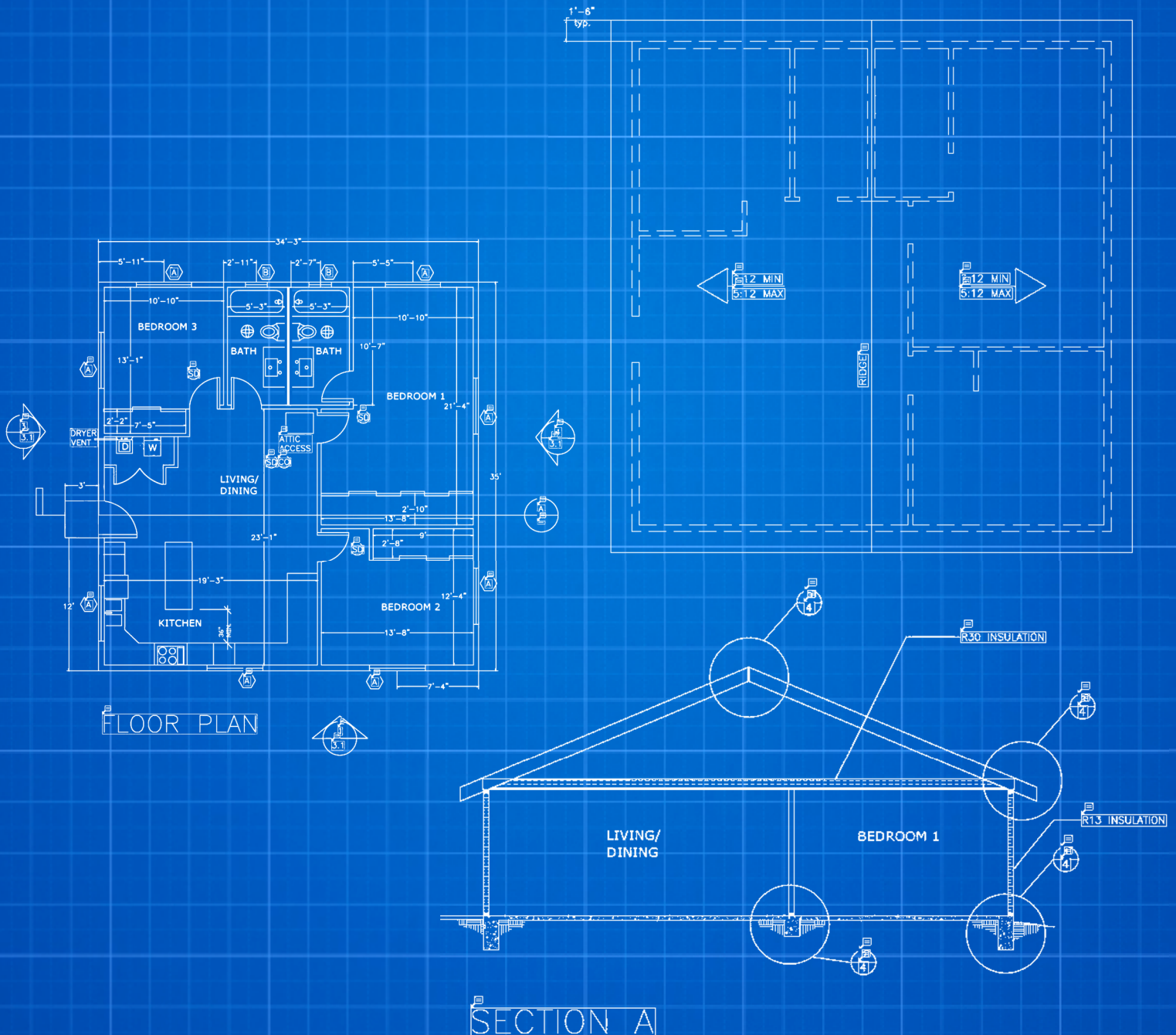


Ventura County General Plan 2018 Annual Report



**Submitted to
the Ventura County Board of Supervisors
March 19, 2019**



**Prepared by the Ventura County Planning Division
Long Range Planning Section**



EXHIBIT 1

COUNTY OF VENTURA GENERAL PLAN 2018 ANNUAL PROGRESS REPORT

Each year the County of Ventura (County) publishes an Annual Progress Report on the status of its General Plan that provides an overview of actions taken to implement the General Plan and to meet regional housing needs, as required by California Government Code section 65400(a)(2). The County's Housing Element was certified by the California Department of Housing and Community Development (HCD) in December 2013, after demonstrating adequate sites to build enough new housing to meet projected population growth to 2021. The purpose of this Annual Progress Report is to summarize building activity and efforts to facilitate affordable housing completed in the previous calendar year.

Pursuant to state law, this report must be submitted to the State Office of Planning and Research (OPR) and to HCD in the spring of each year. The Annual Progress Report includes the following elements:

- 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.

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 2018 Annual Progress Report incorporates these changes. To maintain consistency with the new HCD reporting guidelines for the entire Housing Element cycle, Planning staff revisited the building activity reported previously to HCD 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. As explained below, this resulted in an increase of 138 dwelling units counted during the first half of the 8-year Housing Element cycle, which is reflected in the tables and charts below. These numbers were resubmitted and accepted by HCD staff in February 2019.

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

Government Code section 65400 requires jurisdictions to include the degree to which the approved General Plan complies with the State General Plan Guidelines (Guidelines) in the Annual Progress Report. Planning Division staff reviewed the Guidelines and determined that the County's General Plan meets the mandatory requirements described therein.

The Guidelines provide an authoritative interpretation of state statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for preparation and revision of a General Plan, Attorney General Opinions, and the relationship of the General Plan to State 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, however, the Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

The County is currently working on a comprehensive update to its General Plan. The current General Plan has a planning horizon of 2020. The General Plan Update is proposed to include three additional elements with policies and programs related to agricultural resources, economic development, and water. State mandated topics such as complete streets, environmental justice and a climate action plan will also be covered in the new document. The updated General Plan will have a planning horizon of 2040 and will help shape the next 20 years of growth in unincorporated areas.

Additional information on the status of the County's General Plan, as well as its implementing ordinances, is provided in the following sections of this report: (1) Section D includes a description of recently completed and active amendments to the General Plan or its implementing ordinances; (2) Attachment 1 details the way in which the uniquely structured Ventura County General Plan integrates the mandatory elements into various chapters and appendices; and, (3) Attachment 2 lists adoption dates of the most recent revisions to various chapters of the General Plan and its associated Area Plans.

In addition to the General Plan, the Planning Division maintains 10 Area Plans that incorporate community-specific goals and policies. As shown in Attachment 2, dates for the most recent comprehensive updates to the County's Area Plans range from 1988 to 2015.

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

Housing Objectives

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 (projection period) through the 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 governments, such as the Southern California Association of Governments (SCAG), distribute this regional housing need to local governments who must develop a plan (Housing Element) to accommodate the additional housing growth.

Ventura County completed a General Plan Housing Element in October 2013 to accommodate projected growth. This Housing Element was certified by HCD in December 2013, making the County compliant with state Housing Element requirements. The County is not required to build the dwelling units assigned through the RHNA process. Rather, each jurisdiction is required to plan for growth by zoning available land to accommodate projected housing development and to adopt housing programs that promote and facilitate housing construction at all affordability levels. As such, the County's Housing Element articulates a variety of existing or planned programs that support the development of housing affordable to lower and moderate-income households.

This Annual Progress Report provides HCD with an update on building activity during the Housing Element cycle and progress made to implement approved Housing Element programs. This year's Annual Progress Report includes housing data for the 2018 calendar year, the fifth year in the current eight-year Housing Element cycle. It also includes the status of adopted Housing Element programs.

County of Ventura's Progress in Meeting Housing Need

A summary of development activity by affordability category is provided in Table 1, below, as compared against the RHNA targets for the 2014-2021 Housing Element cycle. A total of 1,015 dwelling units were allocated to the County of Ventura. In the fifth year of the cycle (2018), 112 units were issued building permits. Fifty-four (48%) of the units issued building permits in 2018 met the criteria for placement in the lower-income household categories while the remaining dwelling units (59%) were categorized as dwellings affordable only to moderate or upper-income households.

Table 1
RHNA Targets by Income Category
(2014-2021 Housing Element Cycle)

	Lower Income (<80% of median) (Family of Four, less than \$6,400/mo.)			Moderate Income (80-120% of median/ \$6,400-\$9,600/mo.)	Upper Income (>120% of median/over \$9,600/mo.)	Total
	Extremely-Low Income (<30% of median income/up to \$2,400/mo.)	Very Low Income (30-50% of median income/\$2,400-\$4,000/mo.)	Low Income (50-80% of median income/ \$4,000-\$6,400/mo.)			
2014-2021 Assigned RHNA Target	123	123	168	189	412	1,015
2014 - 2018 No. of Building Permits Issued (percentage of RHNA target met)	28 (23%)	46 (37%)	113 (67%)	66 (35%)	229 (56%)	482 (47%)
Remaining Housing Need	95	77	55	123	183	533

Although current state law does not require the County to build the dwelling units assigned, recently-passed state laws have sought to encourage local jurisdictions to meet their RHNA targets. Notably Senate Bill 35 (SB 35), which went into effect on January 1, 2018. A jurisdiction is subject to SB 35 requirements if the number of dwelling units it issued building permits for is less than its RHNA share by income category for that reporting period. In February 2018, HCD released its list of jurisdictions which did not make sufficient progress towards meeting their RHNA share using data reported from 2014-2016. Ninety-seven percent of all cities and counties were identified as not having enough new housing construction to meet their RHNA targets. Over the first three years of the current eight-year Housing Element cycle, less than 3/8ths, or about 40% of the unincorporated County's required new housing was constructed for both the above-moderate and lower-income categories. The County is therefore subject to the requirements of SB 35.

SB 35 requires the County to create a streamlined, ministerial approval process for multifamily housing developments with at least 10% affordable units when they are proposed in residentially-zoned, urbanized areas, as defined by the U.S. Census Bureau. However, there are broad screening criteria that limit the applicability of SB 35. Among other site limitations, qualifying projects must be located in an infill context. Projects may not be located in the coastal zone, on important farmland, in high fire hazard areas, in the 100-year floodplain or within a variety of environmentally sensitive areas. When all of these factors are applied to exclude sites, a GIS analysis performed showed only two eligible sites remaining in the unincorporated county, both of which are located in the Saticoy community.

New Reporting Methodology for Building Activity

As discussed above, new state laws changed the reporting requirements for the Annual Progress Report by mandating the use of building permits issued to measure progress in meeting RHNA goals. These revisions resulted in an increase of 138 dwelling units during the first half of the eight-year Housing Element cycle. (Last year, the 2017 calendar year Annual Progress Report reflected a total of 232 units constructed and occupied in the first four years of the Housing Element cycle.) This increase is due in part to a 65-unit farmworker housing complex constructed by Limoneira Company on their ranch 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 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.

Even with the additional 138 dwelling units, the County is not keeping pace with RHNA targets. Table 2, below, shows the total number of building permits issued within the unincorporated area by dwelling unit type in the first 5 years of the current Housing Element cycle (2014-2021).

Table 2
Building Permits Issued by Dwelling Unit Type

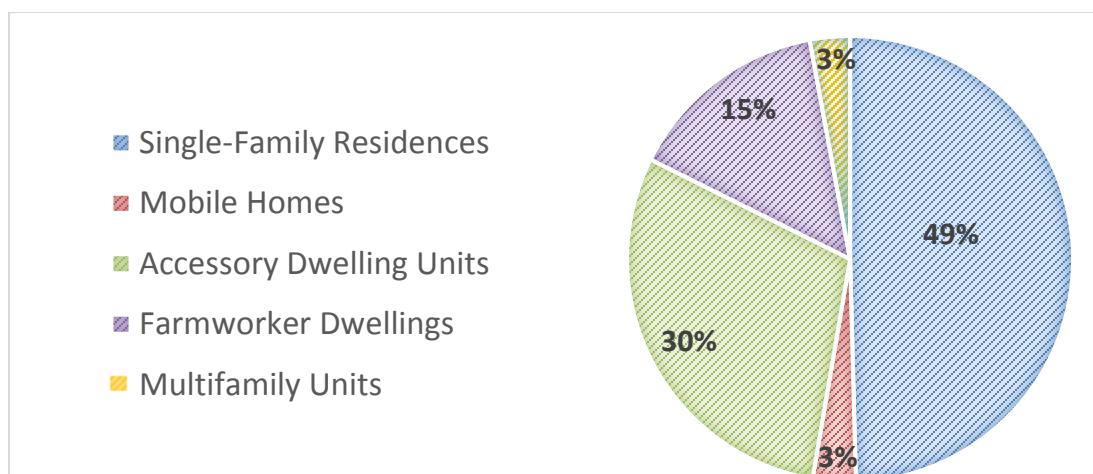
Dwelling Unit Type	2014	2015	2016	2017	2018	Total
Single-Family Conventional Dwellings	58	49	40	46	46	239
Single-Family Mobile Homes	2	6	5	0	2	15
Accessory Dwelling Units	21	20	18	35	49	143
Farmworker Dwelling Units	66 ¹	4	0	0	1	71
Multifamily Units	0	0	0	0	14	14
TOTAL	147	79	63	81	112	482

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

More growth is anticipated in 2019-2021 that will boost the County's housing numbers. Currently, 175 residential units are in the housing pipeline in the community of Piru, including 62 single-family units, four duplex units, 18 triplex units and six condominium lots. It's expected that 70 of these units in the Jensen subdivision will be issued building permits in the next 1-2 years (46 single-family homes and 24 multifamily triplex units), with the remaining units to follow. Additionally, a new housing development in University Glen adjacent to the California State University Channel Islands campus expects to begin construction in 2019 and is scheduled to be completed in 2021. This project will provide for-sale and rental housing options to faculty and students, but also to seniors and members of the community. Specifically, the approved 600-unit housing project will be a hybrid community consisting of 120 for-sale residences, 310 apartments and 170 age-restricted/income-based apartments.

On average, almost half of the building permits issued in the unincorporated County during the past five years were for conventional, single-family units, as shown in Figure 1, below. Following single-family homes, accessory dwelling units were the most frequent dwelling unit type constructed, comprising 30% of the units built in the current cycle. Permitting activity for accessory dwelling units has more than doubled since state law revisions in 2017 led to Board approved revisions to the development standards for these units in February 2018. The new ordinance made it easier to obtain permits for accessory dwelling units by lowering the minimum lot size requirements, reducing parking requirements, and creating an expedited process for converting existing permitted space (e.g., in a garage or detached accessory structure) into an accessory dwelling unit. This helps the County with meeting RHNA targets, because HCD approved assigning 60% of these units to the lower income categories after the Planning Division completed a survey of property owners who constructed accessory dwelling units. 2014 saw an increase in farmworker housing development when 65 building permits were issued for the Limoneira farmworker housing complex project in Santa Paula.

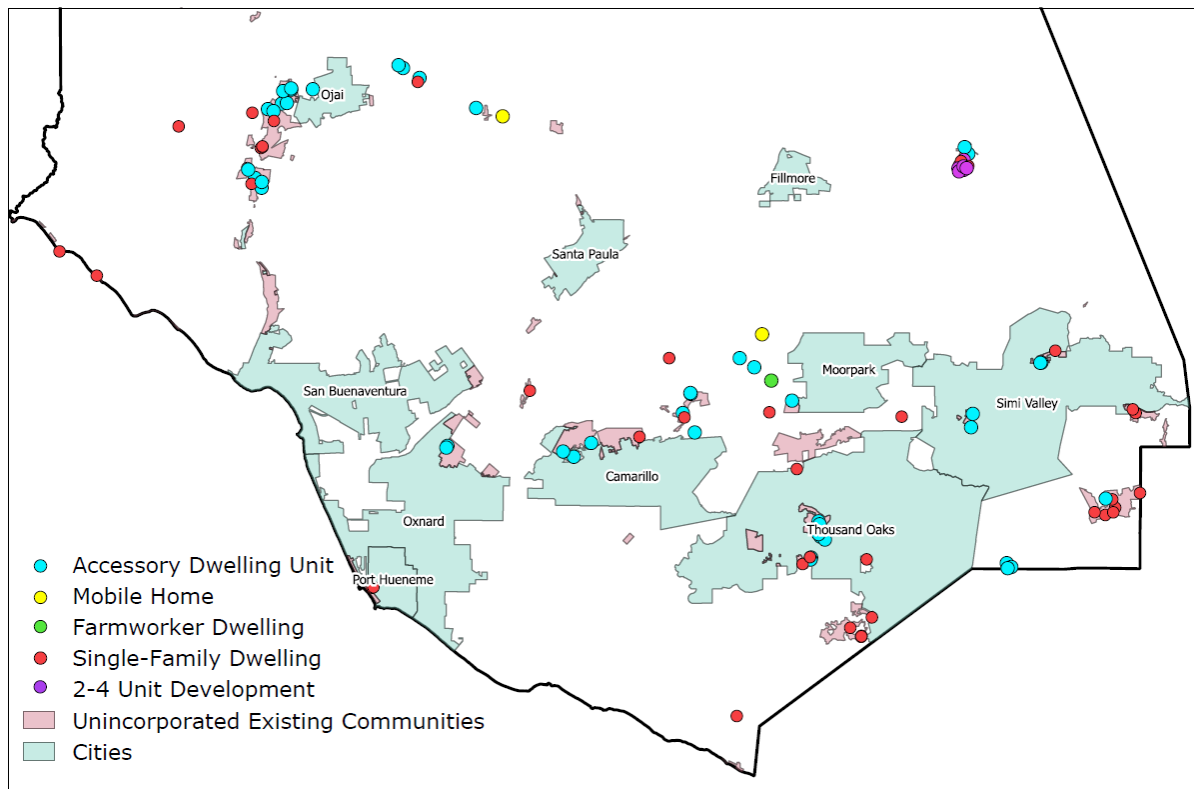
Figure 1
2014-2018 Development Activity in the County by Dwelling Unit Type



Building Permit Activity and Affordability in 2018

A review of building activity in 2018 reveals that construction occurred throughout the County. As represented in Figure 2 below, of the 112 building permits issued within the unincorporated County in 2018, approximately 24% were in the Ojai Valley, 21% in Piru, 18% near Thousand Oaks, and the remaining 37% were scattered throughout the unincorporated County. Additionally, in 2018 141 units received planning permit approvals and 43 dwelling units were constructed and occupied.

Figure 2
2018 Building Permits Issued by Location



To determine the affordability of housing units, both household income and the cost of the new housing units must be determined. First, gross income by affordability is calculated based on annual median income for a family of four. According to the U.S. Department of Housing and Urban Development (HUD), the median family income in Ventura County in 2018 was \$96,000. Utilizing the County median income, the monthly gross income for the four income categories was calculated as shown in Table 3, below.

Table 3
Estimated 2018 Income and Maximum Affordable For-Sale Unit Cost

Income Category	Estimated 2018 Monthly Gross Income for Family of Four	Maximum Monthly Affordable Housing Payment	Maximum Affordable For-Sale Unit Cost
Extremely Low (< 30% of median)	Up to \$2,400	Up to \$720	Up to \$176,795
Very Low (>30% - <50% of median)	\$2,400 to \$4,000	\$720 to \$1,200	\$176,795 to \$294,658
Low (>50% - <80% of median)	\$4,000 to \$6,400	\$1,200 to \$1,920	\$294,658 to \$471,453
Moderate (>80% - <120% of median)	\$6,400 to \$9,600	\$1,920 to \$2,880	\$471,453 to \$707,179
Upper (>120% of median)	Over \$9,600	Over \$2,880	Over \$707,179

Estimates of the ability of households to pay for housing, based on 2018 income categories, are also shown in Table 3 above. The maximum affordable monthly housing payment assumes that no more than 30 percent of a household's gross income is devoted to rent or home loan payments. Maximum affordable unit cost is the maximum cost of a for-sale residential unit, based on current interest rates. This assumes a 20 percent down payment and a fixed 4.54 percent Annual Percentage Rate (APR) for a 30-year loan period¹. Using the maximum monthly affordable housing payment (i.e., 30 percent of the household's gross income), the maximum affordable for-sale unit cost is calculated as shown in the last column of Table 3.²

As shown in Table 4, below, an average of 127 residential building permits would need to be issued annually within unincorporated Ventura County at various income levels to meet the RHNA targets (assuming equal year-to-year housing production).

¹ APR from www.freddiemac.com/pmms, average of weekly data over 2018.

² Note: The methodology for calculating maximum affordable for-sale unit cost for the five household income categories was revised for the 2017 Annual Report. The revised methodology uses formulas commonly used in calculating mortgage payments and its results are consistent with those of calculators available from several reputable lending websites.

Table 4
2014-2021 RHNA Targets for Unincorporated Ventura County
by Income Category

Income Category	RHNA Target	Annual Housing Need
Extremely Low (<30% median)	123	15
Very Low (>30%-<50% median)	123	15
Low (>50%-<80% median)	168	21
Moderate (>80%-<120% median)	189	24
Upper (>120% median)	412	52
Total Dwelling Units	1,015	127

While the County has the development capacity (based on land use and zoning) to accommodate its RHNA, actual housing activity in 2018 (112 units) made up only 88% of the annual RHNA target of 127 units. Figure 3, below, breaks down the theoretical need even further by providing a graph that compares the cumulative housing need by affordability level (distributing the 127 annual dwelling units by household affordability category) to the number of actual building permits issued 2014 through 2018.

Figure 3
Housing Need vs. Building Permits Issued 2014-2018
(2014-2021 Housing Element Cycle)

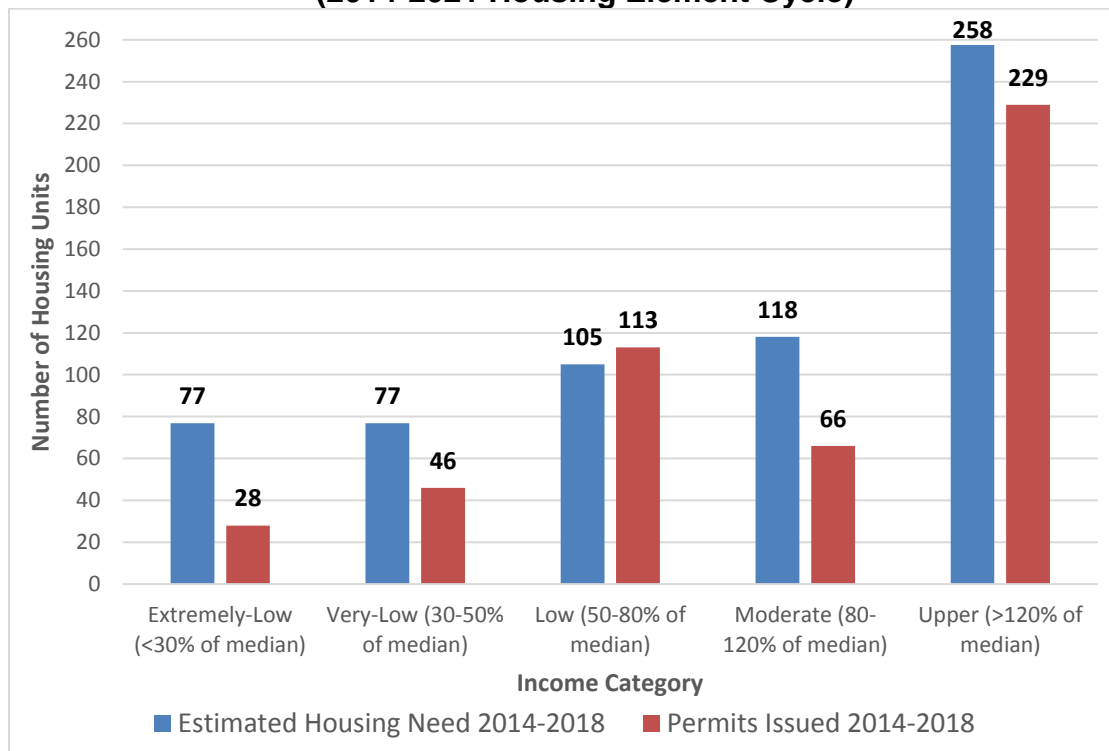


Figure 3 shows that permitting activity is not keeping pace with projected housing need for most of the household income groups. More specifically, 36% of the 2014-2018 RHNA share was met for the extremely low-income category, 59% for the very low-income category, 109% for the low-income category, 56% for the moderate-income category, and 113% for the upper income category. Generally, there are many potential explanations for the gap between projected need and the amount of housing permitted—including lack of demand due to higher housing prices, ongoing fiscal uncertainty for area families, and the lack of grant funding available to affordable housing developers—however, constraints often cited include lack of access to water and sewer services.

This year's dwelling unit count may also be affected by the devastation caused by local fires in 2017 and 2018. Due to their location in high fire hazard zones, unincorporated areas were disproportionately affected by the Thomas Fire in late 2017 and then the Woolsey and Hill Fires in late 2018. Following the Thomas Fire, a state of emergency was declared in December 2017 and was not lifted until August 2018. As shown in Table 5, below, it is estimated that 337 residential units in the unincorporated County were destroyed (245 homes in the Thomas Fire and 92 homes in the Woolsey Fire; no homes were destroyed in the Hill Fire).^{3,4} As the County's residents rebuild, replacement units do not count toward the County's RHNA because they do not result in a net increase in housing. Therefore, these rebuilds are not reflected in the new dwelling unit counts in the Annual Progress Report. Recovery efforts clearly impacted the amount of new housing constructed in 2018. Rather than building new housing, many County residents were forced to attend to damaged properties, experienced financial difficulties and needed time to get their lives back to normal. At the same time, rebuilding efforts significantly increased the demand for local housing contractors and permitting services, likely making new housing more difficult to permit and build.

Table 5
Dwelling Units Destroyed by Fire and Rebuild Permits Issued

	Dwelling Units Destroyed	Planning Permits Issued	Building Permits Issued	Units Completed
Thomas Fire	245	35	10	1
Hill Fire	0	0	0	0
Woolsey Fire	92	2	0	0

³ 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.

⁴ "Woolsey Fire Damage Assessment Inspections." County of Ventura Building and Safety Division, December 4, 2018.

Methodology and Reporting Requirements for Determining Affordability

Planning Division staff categorized most of the building permits issued in 2018 by affordability category using the household income information in Table 3. Where actual sales data could not be attained, online data was used from the real estate website Zillow to determine market value estimates. The methodology for categorizing accessory dwelling units and farmworker dwelling units by affordability is standardized according to a formula described further in the General Plan Land Use Appendix (Housing Element), Section 3.3.7.1.2 and 3.3.7.1.3, respectively. Pursuant to HCD policy, any dwelling which cannot be reliably categorized by affordability (“Unknown”) should be counted in the moderate or upper-income category, depending on market conditions. The County’s Annual Progress Report is submitted to HCD utilizing a standardized template provided online by HCD. These forms are provided in Attachment 3 (HCD Tables A, A2, B, and D).

Housing Assistance, Rehabilitation, and Preservation Programs

The Community Development Division, which is housed in the County Executive Office (CEO), is involved in a variety of tasks that support housing, rehabilitation, and preservation programs throughout the County of Ventura. These programs include the following: managing the United States Department of Housing and Urban Development (HUD) Entitlement Area funding dedicated to community development and homeless assistance activities; overseeing County general funds and local initiatives in support of housing; advocating for and assisting with state initiatives related to housing; and providing staff to the local Continuum of Care, which is a local board dedicated to promoting a safe, desirable and thriving community by ending homelessness in Ventura County. Most of the program efforts benefit housing support for units that are located within incorporated cities and not in the unincorporated County.

Also, attached to the Annual Report is the Housing Successor Agency Annual Report (Attachment 4). 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 California Health and Safety Code, which requires that the County include in its Annual Progress Report a number of specific informational items pertaining to housing development, assets and funding over the previous fiscal year. As this information is collected and presented in an annual report prepared by the County CEO’s Office, this report is attached to satisfy state law.

HUD Entitlement Area Funding

Every five years, staff in the County CEO’s office prepares a Consolidated Plan that identifies the 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 four entitlement jurisdictions (the cities of Camarillo, Simi Valley, Thousand Oaks, and San Buenaventura), with input from member jurisdictions of the Entitlement Area (Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula), and area organizations collectively prepared the Ventura County 2015-2019 Regional Consolidated Plan to address

unmet needs of low-income persons and propose a 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 (CDBG), Emergency Solutions Grant (ESG) and the HOME Investment Partnership Program (HOME) funds.

Annually the County prepares the Consolidated Annual Performance and Evaluation Report, which contains information regarding accomplishments funded by and in keeping with the intent of the CDBG, HOME, ESG and other funding sources⁵. Since the County's 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 of 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 of the County as a whole, including the five Entitlement Area cities and the five larger cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks and Ventura.

The following accomplishments provide some examples of the County's progress toward meeting the housing needs for the 2017-18 fiscal year. Major programs and projects are summarized below:

- Emergency Shelter (countywide): Fifty-two persons were provided with emergency shelter services.
- Homeless Services Program (countywide): 670 households who were homeless or at-risk of becoming homeless were assisted with case management to assist them in moving from crisis situations into housing.
- Homeowner Housing Rehabilitation (countywide): five low- and very low-income families were assisted with housing rehabilitation.
- Rapid Rehousing Assistance and Homeless Prevention Funds (countywide): Fifty-four households who were homeless or at-risk of becoming homeless were assisted.
- Additionally, annual allocations of County HOME funds in recent years have supported the development of affordable, rental housing in local incorporated cities, including two properties that were completed and leased in calendar year 2018: Citricos de Santa Paula in the City of Santa Paula (11 units for very low-income seniors); and the Walnut Street Apartments in the City of Moorpark (23 units for low-income households).

⁵ The Consolidated Plan and Consolidated Annual Performance and Evaluation reports are available on the Ventura County website at <https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/>.

County General Funds and Local Initiatives

The County of Ventura Board of Supervisors have utilized general fund dollars in support of housing. For example, on December 12, 2017 the Board of Supervisors approved \$500,000 in funds to the Homeless Prevention and Rapid Re-Housing Program for residents of the County of Ventura who were displaced by the Thomas Fire in December of 2017. This funding is also available to persons affected by the Woolsey/Hill Fires that broke out in November of 2018. The program is administered by the Human Services Agency and has been primarily utilized to provide funding for temporary housing for fire-affected families.

The County funds The RAIN Transitional Living Center with general funds to serve families and singles from throughout the County who are homeless and transitioning into housing. The facility also serves persons fleeing domestic violence and has respite beds for homeless persons recuperating post hospitalization.

The County has also funded affordable housing projects in the cities. On May 19, 2015 the Board of Supervisors allocated \$1,000,000 towards the construction of farmworker housing. This funding will contribute to the creation of 97 new units dedicated to the farmworker population within the cities of Oxnard and Ventura, as shown in Table 6, below. Rancho Verde is currently under construction with lease-up anticipated to start in the second quarter of 2019. The Etting Road Project and Phase 3 of the Westview Village Revitalization Project are still in pre-development.

Table 6
Farmworker Housing Fund Awardees

Project Name	Location	Farmworker Units /Total Units	Funding Allocation
Etting Road Farmworker Apartments	Oxnard	34/42	\$380,000
Rancho Verde Farmworker Apartments	Ventura	23/24	\$240,000
Westview Village Revitalization Project, Phase 3	Ventura	40/103	\$380,000

In 2018, the County also committed to matching capital and operations funding for emergency shelters established within cities. This commitment is in addition to remaining General Fund set aside funding from 2010 made available for shelter construction.

Finally, during 2018 the County participated in the Mortgage Credit Certificate program offered by the Golden State Finance Authority. Mortgage Credit Certificates are designed to assist income qualified homeowners by allowing homeowners to file for a dollar for dollar tax credit on their federal income taxes equal to a portion of the annual mortgage interest paid, thereby reducing the cost of home ownership to lower-income households. During 2018, 45 households countywide utilized the Mortgage Credit Certificate program.

As noted above, the County of Ventura funds housing programs and facilities in

incorporated cities versus unincorporated County, which is consistent with the County's Guidelines for Orderly Development. While programs located outside the County's jurisdictional boundary are not included in Annual Report summary data and may not be counted when evaluating progress towards meeting the RHNA (per state HCD rules), funds allocated by the County do address unmet needs for affordable and supportive housing, community development programs, and social service programs for low-income residents on a countywide basis.

State Housing Initiatives

In November of 2018 a ballot initiative was passed in California dedicating two billion dollars in bond proceeds for the No Place Like Home program. The No Place Like Home program is designed to finance the development of permanent supportive housing for persons who need mental health services and are experiencing homelessness. Late in 2018, the State of California issued a competitive Notice of Funding Availability for the first round of funding. In response, the County of Ventura issued a local Request for Proposals and received two responses. Based upon those responses, the County co-applied with two housing developers for No Place Like Home funding to construct affordable housing developments proposed in the Cities of Fillmore and Ventura. Additionally, the County Behavioral Health Department has committed to provide supportive services to future No Place Like Home tenants for a period of 20 years. If awarded funding through the state's competitive program, these projects will result in 125 units of affordable housing, 39 of which will be restricted for homeless/chronically homeless persons with a serious mental illness.

Ventura County Continuum of Care

As mentioned above, the Community Development Division provides staff to the Ventura County Continuum of Care Board and serves as the administrative entity for the management of state ESG contracts and California Emergency Solutions and Housing contracts, which provides services for homeless persons throughout the County.

In 2018, the Ventura County Continuum of Care applied for and received renewal awards of HUD Continuum of Care funds for 21 existing programs and housing developments providing housing and services to persons who are homeless.

The Ventura County Continuum of Care also partners with housing providers throughout the County and it matches units made available to the most vulnerable homeless individuals and families. This system serves persons throughout the County regardless of city of residence.

Additionally, in 2018, the State of California released millions of dollars to address the statewide homelessness crisis through the Homeless Emergency Aid Program (HEAP) program, including \$4.6 million to the Ventura County Continuum of Care. The Ventura County Continuum of Care solicited applications for projects and programs serving homeless persons in the County and made recommendations of funding to nine applicants. This resulted in funding programs ranging from homeless shelters, homelessness prevention, housing location, and emergency rental assistance throughout the County.

C. Summary of Housing Element Programs and Implementation Status

Each Housing Element program and its implementation status are summarized in Attachment 3 (HCD Table D). Housing Element programs are either implemented through the County's Resource Management Agency or through the Community Development Division of the County Executive Office. The Planning Division currently encourages the construction of affordable housing in the unincorporated areas of the County through implementation of programs identified in the 2014-2021 Housing Element. As described in Section D within the Annual Progress Report, the Planning Division continues to process amendments to the Coastal and Non-Coastal Zoning Ordinances that implement programs identified in the Housing Element, such as evaluating regulatory solutions for farmworker housing impediments and adopting a mobilehome park overlay zone.

D. Summary of General Plan and Zoning Ordinance Amendments

This section presents a summary of amendments to the General Plan as well as its implementing ordinances. The summary is divided into two sections: (1) projects completed within the 2018 calendar year; and, (2) projects currently in progress.

RECENTLY COMPLETED PROJECTS:

The following General Plan amendments, ordinance amendments, or implementation activities were completed during the 2018 calendar year:

1. Ordinance Amendments:

Ojai Valley Dark Sky Ordinance (Non-Coastal Zone): The Board of Supervisors directed Planning staff to prepare a dark sky overlay zone for the Ojai Valley for the purpose of improved star viewing, greater tranquility and reduced light pollution. This ordinance was presented to the Planning Commission in July 2018 and was subsequently adopted by the Board of Supervisors in September 2018.

Temporary Housing (Non-Coastal Zone): In response to the Thomas Fire, regulations related to temporary housing were revised. The Board-adopted changes to the Non-Coastal Zoning Ordinance included the following: (1) repealing and reenacting the current use matrices with reformatted matrices that more clearly identified the type of permit required for the uses allowed in each zone; (2) adding regulatory standards for the use of temporary housing during construction or during major remodeling of a principal dwelling; (3) amending regulations related to the use of temporary housing prior to reconstruction of a principal dwelling that was damaged or destroyed in a natural disaster; and, (4) clarifying the requirements to reconstruct a non-conforming structure or retain the nonconforming use of a structure damaged or destroyed in a natural disaster.

Temporary Outdoor Events Ordinance (Non-Coastal Zone): The Board of Supervisors twice adopted amendments to the Non-Coastal Zoning Ordinance to add new definitions, regulatory standards and permit application processing and approval standards for temporary outdoor events. The ordinances were adopted by the Board of Supervisors in February and July of 2018.

Short-Term Rental Regulations (Countywide): Zoning ordinance amendments to establish permitting requirements and regulatory standards for short-term rentals in the coastal and non-coastal zones were adopted by the Board of Supervisors in June 2018. Specifically, amendments to the non-coastal zone prohibited short-term rentals but allowed homeshares with a ministerial permit in portions of unincorporated Ojai Valley, and provided a two-year grace period for nonconforming short-term rentals and homeshares. No other portion of the non-coastal zone is subject to permitting requirements or regulatory standards for short-term rentals. On June 12, 2018, the Board of Supervisors adopted amendments to the coastal zone to allow for Temporary Rental Units (which include both short-term rentals and homeshares) with a ministerial permit for the entire coastal zone. On October 10, 2018, the California Coastal Commission certified the coastal amendments.

2. General Plan Update:

This project includes a comprehensive update to the General Plan, as identified in the scope-of-work approved by the Board of Supervisors in September 2015. During the past calendar year, the General Plan Update team conducted Planning Commission and Board of Supervisor work sessions, completed the General Plan Alternatives Report, and had the General Plan Preferred Alternative adopted by the Board of Supervisors. The General Plan Update Team also continued its outreach to the public, Municipal Advisory Committees, Piru Neighborhood Council, Focus Groups, and the Agriculture Policy Advisory Committee while drafting the 2040 General Plan. The General Plan Update is expected to be completed by mid-2020.

3. Miscellaneous Projects:

Housing Successor Agency Annual Report: In accordance with Health and Safety Code section 34276.1(f), the County submitted this report to the HCD with the Annual Progress Report in April 2018.

2018 General Plan Annual Progress Report: Housing data was submitted online to HCD in March 2018.

Annual Capital Improvement Project Review: Planning staff completed review of proposed County Public Works projects for General Plan consistency as mandated by Government Code section 65401 in April 2018.

LAFCo-Related Updates: Annexation of approximately 5 acres to the City of Oxnard (LAFCo 18-07) along with a related amendment to the Sphere of Influence for the City of Oxnard (LAFCo 18-07S) required updates to GIS land-use layers.

Administration of the Tree Mitigation Fund Program: Ongoing review of invoice submittals and annual tree monitoring reports from the four organizations that received funding from the Planning Division Tree Mitigation Fund in 2015. Three of four projects in this program were severely affected by the Thomas Fire in December 2017. Planning Division staff worked with each agency to revise their contracts to accommodate purchase of replacement trees destroyed by the fire, as needed.

SCAG RTP/SCS Data Analysis: In December 2017, the Southern California Association of Governments requested input from the County to complete its Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). Information provided by County staff included a review of land use and zoning classifications, projected population, and future household and employment growth for sub-areas of the County. After reviewing the location of development projects anticipated or in progress, revisions were suggested to some of the Southern California Association of Governments' projections in a letter submitted by Planning staff in October 2018.

ACTIVE PROJECTS:

The following General Plan or Ordinance amendments are currently in progress. Estimated completion dates are shown for each active amendment.

1. General Plan Update (Countywide):

During the next calendar year, the General Plan Update team expects to complete Phase 5 of the General Plan Update. Phase 5 activities will include preparation of a draft 2040 General Plan, extensive outreach to the public, focus groups and the established advisory bodies, and presentations to the Planning Commission and Board of Supervisors at work sessions.

Housing Element Update: The Housing Element is a statutory element of the General Plan that requires that the County adequately plan to meet existing and projected housing needs of all economic segments of the community. Unlike other elements of the General Plan, the County must update the Housing Element on a mandated schedule, or "cycle," to ensure that the County is making incremental progress towards its housing goals and policies.

In 2013, the Housing Element for the planning cycle covering 2014 to 2021 was adopted by the Board and certified by HCD. The next planning cycle of Housing Element updates for cities and counties within the Southern California Association of Governments region will cover the planning cycle from 2021 to 2029. The first phase of this process is the development of the Regional Housing Need Allocation (RHNA). Once housing targets are established, the County will be required to identify land available to accommodate the development of a specific number of lower-, moderate-, and above moderate-income dwelling units.

The Southern California Association of Governments is scheduled to release the RHNA numbers in October 2019, prior to adoption of the updated General Plan. To more efficiently process the Housing Element and ensure that adequate sites are available for affordable housing, the General Plan Update Alternatives Report includes a recommended land use alternative to explore RHNA sites concurrent with the preparation of the draft General Plan and in preparation for the Housing Element update.

Upon receipt of the RHNA numbers, the Planning Division would prepare the 2021-2029 Housing Element, which must be adopted by the Board and certified by HCD no later than October 2021.

2. Subdivision Ordinance Update (Countywide):

This project consists of a comprehensive repeal and reenactment of the County's Subdivision Ordinance to more accurately reflect current state law and best practices involved in processing subdivision requests. Delays in the completion of this task have been ongoing due to limited staff resources. Most recently, the assigned project manager was diverted to address planning and zoning issues related to the Thomas and Hill/Woolsey Fires. However, Planning Division staff is now working with staff from the County Surveyor's office and County Counsel's office to complete this ordinance update by late summer 2019.

3. Local Coastal Program Amendments, Environmentally Sensitive Habitat Areas (Coastal Zone):

This project consists of an update to the Coastal Zoning Ordinance and Coastal Area Plan to include current legal interpretations of the Coastal Act, an updated sensitive habitat map for the Santa Monica Mountains, future programs, and overall clarification of existing environmentally sensitive habitat regulations. Planning staff conducted public outreach in May 2018 with a series of public workshops and brought the Coastal Zoning Ordinance amendments to the Planning Commission on August 23, 2018. Unfortunately, the Woolsey Fire in November 2018 significantly impacted residents in the Santa Monica Mountains. Thus, the project was pulled from the December 2018 Board of Supervisors agenda to allow the community time to focus on recovery and to provide residents with sufficient time to comment on the proposed regulations. This project has been rescheduled for a Board of Supervisors hearing on May 21, 2019.

4. Farmworker Housing Standards (Non-Coastal Zone):

Housing Element Program 3.3.3.5(8) directs Planning Division staff to evaluate development standards applicable to discretionary farmworker complexes, and adopt new or amend existing development standards, if warranted to facilitate more construction of these units. In addition, staff will amend the Non-Coastal Zoning Ordinance for consistency with state law to implement the Employee Housing Act. Any updates to the existing development standards will be conducted in consultation with farmworker housing organizations. Dependent on staff resources, it's expected the ordinance amendments will be brought to the Board of Supervisors by the end of 2019.

5. Santa Monica Mountains Dark Sky Ordinance (Coastal Zone):

In 2016, the Board of Supervisors directed staff to complete a Dark Sky Ordinance for the Malibu/Yerba Buena area in the Santa Monica Mountains. This project is anticipated to include text amendments to the Coastal Zoning Ordinance and would require final certification by the California Coastal Commission. Staff began research for this project in late 2018, but it was placed on hold due to the Woolsey Fire in November, which significantly impacted the area. Dependent on staff resources, it's expected the ordinance amendments will be brought to the Board of Supervisors by the end of 2019.

6. Supportive and Transitional Housing (Countywide):

This project consists of an update to the Non-Coastal Zoning Ordinance to comply with state legislation. Specifically, state law requires transitional and supportive housing to be permitted as a residential use subject only to restrictions that apply to other residential dwellings of the same type in the same zone. This update will also include compliance with AB 2162, which went into effect January 1, 2019. This assembly bill mandates supportive housing be a use allowed “by right” if the development meets specific criteria. Depending on staff resources, it’s expected the proposed ordinance amendments will be brought to the Board of Supervisors by Fall 2019.

7. Mobilehome Park (MHP) and Senior Mobilehome Park (SMHP) Overlay Zone (Countywide):

The Board of Supervisors directed Planning Division staff to craft a new “Mobilehome Park” zone and/or General Plan designation for existing mobile home parks in the unincorporated areas. Following a study of such an ordinance amendment and based on a similar ordinance for the City of Ventura, the overlay zone would apply to both mobilehome parks in general and specifically to senior mobilehome parks. These overlay zones would preserve the continued use of mobilehome parks, and for those parks predominantly occupied by seniors, it would maintain the availability of those parks for seniors. Planning Division staff is drafting the ordinance amendments and expects to bring the overlay zones to the Board of Supervisors in Summer 2019.

8. VC Resilient Coastal Adaptation Project (Coastal Zone):

In August 2016, the California Coastal Commission and California Coastal Conservancy awarded Ventura County \$225,000 in grant funds to analyze sea level rise and to prepare preliminary sea level rise policies for Ventura County’s Local Coastal Program (LCP). The scope of work for this grant includes using the best available modeling tools to map future sea level rise in unincorporated areas, to identify vulnerable local coastal resources in a Vulnerability Assessment, and then to summarize general adaptation strategies in an Adaptation Strategies Report. Finally, potential LCP policies will be developed for discussion with the Board of Supervisors based upon public input, Planning Commission input and the results of the two reports. It’s anticipated that Planning staff will seek additional grant funding opportunities during or following the grant period to complete an LCP update to address sea level rise. The current grant time period extends through September 2019 and culminates with a final presentation of the report results and draft sea level rise LCP policies to the Board of Supervisors. It’s expected the two sea level rise reports and preliminary LCP policies will be brought to the Board of Supervisors for input in September 2019.

9. Landscape Design Criteria Update - Water Efficient Landscaping (Non-Coastal Zone):

In July 2015, the California Water Commission adopted the Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) which mandated that local agencies adopt a local water efficient landscape ordinance that is as effective as the state model ordinance or use the state model ordinance.

For the coastal zone, a Local Water Efficient Landscape Ordinance was developed and adopted in 2016 with other Local Coastal Program amendments. In the non-coastal zone, currently there is no local water efficient landscape ordinance and, therefore, the state MWELo requirements apply.

At the same time, the County's existing 1992 Landscape Design Criteria serves as the primary guidance document for discretionary landscape review in the non-coastal zone and is used by both planners and permit applicants. This 27-year old manual is outdated and does not conform to current practices, policies, or regulations. This project would update the Non-Coastal Zoning Ordinance by replacing the Landscape Design Criteria text with relevant MWELo references. In addition, pollinator-friendly landscape design guidelines that encourage bees and butterflies will be incorporated. Finally, a staff policy and procedure document and public FAQ brochure will be developed to replace the outdated Landscape Design Criteria. Dependent on staff resources, Planning Division staff expects to complete this project by early 2020.

10. Habitat Connectivity and Wildlife Corridor (Non-Coastal Zone):

In January 2017, the Board of Supervisors directed Planning Division staff to draft a comprehensive set of policies and regulations including the creation of an overlay zone that addressed habitat connectivity and wildlife corridors. Planning staff conducted several stakeholder meetings, attended several meetings held by other groups (including the Agricultural Policy Advisory Committee), and consulted with many subject-matter experts over the course of drafting the ordinance. The proposed regulations reflect input from property owners, farmers, ranchers, conservation organizations, and natural resource agencies. The regulations aim to balance the preservation of the County's natural biodiversity with private property rights. They focus on five main regulatory approaches for development: limiting outdoor night-lighting; prohibiting invasive plants; limiting most fencing which is impermeable to wildlife; protecting surface water features and certain road crossings; and encouraging the clustering of some development within Critical Wildlife Passage Areas.

A Planning Commission hearing was held for this project on January 31, 2019 and a Board of Supervisors hearing is scheduled for March 2019.

11. Naval Base Ventura Joint Land Use Study (Countywide):

In November of 2015, the Board of Supervisors adopted a Resolution in support of the County's continued collaboration with regional partners to evaluate the Naval Base Ventura Joint Land Use Study recommended strategies. A limited number of the Joint Land Use Study recommended strategies are related directly to Planning Division work. Staff has reviewed these recommended strategies and, where appropriate, will bundle select strategies into draft policy documents (e.g., the 2040 General Plan Update). Potential regulatory documents to be amended would include the Local Coastal Program, which includes the Coastal Area Plan and Coastal Zoning Ordinance, and the Non-Coastal Zoning Ordinance. Timelines for these recommendations continue to 2022 to achieve the long-term recommended strategies identified in the Joint Land Use Study.

In 2016 the Board of Supervisors directed Planning staff to work with Naval Base Ventura County and the cities of Oxnard, Camarillo, and Port Hueneme to implement the Joint Land Use Study recommendation on dark skies through development of standard lighting conditions to protect night skies from significant increases in ambient light and glare. This project is anticipated to be initiated in 2020, as identified in the approved Joint Land Use Study timeline.

12. Inclusionary Housing Ordinance (Non-Coastal Zone):

This ordinance would require new housing projects to set aside a percentage of dwelling units for lower-income households. Although included in the adopted 2014-2021 Housing Element, this project was put on hold due to pending litigation, first at the State Supreme Court level and then at the U.S. Supreme Court level (both courts rejected the appeal). In September 2017, AB 1505 was passed which allows local jurisdictions to adopt inclusionary housing ordinances. The County's Inclusionary Housing Ordinance will apply to the non-coastal areas of Ventura County as there are no remaining sites for large scale residential development in the coastal zone. Pursuant to prior Board direction, this ordinance would only apply to developments that exceed 10 units. The ordinance would apply to both new rental and for-sale housing units. Dependent on staff resources, Planning Division staff expects to bring this project to the Board in 2020.

13. Saticoy Area Plan Implementation Programs (Non-Coastal Zone):

The Saticoy Area Plan contains implementation programs that identify the Planning Division as the lead. The following Saticoy Area Plan programs were initiated in 2018:

- Planning staff processed a National Register nomination for the Saticoy Train Depot. This nomination was approved by the State Historical Resources Commission on May 17, 2018. County staff is currently in the process of seeking grant opportunities which could be used to rehabilitate the deteriorating Train Depot.
- Planning staff assisted in the development of an inter-agency action committee which includes staff from the County CEO's office, Supervisor Bennett's office, the Planning Division, and the Public Works Agency Real Estate Services Division. The intent of this action committee is to discuss rehabilitation programs for the Saticoy Train Depot. In December 2018, the Board of Supervisors approved the expenditure of \$200,000 from the General Fund to install security equipment and clean up the Train Depot site.
- The Transportation Division and Gold Coast Transit approved construction of three new bus stops in 2017 for Saticoy residents. They are located along State Route 118 on Gold Coast Transit Route 22 – at Wells Road and Telephone Road (Southbound), and at Los Angeles Avenue and County Drive (North and Southbound). Installation of these transit stops is expected to be completed by Summer 2019.

Saticoy Area Plan programs scheduled for the 2019 calendar year include the following:

- Assist other County agencies in submitting grant applications to fund restoration and other improvements for the Saticoy Train Depot.
- Procure Historic American Buildings Survey (HABS)-like documents for at least one of four Cultural Heritage Sites re-designated from residential use to industrial use.
- Send a notification to existing off-site advertising signs and billboards that are not consistent with the development standards and identify whether we can legally apply current Non-Coastal Zoning Ordinance regulations to existing signage.
- Coordinate with the Saticoy Sanitary District to help ensure adequate waste water treatment capacity.
- Coordinate with the Transportation Division to identify and apply for potential Active Transportation grant funds available for infrastructure improvements in Saticoy, such as sidewalks, crosswalks, bike lanes and transit.
- Work with private landowners actively pursuing development projects in Saticoy. As needed, assist landowners to identify water supply solutions for these developments.

After review by your Board, this General Plan Annual Progress Report will be submitted to the Office of Planning and Research and the Department of Housing and Community Development. Copies will be maintained by the Clerk of the Board's office and the Planning Division.

ATTACHMENTS:

Attachment 1 – Ventura County General Plan Compliance with State of California General Plan Guidelines

Attachment 2 – Amendment Dates of Ventura County General Plan and Area Plans

Attachment 3 – Copy of HCD Online Submittal Tables:

Table A: Residential Planning Permits Issued
January - December 2018

Table A2: Residential Building Permits Entitled, Issued and
Completed

Table B: Progress Meeting RHNA Targets

Table D: Housing Element Program Implementation

Attachment 4 – 2017-18 County of Ventura Housing Successor Agency Annual Report

Exhibit 1: Attachment 1

Ventura County General Plan Compliance with State General Plan Guidelines

State Requirements	Ventura County General Plan Chapters And Appendices			
	Resources	Hazards	Land Use	Public Facilities
Land Use Element:				
Housing			X	
Business			X	
Industry			X	
Open Space	X	X	X	X
Agriculture	X		X	
Scenic Beauty	X			
Education				X
Public Buildings & Grounds				X
Solid & Liquid Wastes		X		X
Population Density/Building Intensity			X	
Flooding		X		X
Timberland Production	X		X	
Circulation Element:				
Major Thoroughfares				X
Transportation Routes				X
Terminals				X
Utilities				X
Housing Element			X	
Conservation Element:				
Water	X			X
Hydraulic Force		X		X
Forests	X			
Soils	X			
Rivers	X	X		X
Harbors				X
Fisheries	X			
Wildlife	X			
Minerals	X			
Open Space Element	X		X	
Noise Element		X		
Safety Element		X		X

Exhibit 1: Attachment 2

Last Amendment Date of Ventura County General Plan and Area Plans

Document Title	Date of <i>Comprehensive</i> Amendment	Date adopted or last amended
Countywide General Plan:	2005	
Goals, Policies and Programs		10-22-13
Resources Appendix		06-28-11
Hazards Appendix		10-22-13
Land Use Appendix		10-22-13
Public Facilities and Services Appendix		05-08-07
Area Plans:		
Ahmanson Ranch Area Plan ³	1998	12-15-92
Coastal Area Plan	2016	03-17-16
El Rio/Del Norte Area Plan	1996	06-28-11
Lake Sherwood/Hidden Valley Area Plan	2005*	04-06-10
North Ventura Avenue Area Plan	1988	12-11-90
Oak Park Area Plan	1988	11-15-05
Ojai Valley Area Plan	2015	3-24-15
Piru Area Plan	2008	06-28-11
Saticoy Area Plan	2015	09-22-15
Thousand Oaks Area Plan	2015	3-24-15

³ In 2003, the State of California purchased Ahmanson Ranch and dedicated the entire Area Plan area as the Upper Las Virgenes Canyon Open Space Preserve. As such, the General Plan Update currently in progress includes removal of this Area Plan.

Table A- Residential Planning Permits
Issued January - December 2018

Exhibit 1: Attachment 3

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	Ventura County - Unincorporated
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

Table A																			
Housing Development Applications Submitted																			
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below									21		29		23	64	150	141	9		
	0040064010	32695 LOCKWOOD OZENA RD, FRAZIER PA	ZC18-0105	SFD	O		02/02/2018							1	1	1		No	
	6730180590	None	ZC18-0355	ADU	R		04/10/2018		1						1	1		No	
	1490061080	3501 ORANGE DR, OXNARD, CA 93036	ZC18-0945	ADU	R		08/15/2018		1						1	1		No	
	1450142160	1278 ORANGE DR, OXNARD, CA 93030	ZC18-1293	ADU	R		11/13/2018		1						1	1		No	
	0100150250	None	ZC18-1358	SFD	O		11/29/2018							1	1	1		No	
	0100220090	1624 FOOTHILL RD, OJAI, CA 93023	ZC18-0624	SFD	O		06/07/2018							1	1	1		No	
	0110250365	12784 BLUE HERON CI, OJAI, CA 93023	ZC18-0115	SFD + ADU	O		02/06/2018							1	2	2		No	
	0120050075	31861 PURPLE SAGE RD, VENTURA COUNT	ZC18-0090	SFD	O		01/29/2018							1	1	1		No	
	0140030220	2000 GRIDLEY RD, OJAI, CA 93023	ZC18-0717	SFD	O		06/28/2018							1	1	1		No	
	0140090130	3777 THACHER RD, OJAI, CA 93023	ZC18-0777	SFD	O		07/13/2018						1		1	1		No	
	0900092060	11068 ASTER ST, VENTURA, CA 93004	ZC18-0765	ADU	R		07/11/2018		1						1		1	No	
	1450012060	202 CORSICANA DR, OXNARD, CA 93036	ZC18-0182	ADU	R		02/26/2018		1						1	1		No	
	1450062110	462 WALNUT DR, OXNARD, CA 93036	ZC18-0411	ADU	R		04/20/2018		1						1	1		No	
	0170071310	325 EL CONEJO AV, OJAI, CA 93023	ZC18-0822	ADU	R		07/24/2018		1						1	1		No	
	1490043090	3652 ALMOND DR, OXNARD, CA 93036	ZC18-1084	ADU	R		09/19/2018		1						1	1		No	
	1500083065	211 MISSION DR, CAMARILLO, CA 93010	ZC18-1258	ADU	R		10/31/2018		1						1	1		No	
	1450141020	937 ORANGE DR, OXNARD, CA 93036	ZC18-0736	ADU	R		07/03/2018		1						1	1		No	
	1490081045	3409 ORANGE DR, OXNARD, CA 93036	ZC18-0606	ADU	R		06/04/2018		1						1	1		No	
	6730080675	260 ACACIA LN, NEWBURY PARK, CA 91320	ZC18-0134	ADU	R		02/12/2018		1						1	1		No	
	0280111050	None	ZC18-1282	SFD	O		11/06/2018							1	1	1		No	
	0560030150	837 PARK, FILLMORE, CA 93015	ZC17-0574	ADU	R		06/26/2017				1				1	1		No	
	0290081015	478 CARNE RD, OJAI, CA 93023	ZC18-0128	FWD	O		02/09/2018							1	1	1		No	
	0300160295	13183 SANTA PAULA-OJAI RD, SANTA PA	CZC18-0830	ADU	R		07/24/2018						1		1	1		No	
	0300230105	12135 CHUMASH RD, VENTURA COUNTY	CZC18-0514	SFD	O		05/11/2018							1	1	1		No	
	0320010040	None	ZC18-1167	SFD + ADU	O		10/09/2018							1	2	2		No	
	0320222095	2591 E BONMARK DR, OJAI, CA 93023	ZC18-0586	SFD	O		05/30/2018							1	1	1		No	
	0330090020	661 VILLANOVA RD, OJAI, CA 93023	ZC18-0806	ADU	R		07/19/2018				1				1	1		No	
	0170250170	514 EL SOL AV, OJAI, CA 93023	ZC18-0950	ADU	R		08/16/2018				1				1	1		No	
	0370080175	12626 OJAI-SANTA PAULA RD, OJAI, CA 93023	ZC18-0125	SFD	O		02/08/2018							1	1	1		No	
	0400030055	11927 KOENIGSTEIN RD, SANTA PAULA, CA	ZC18-0952	SFD	O		08/16/2018							1	1	1		No	
	0400220175	None	ZC18-0620	SFD	O		06/07/2018				1				1	1		No	
	0430030090	1962 GRAND AV, VENTURA COUNTY UNINC	ZC18-0992	MH	O		08/28/2018							1	1	1		No	
	0460203025	None	ZC18-0536	SFD	O		05/16/2018							1	1	1		No	
	0550260240	642 E GUIBERSON RD, FILLMORE, CA 93011	ZC18-0662	FWD	O		06/18/2018							1	1	1		No	
	1510040145	190 S ANACAPA DR, CAMARILLO, CA 93010	ZC18-1402	ADU	R		12/11/2018				1				1	1	1	No	
	0560120460	None	ZC18-0855	SFD	O		07/27/2018						1		1	1		No	
	0560241305	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0706	2-4	O		06/26/2018							1	2	2		No	
	0560242125	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0684	SFD	O		06/22/2018								1	1		No	
	0560242135	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0703	SFD	O		06/26/2018							1	1	1		No	
	0560243055	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0699	SFD	O		06/25/2018								1	1		No	
	0560243065	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0698	SFD	O		06/25/2018							1	1	1		No	
	0560243075	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0702	SFD	O		06/26/2018							1	1	1		No	
	0560243085	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0697	SFD	O		06/25/2018							1	1	1		No	
	0560243095	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0696	SFD	O		06/25/2018							1	1	1		No	
	0560243115	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0709	2-4	O		06/26/2018							1	2	2		No	
	0560243135	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0707	2-4	O		06/26/2018							1	2	2		No	
	0560243155	176 N MAIN ST, VENTURA COUNTY UNINCC	ZC18-0708	2-4	O		06/26/2018							1	2	2		No	
	0600220050	8556 SANTA ANA RD, VENTURA, CA 93001	ZC18-0253	SFD	O		03/15/2018		1						1	1		No	
	0600440115	5498 RINCON BEACH PARK DR, VENTURA,	ZC17-0804	SFD	O		08/17/2017							1	1	1		No	
	0610090260	None	ZC18-1190	SFD	O		10/15/2018							1	1	1		No	
	0170180310	347 S PADRE JUAN AV, OJAI, CA 93023	ZC18-0869	ADU	R		07/31/2018						1		1	1		No	
	5050030080	4235 HITCH BL, MOORPARK, CA 93021	ZC18-0431	ADU	R		04/25/2018						1		1	1		No	
	0630102045	5109 FLORAL DR, VENTURA, CA 93001	ZC18-0841	SFD	O		07/25/2018							1	1	1		No	
	1530140075	312 ALOSTA DR, CAMARILLO, CA 93010	ZC18-1240	ADU	R		10/25/2018							1	1	1		No	
	6110070440	2847 AVENIDA SIMI, SIMI VALLEY, CA 93065	ZC18-0946	ADU	R		08/15/2018						1		1	1		No	
	0780071050	4735 FOOTHILL RD, VENTURA, CA 93003	ZC18-0583	SFD	O		05/29/2018							1	1	1		No	
	0990050225	812 SHELI RD, SANTA PAULI A, CA 93060	ZC18-0026	SFD	O		01/10/2018							1	1	1		No	

Table A

Table A																				
Housing Development Applications Submitted																				
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6		7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
	0990070255	685 S ORR RD, SANTA PAULA, CA 93060	ZC18-0934		FWD	O	08/13/2018								1	1		No		
	1070050445	17000 SOUTH MOUNTAIN RD, SOMIS, CA 932C18-0239			FWD	O	03/13/2018								1	1		No		
	8000222045	6618 E SMOKE TREE AV, OAK PARK, CA 913ZC18-0836			ADU	R	07/25/2018				1					1		No		
	0170040150	235 N LA LUNA AV, OJAI, CA 93023	ZC18-1214		ADU	R	10/19/2018				1					1		No		
	1100150020	4485 BRADLEY RD, SOMIS, CA 93066	ZC18-0883		SFD	O	08/02/2018							1		1		No		
	1520131045	41 RAMONA PL, CAMARILLO, CA 93010	ZC17-1166		ADU	R	11/24/2017				1					1		No		
	1100271050	6387 N RIDGECREST LN, SOMIS, CA 93066	ZC18-0154		SFD	O	02/16/2018		1							1		No		
	8000133125	21 N MEDEA CREEK LN, OAK PARK, CA 913ZC18-0188			ADU	R	02/27/2018				1					1		No		
	1100362185	None	ZC18-0413		SFD	O	04/20/2018							1		1		No		
	0180170060	420 CRUZERO, OJAI, CA 93023	ZC18-0926		ADU	R	08/10/2018				1					1		No		
	1450022070	424 CORSICANA DR, OXNARD, CA 93036	ZC18-0455		SFD	O	04/27/2018				1					1		No		
	6350062015	1158 CADIZ DR, SIMI VALLEY, CA 93065	ZC18-0639		ADU	R	06/12/2018				1					1		No		
	1450101135	None	ZC18-0632		SFD	O	06/11/2018						1			1		No		
	1500011675	99 CAMARILLO DR, CAMARILLO, CA 93010	ZC18-1144		ADU	R	10/02/2018				1					1		No		
	0610110030	699 LARMER AV, OAK VIEW, CA 93022	ZC18-0878		ADU	R	08/01/2018				1					1		No		
	0630153195	240 FRASER LN, VENTURA, CA 93001	ZC18-0014		ADU	R	01/08/2018				1					1		No		
	1100310020	5127 FAIRCREST LN, SOMIS, CA 93066	ZC18-1327		ADU	R	11/20/2018				1					1		No		
	1080170065	10455 STOCKTON RD, MOORPARK, CA 930ZC18-1094			ADU	R	09/20/2018				1					1		No		
	1100230355	7680 BRADLEY RD, SOMIS, CA 93066	ZC18-1181		ADU	R	10/12/2018				1					1		No		
	0100140170	115 FAIRVIEW RD, OJAI, CA 93023	ZC18-0633		ADU	R	06/11/2018				1					1		No		
	6950130220	88 UPPER LAKE RD, WESTLAKE VILLAGE, C	ZC18-1184		ADU	R	10/12/2018						1			1		No		
	6350084035	422 LAGUNA TR, SIMI VALLEY, CA 93065	ZC18-1307		ADU	R	11/15/2018						1			1		No		
	1520352055	82 LOPACO CT, CAMARILLO, CA 93010	ZC18-0207		SFD	O	03/02/2018				1					1		No		
	1530130235	431 Alosta Dr	ZC18-0305		SFD	O	03/28/2018								1	1		No		
	0620060185	None	ZC18-0577		ADU	R	05/25/2018						1			1		No		
	1550160135	None	ZC18-0776		SFD	O	07/13/2018								1	1		No		
	1560180050	None	ZC18-0711		SFD	O	06/27/2018									1		No		
	1610094040	5456 NORTH ST, SOMIS, CA 93066	ZC18-0102		SFD	O	02/01/2018								1	1		No		
	0640330175	2 RANCHO VISTA LN, SANTA PAULA, CA 931ZC18-0744			ADU	R	07/06/2018						1			1		No		
	5000410015	3240 SUNSET VALLEY RD, MOORPARK, CA	ZC17-0831		FWD	O	08/23/2017								1	1		No		
	5030050235	None	ZC18-1226		SFD	O	10/23/2018								1	1		No		
	5030060165	5440 GRIMES CANYON RD, MOORPARK, CA	ZC18-0082		FWD	O	01/26/2018								1	1		No		
	5030071025	9511 Stockton Rd	ZC18-0203		SFD	O	03/02/2018								1	1		No		
	0140090855	1701 MC NELL RD, OJAI, CA 93023	ZC18-0269		ADU	R	03/20/2018						1			1		No		
	0280120040	663 CARNE RD, OJAI, CA 93023	ZC18-0753		ADU	R	07/10/2018						1			1		No		
	5200090375	NULL	ZC18-0716		SFD + ADU	O	06/27/2018								1	2		No		
	6760022025	306 RIMROCK RD, WESTLAKE VILLAGE, CA	ZC18-1173		ADU	R	10/10/2018						1			1		No		
	0290010245	1225 SHIPPEE LN, OJAI, CA 93023	ZC18-0909		ADU	R	08/08/2018						1			1		No		
	6110080325	3425 DITCH RD, SIMI VALLEY, CA 93063	ZC18-0714		SFD	O	06/27/2018				1					1		No		
	0290070050	1047 MC ANDREW RD, OJAI, CA 93023	ZC18-0537		ADU	R	05/17/2018						1			1		No		
	1500011655	165 SAN MIGUEL DR, CAMARILLO, CA 9301ZC18-0999			ADU	R	08/29/2018						1			1		No		
	6460154050	None	ZC18-0794		SFD	O	07/18/2018		1							1		No		
	6480121410	None	ZC18-0524		MH	O	05/15/2018							1		1		No		
	6480123410	7850 MESA DR, VENTURA COUNTY UNINCC	ZC18-0127		SFD	O	02/08/2018		1							1		No		
	6490070560	NULL	ZC18-0087		SFD + ADU	O	01/26/2018							1		2		No		
	6490113060	135 LARSON WY, CHATSWORTH, CA 91311	ZC17-1169		SFD	O	11/27/2017				1					1		No		
	6490163280	NULL	ZC18-0045		SFD	O	01/16/2018						1			1		No		
	6490320350	777 BOX CANYON RD, CANOGA PARK, CA 92C18-0375			SFD + ADU	O	04/13/2018			1						2		No		
	6680070335	None	ZC18-0668		SFD	O	06/19/2018							1		1		No		
	1080150365	6913 SOLANO VERDE DR, SOMIS, CA 93066	ZC18-1422		ADU	R	12/14/2018						1			1		No		
	6730150830	None	ZC17-0568		SFD	O	06/23/2017							1		1		No		
	1630010695	5985 WORTH WY, CAMARILLO, CA 93012	ZC18-0935		ADU	R	08/14/2018									1		No		
	5160030075	2931 N ESCOLLERA AV, CAMARILLO, CA 93ZC18-0553			ADU	R	05/22/2018						1			1		No		
	6760011085	157 RIMROCK DR, WESTLAKE VILLAGE, CA	ZC18-0088		SFD + ADU	O	01/29/2018				1					2		No		
	5940020185	1600 THEISING DR, MOORPARK, CA 93021	ZC18-1095		ADU	R	09/20/2018						1			1		No		
	6940181260	924 CARLISLE RD, CA	ZC18-0174		SFD	O	02/22/2018							1		1		No		
	6950101030	844 LAKE SHERWOOD DR, WESTLAKE VILL	ZC17-1228		ADU	R	12/12/2017						1			1		No		
	6950110445	210 Trentham Rd	ZC18-0080		SFD	O	01/25/2018								1	1		No		
	6730420375	None	ZC18-0936		ADU	R	08/14/2018							1		1		No		
	6950230235	588 CARLISLE RD, WESTLAKE VILLAGE, CA	ZC18-1171		SFD	O	10/09/2018						1			1		No		
	6950280145	2474 NEWBERN CT, WESTLAKE VILLAGE, C	ZC18-0967		SFD + ADU	O	08/21/2018								1	2		No		
	6950400025	2909 CALBOURNE LN, THOUSAND OAKS, C	ZC18-0201		SFD	O	03/01/2018								1	1		No		
	6950400035	2931 CALBOURNE LN, THOUSAND OAKS, C	ZC18-0200		SFD	O	03/01/2018								1	1		No		
	6950400045	2931 CALBOURNE LN, THOUSAND OAKS, C	ZC18-0198		SFD	O	02/28/2018								1	1		No		
	6950410025	2590 CALBOURNE LN, THOUSAND OAKS, C	ZC18-1074		SFD	O	09/18/2018								1	1		No		
	6950410045	2775 CALBOURNE LN, THOUSAND OAKS, C	ZC18-1075		SFD	O	09/18/2018		1							1		No		
	6950410145	2591 CALBOURNE LN, THOUSAND OAKS, C	ZC18-1073		SFD	O	09/18/2018		1							1		No		

Table A

[illegible]

Table A2- Residential Building Permits Entitled, Issued and Completed*

[illegible]

*The formatting of HCD tables has been predetermined and locked by HCD

Table A2

[illegible]

Table B- Progress Meeting RHNA Targets

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Ventura County - Unincorporated
Reporting Year	2018 (Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data.
Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	246		7	4	7	8	11				37	209
	Non-Deed Restricted												
Low	Deed Restricted	168		9	12	13	5	43				82	86
	Non-Deed Restricted												
Moderate	Deed Restricted	189		9	20	7	11	20				67	122
	Non-Deed Restricted												
Above Moderate		412		30	29	30	28	38				155	257
Total RHNA		1015											
Total Units 44				55	65	57	52	112				341	674

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Table D- Housing Element Program Implementation

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction	Ventura County - Unincorporated
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Enforcement GPP 3.3.3-3(1)	The Resource Management Agency (Planning, Building and Safety, Environmental Health Divisions) will continue the enforcement of zoning, building and safety, and public health codes on a complaint or voluntary request basis.	Ongoing	Ongoing.
Administer Grant/Loan Programs GPP 3.3.3-3(2)	To the extent that Federal and State grants and local housing funds are available, the County Executive Office, with the assistance of the Resource Management Agency, will continue to administer grant/loan programs to assist households with resolving housing health and safety code violations (i.e., building and safety, fire, or public health).	Ongoing	Discontinued. This program has been phased out as the priority for the County Executive Office shifted to address housing for the homeless.
Mobile Home Rent Review Board Program GPP 3.3.3-3(3)	The Planning Division will continue the Mobile Home Park Rent Review Board Program to assure that the amount of space rent for mobile home owners does not increase more than set forth in the Mobile Home Park Rent Control Ordinance.	Ongoing	Ongoing.
Monitor Housing Trends GPP 3.3.3-7(1)	The Planning Division, with the help of other public and private organizations, will continue to monitor Countywide construction and demolitions and estimate population trends. The Planning Division will also periodically assess the progress in attaining the County's housing goals, policies, and programs. Housing factors that should be monitored and estimated include: - Housing construction and demolition by dwelling unit type and affordability category. - Housing tenure and vacancy rates. - Population increases and distribution. - Employment generation and housing demand of proposed projects. - Number of homeless persons and their distribution. - Land available for the construction of lower- and moderate-income housing and farmworker housing. - Evaluation of General Plan housing goals, policies and programs annually as	Ongoing	Ongoing.
Housing Element Update GPP 3.3.3-7(2)	The Planning Division will periodically prepare an update to the Population and Housing Section of the General Plan as required by State law, to reflect the results of the periodic reassessment of the County's housing needs, objectives, and implementation programs.	Ongoing	Ongoing. The Population and Housing Section was last updated as part of the 2014-2021 Housing Element Update process. Planning Division staff will update the section again in 2021 in preparation for the 2021-2029 Housing Element Cycle .

Table D

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Update Population and Dwelling Unit Forecasts GPP 3.3.3-7(3)	The County Planning Division will continue to update the population and dwelling unit forecasts of the County General Plan periodically, in consultation with the cities, and subject to the approval of the Board of Supervisors. The County General Plan will be periodically updated to incorporate the updated forecasts and to revise County goals, policies, and programs as necessary.	Ongoing	Ongoing.
Monitor Population and Dwelling Unit Growth GPP 3.3.3-2	The County Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual development patterns with adopted forecasts. Growth for the various subareas of the County. In cases where it appears that discretionary development would individually or cumulatively exceed the forecasts in a given subarea of the County, the Planning Division will bring the information to the attention of the decision-making body.	Ongoing	Ongoing. As part of the state mandated Annual Progress Report requirements, Planning Division staff monitors development activity throughout the unincorporated County.
Grants/Loans to resolve health and safety code violations GPP 3.3.3-4(1)	The Resource Management Agency (Planning, building and Safety, Code Compliance, Environmental Health Divisions) will continue to notify and direct affected code violation property owners to the County Executive Office regarding possible grants/loans to resolve health and safety code violations involving housing. To the extent that Federal and State grants and local housing funds are available, the County Executive Office will continue to provide grant assistance to lower-income households for the rehabilitation of housing units that have health and safety code violations.	Ongoing	Ongoing.
Build it Smart GPP 3.3.3-4(2)	The Planning Division will continue to maintain the existing "Build It Smart" information and web site to encourage energy- and resource-efficient building practices.	Ongoing	Discontinued. The "Build It Smart" program was phased out and a similar program is now being maintained by a joint powers agency called the Ventura County Regional Energy Alliance. Their website can be found here: https://www.vcenergy.org/about-us/who-we-are/
Informational Brochures for Home Rehab GPP 3.3.3-4(3)	Assemble and/or update informational brochures for the Planning and Building and Safety public counters to inform the public regarding the availability of financial assistance and application procedures for home rehabilitation.	Ongoing	Discontinued. Funding resources for the financial assistance program are not available, so there is no longer a need to inform the public.
Administer Fed and State grants and local funds GPP 3.3.3-5(1)	The County Executive Office will continue to administer available Federal and State grants and local housing funds in order to facilitate the development of affordable owner-occupied and rental housing for lower-income households (including extremely-low, very-low, and low-income housing), and for those households with identified special needs (farmworkers, senior citizens, mentally ill, handicapped, homeless). The County Executive Office will continue to notify other interested housing agencies and non-profit organizations annually as funding becomes available for lower-income and special needs housing.	Ongoing	Ongoing. Details of this program can be found in the 2019 County of Ventura General Plan Annual Progress Report.

Table D

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Look for Opportunities for funding low income housing and construction GPP 3.3.3-5(2)	The County will look for opportunities and consider applying for State and Federal monies that support extremely-low, very-low, and low-income housing construction and rehabilitation. Funding opportunities will be promoted to the development community by regularly updating and maintaining information on the County's web page. The County will prioritize funding considerations for projects that serve extremely-low income	Ongoing	Ongoing. The County Executive Office administers funding opportunities. However, funding opportunities are promoted through stakeholder email lists rather than posted on a web page.
Support Area Housing Authority GPP 3.3.3-5(3)	The County will encourage and continue to support the Area Housing Authority with administering subsidies to assist eligible lower income households in renting affordable housing	Ongoing	Ongoing. The County Executive Office works with the Area Housing Authority, but does not administer subsidies.
Encourage organizations to provide loans to lower-income families GPP 3.3.3-5(4)	The County will encourage and continue to support appropriate non-profit organizations (e.g., Community Action of Ventura County and Project Understanding) in their efforts to provide loans and/or grants to lower-income individuals and families who are either homeless or at risk of becoming	Ongoing	Ongoing.
Continuum of Care GPP 3.3.3-5(5)	The County will continue to support the Continuum of Care efforts to prevent and end homelessness by the following efforts: - Annually survey the number of homeless persons in the County; - Seek feasible and effective strategies to prevent homelessness and house homeless persons and families; - Research the funding sources available to deal with homelessness; and Participate on the Interagency Council on Homelessness to implement the 10-Year Strategy to End Homelessness for Ventura County.	Ongoing	Ongoing. Details of this program can be found in the 2019 County of Ventura General Plan Annual Progress Report.
Interagency Council on Homelessness GPP 3.3.3-5(6)	The County Executive Office will continue to actively participate on the Ventura County Interagency Council on Homelessness and with each of the cities within Ventura County to facilitate the implementation of the 10-Year Strategy to End Homelessness for Ventura County.	Ongoing	Ongoing. The County Executive Office is part of the Ventura County Continuum of Care. Details of this program can be found in the 2019 County of Ventura General Plan Annual Progress Report.
Residential High Density GPP 3.3.3-5(7)	The Planning Division will encourage and support the development of lower income housing for extremely low-income, very low income and low-income households on the Residential High Density (RHD) zoned parcels by continuing to facilitate the expedited, non-discretionary processing of residential development applications.	Ongoing	Ongoing.
Farmworker Housing Complexes GPP 3.3.3-5(8)	The Planning Division, in consultation with farmworker housing organizations, will evaluate development standards applicable to discretionary farmworker complexes and, if warranted to facilitate farmworker complexes, will adopt new or amend existing development standards.	2015-2016	Ongoing. Scheduled for completion at the end of 2019.

Table D

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Accessory Dwelling Units GPP 3.3.3-5(9)	The Planning Division will pursue the following action to promote the construction of accessory dwelling units for lower-income households: - Seek funding for a program that would solicit, assemble and distribute preapproved building plans for accessory dwelling units.	2014-2015	Completed. Standardized plans were developed by the County Building and Safety Division for 700 sq. ft., 900 sq. ft. and 1,200 sq. ft. dwelling units and made available to the public in 2018.
Accessory Dwelling Units GPP 3.3.3-5(9)	As regulations change, update informational brochures and/or website information that describe the process for obtaining permits for accessory dwelling units.	ongoing	Completed. The Accessory Dwelling Unit ordinance was updated for both the Non-Coastal and Coastal Zoning Ordinance in 2018 pursuant to new state laws. All associated webpages and brochures were updated as a result of the ordinance updates.
Inclusionary Housing GPP 3.3.3-5(10)	The Planning Division will prepare and bring forward for the Board of Supervisor's consideration amendments to the Non-Coastal and Coastal Zoning Ordinances that would require residential development projects of 10 or more dwelling units to provide lower income residential units.	2015-2016	Ongoing. This program was pending resolution of a court case. With the passage of AB1505 in 2018, this program is scheduled for completion in 2020.
Senior Citizen Housing GPP 3.3.3-5(11)	The Planning Division will evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing countywide.	2015-2016	Ongoing. Preservation of senior citizen housing is being addressed through the proposal of a Senior Mobilehome Park Overlay Zone, which is scheduled to be considered by the Board of Supervisors in 2019.
Consistency with State Law GPP 3.3.3-5(12)	The Planning Division will continue to monitor State legislation regarding housing, and will submit budgetary proposals to the Board of Supervisors as necessary to amend the County General Plan and Zoning Ordinance to ensure consistency with State law.	ongoing	Ongoing.
Fair Housing Program GPP 3.3.3-6	The County will continue to fund, along with the cities, the Fair Housing Program to provide counseling and referral, affirmative action, and publications relative to fair housing laws, and tenant/landlord rights.	ongoing	Ongoing.
Performance Standards GPP 3.4.1-1	As necessary, the County Planning Division shall review, amend and enforce performance standards contained within zoning regulations.	n/a	Ongoing.
Monitor Commercial and Industrial Development GPP 3.4.1-2	The Planning Division will initiate a program to monitor commercial and industrial development and to estimate current employment levels.	n/a	Discontinued. There are no plans to initiate this program.
Housing Impact Mitigation Fee Ordinance GPP 3.4.1-3	The Planning Division will develop and process a Housing Impact Mitigation Fee ordinance for the Board of Supervisors consideration. Any fees collected from agricultural-related development should be set aside for only farmworker housing.	2014-15	Ongoing. No scheduled completion date at this time. There have been no projects submitted in the past five years that would have benefited from this fee.
Loan/Technical Assistance to small businesses GPP 3.4.1-4	To the extent that Federal and State grants are available, the County Executive Office will continue to administer loan and technical assistance programs to small businesses and micro-enterprise to develop new and strengthen existing economic opportunities in the County, with a focus on job creation and retention.	n/a	Ongoing.

**HOUSING SUCCESSOR AGENCY ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING FUND
FOR FISCAL YEAR 2017-18 PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE
VENTURA COUNTY HOUSING SUCCESSOR AGENCY**

This Housing Successor Agency Annual Report (Report) regarding the Low and Moderate Income Housing Funds (LMIHF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 17, 2018. This Report sets forth certain details of the Ventura County Housing Successor Agency (Housing Successor Agency) activities during Fiscal Year 2017-18 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor Agency an annual report on the housing assets and activities of the Housing Successor Agency under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor Agency staff and information contained within the financial records of the Low and Moderate Income Housing Fund for Fiscal Year 2017-18. This Report is prepared using the cash basis of accounting and it conforms with and is organized into sections I through XIII, inclusive, pursuant to subdivision (f) of Section 34176.1 of the Dissolution Law:

- I. Amount Received Pursuant to Section 34191.4(b)(3)(A):** This section provides a total amount of funds received pursuant to Section 34191.4(b)(3)(A).
- II. Amount Deposited into LMIHF:** This section provides the total amount of funds deposited into the LMIHF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- III. Ending Balance of LMIHF:** This section provides a statement of the balance in the LMIHF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- IV. Description of Expenditures from LMIHF:** This section provides a description of the expenditures made from the LMIHF during the Fiscal Year. The expenditures are categorized as required by subdivision (f)(4) of Section 34176.1.
- V. Statutory Value of Assets Owned By Housing Successor Agency in LMIHF:** Under the Dissolution Law (Health & Saf. Code, § 34176.1, subd. (a)(1)) and for purposes of this Report, the “statutory value of real property” means the value of properties held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance pursuant to subdivision (a)(2) of Section 34176, the value of the properties transferred to the Housing Successor Agency pursuant to subdivision (f) of Health and Safety Code Section 34181, and the purchase price of any properties purchased by the

Housing Successor Agency. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHF.

- VI. Description of Transfers:** This section describes transfers, if any, to another successor housing agency made in previous fiscal years, including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. Project Descriptions:** This section describes any project for which the Housing Successor Agency receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Health and Safety Code Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, if any, this section provides a status update on such projects.
- IX. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing transfer obligations, if any, under Section 33413 that were outstanding at dissolution of the former redevelopment agency on February 1, 2012, along with the Housing Successor Agency's progress in meeting those prior obligations, if any, and how the Housing Successor Agency's plans to meet unmet obligations, if any.
- X. Income Test:** This section provides the information required by subdivision (a)(3)(B) of Section 34176.1, or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014, and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- XI. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor Agency, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor Agency, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report, the ten-year period reviewed is July 1, 2008 – June 30, 2018.
- XII. Excess Surplus Test:** This section states the amount of excess surplus in the LMIHF (if any), the length of time that the Housing Successor Agency has had excess surplus, and the Housing Successor Agency's plan for eliminating the excess surplus.
- XIII. Inventory of Home Ownership Units:** This section provides an inventory of homeownership units assisted by the former Housing Agency or the Housing Successor Agency that are subject to covenants or restrictions or to an adopted program that protects the former Housing Agency's

investment of moneys from the Low and Moderate Income Fund pursuant to subdivision (f) of Section 33334.3 of the Health and Safety Code. The inventory includes:

- A. The number of units assisted by the former Housing Agency
- B. The number of units lost and the reason for those losses
- C. Any funds returned to the Housing Successor Agency as part of an adopted program that protects the former agency's investment
- D. Whether the Housing Successor Agency has contracted with any outside entity for the management of the units and, if so, their identity

This Report is to be provided to the Housing Successor Agency's governing body by December 31, 2018. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the County's website at:

<https://www.ventura.org/county-executive-office/community-development/housing-successor-agency/>

I. AMOUNT RECEIVED PURSUANT TO SECTION 34191.4(b)(3)(A):

This section provides a total amount of funds received pursuant to Section 34191.4(b)(3)(A).

There were no funds received pursuant to Section 34191.4(b)(3)(A) during the Fiscal Year.

II. AMOUNT DEPOSITED INTO LMIHF DURING FISCAL YEAR 2017-18

Source	Amount
Loan Repayment: 432 Camulos Pl.	\$ 48,000.00
Loan Repayment: 961 N. Main St.	\$ 53,662.50
Interest	\$ 205.28
Total from all sources deposited in Fiscal Year	\$ 101,867.78

A total of \$101,867.78 was deposited into the LMIHF during the Fiscal Year. Of the total funds deposited into the LMIHF, a total of \$0 was held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHF

Balance of LMIHF as of 6/30/18	
Subject	Balance
Beginning Balance (As of 7/1/17)	\$ 8.27
Add: Current Deposits (Loan Repayments)	\$ 101,662.50
Add: Current Deposits (Interest)	\$ 205.28
Less: Expenditures	\$ 101,685.95
Ending Balance	\$ 190.10

At the close of the Fiscal Year, the ending balance in the LMIHF was \$190.10, of which \$0 is held for items listed on the ROPS. The beginning balance represents prior year earned interest.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHF

During fiscal year 2017-18 \$101,685.95 was returned to the County of Ventura's Auditor-Controller for disbursement back to the taxing entities. This amount reflects the \$48,000.00 loan repayment for 432 Camulos Place, \$53,662.50 loan repayment for 961 North Main Street and \$23.45 of earned interest.

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR AGENCY IN LMIHF

Under the Dissolution Law and for purposes of this Report, the "statutory value of real property" means the value of properties held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance pursuant to subdivision (a)(2) of Section 34176, the value of the properties transferred to the Housing Successor Agency pursuant to subdivision (f) of Section 34181 of the Health and Safety Code, and the purchase

price of any properties purchased by the Housing Successor Agency. The value of any loans and grants receivable is also included in the calculation of these reported assets held in the LMIHF.

The following summarizes the statutory value of assets owned by the Housing Successor Agency on July 1, 2018 (the LMIHF currently includes no real property assets):

Asset Category Loans	Statutory Value
Home Loans (14 Loans)	\$652,513.85
Less: Home Loans Forgiven	<65,833.03>
Less: Home Loans Repaid	<101,662.50>
Total Statutory Value of Assets Owned by Housing Successor Agency (12 Loans)	\$485,018.32

VI. DESCRIPTION OF TRANSFERS

This section describes transfers, if any, to another successor housing agency made in the previous fiscal year(s).

No LMIHF transfers were made during the fiscal year.

VII. PROJECT DESCRIPTIONS

This section describes any project for which the Housing Successor Agency receives or holds property tax revenue pursuant to the ROPS and the status of that project.

The Housing Successor Agency does not receive or hold property tax revenue pursuant to the ROPS.

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor Agency on or after February 1, 2012; however, this Report presents a status update on any projects related to such real property.

With respect to interests in real property acquired by the former Housing Agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former Housing Agency and now held by the Housing Successor Agency in the LMIHAF, the Housing Successor Agency must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

No property was acquired by the Housing Agency using LMIHF prior to February 1, 2012.

The following provides a status update on properties acquired by the Housing Successor Agency using LMIHF on or after February 1, 2012:

No property was acquired by the Housing Successor Agency using LMIHF on or after February 1, 2012.

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the Redevelopment Implementation Plan adopted by the County of Ventura Redevelopment Agency on August 7, 2007, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor Agency. The former redevelopment agency's Implementation Plans are posted on the County's website at <http://www.ventura.org/county-of-ventura-rda-in-piru/housing-successor-agency-to-the-former-redevelopment-agency>.

There are no replacement housing obligations.

Inclusionary/Production Housing. According to the Redevelopment Implementation Plan adopted by the County of Ventura Redevelopment Agency on August 7, 2007, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor Agency. The former redevelopment agency's Implementation Plans are posted on the County's website at <http://www.ventura.org/county-of-ventura-rda-in-piru/housing-successor-agency-to-the-former-redevelopment-agency>.

There are no inclusionary/production obligations.

X. EXTREMELY-LOW INCOME TEST

Subdivision (a) of Section 34176.1 provides that the Housing Successor Agency must require at least 30% of the LMIHF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the area median income (AMI). If the Housing Successor Agency fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor Agency must ensure that at least 50% of the funds remaining in the LMIHF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor Agency demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

The Housing Successor Agency has not expended any funds.

XI. SENIOR HOUSING TEST

The Housing Successor Agency is to calculate and report the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor Agency, the former redevelopment agency and/or the County of Ventura within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor Agency, the former redevelopment agency and/or County of Ventura within the same time period. If this percentage exceeds 50%, then the Housing Successor Agency cannot expend future funds in the LMIHF to assist additional senior housing units until the Housing Successor Agency or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following table provides the information required for this report on the Housing Successor Agency's Senior Housing Test for the 10-year period of July 1, 2008 – June 30, 2018.

Senior Housing Test 10-Year Test July 1, 2008 – June 30, 2018	
# of Assisted Senior Rental Units	0
# of Total Assisted Rental Units	0
Senior Housing Percentage	0%

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in subdivision (d) of Section 34176.1 as “an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the [Housing Successor Agency's] preceding four fiscal years, whichever is greater.”

Year	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	Aggregate of 4 Prior FY's	FY 2017-18
Beginning Balance	\$ 13,536.86	\$ 13,584.52	\$ 8.17	\$ 8.24		\$ 8.27
Add: Deposits	\$ 47.66	\$ 30.13	\$ 0.04	\$ 0.06	\$ 77.89	\$ 101,867.78
Less: Expenditures	\$ <0.00>	\$ <13,606.48>	\$ <0.00>	\$ <0.00>		\$ <101,685.95>
Ending Balance	\$ 13,584.52	\$ 8.17	\$ 8.21	\$ 8.27		\$ 190.10

As provided in subdivision (d) of Section 34176.1, the greater of \$1,000,000.00 or the aggregate of deposits during the preceding four fiscal years is used to calculate excess surplus. Since the aggregate of deposits during the preceding four fiscal years is \$77.89, \$1,000,000 will be used to calculate excess surplus.

The current unencumbered amount in the account is \$190.10 as of June 30, 2018, which is below the Housing Successor Agency's basis of \$1,000,000. Therefore, there is no excess surplus.

XIII. Inventory of Home Ownership Units

This section provides an inventory of homeownership units assisted by the former Housing Agency or the Housing Successor Agency that are subject to covenants or restrictions or to an adopted program that protects the former Housing Agency's investment of moneys from the Low and Moderate Income Fund pursuant to subdivision (f) of Section 33334.3 of the Health and Safety Code.

The inventory includes:

- A. The total number of units assisted by the former Housing Agency or the Housing Successor Agency - **12 units**
- B. The total number of homeownership units lost to the Housing Successor Agency's portfolio between July 1, 2017, and June 30, 2018, along with the reasons for those losses:

Current Year Losses (July 1, 2017, through June 30, 2018)

Number of Units	Reason for Loss	Amount Returned	Loss Date
1	Unit Sold	\$ 48,000.00	11/29/17
1	Unit Sold	\$ 53,662.50	1/11/18
Total Units Lost: 2		\$ 101,662.50	Total

- C. No funds returned to the Housing Successor Agency during the fiscal year are part of an adopted program that protects the former agency's investment.
- D. The Housing Successor Agency has not contracted with any outside entity for the management of the units.

ACTIONS NEEDED

This report and an independent financial audit of the Low and Moderate Income Housing Fund must be presented to the Housing Successor Agency's governing body within six months of the end of the previous fiscal year. The independent financial audit is included as part of the County of Ventura's Comprehensive Annual Financial Report.

This report and the former redevelopment agency's Implementation Plans are posted on the County's website at:

<https://www.ventura.org/county-executive-office/community-development/housing-successor-agency/>