



## Planning Commission Staff Report – Hearing on September 2, 2021

### County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2662 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

**SUBJECT:** Public Hearing to Consider amendments to the County of Ventura General Plan by updating the County's Housing Element for 2021-2029 planning period; and to Consider an Addendum to the Ventura County 2040 General Plan Environmental Impact Report (PL21-0004).

#### A. PROJECT INFORMATION

1. **Applicant:** County of Ventura, 800 S. Victoria Ave, Ventura, CA 93009
2. **Location:** The proposed amendments to the County of Ventura General Plan Housing Element would apply to all coastal and non-coastal unincorporated areas of the County of Ventura (County).
3. **Request:** Planning Division staff requests that your Commission review this staff report (Staff Report) and attachments and adopt a resolution as set forth in Section E and Exhibit 2 recommending that the Board of Supervisors (Board) adopt and approve General Plan Amendment PL21-0004 (GPA) amending the Ventura County 2040 General Plan (General Plan) by adopting the County of Ventura's draft 2021-2029 Housing Element (Draft Housing Element) as set forth in Exhibit 3 to this Staff Report as follows: Exhibit 3.1 (General Plan, Chapter 3 Housing), Exhibit 3.2 (General Plan, Chapter 12 Glossary and Acronyms), and Exhibit 3.3 (General Plan Background Report, Chapter 5 Housing); and Adopt Addendum No. 1 to the previously certified Ventura County 2040 General Plan Environmental Impact Report (General Plan EIR, Exhibit 4.1), which includes a Statement of Overriding Consideration (Exhibit 4.2), pursuant to the California Environmental Quality Act (CEQA) (Addendum No. 1, Exhibit 4.3).
4. **Review/Decision-Making Authority:** Pursuant to Government Code section 65358, General Plan amendments require review and recommendation by the local jurisdiction's Planning Commission and approval of the local legislative body, which is the Board of Supervisors.

County of Ventura  
Board of Supervisors  
PL21-0004  
Exhibit 1

Planning Commission Staff Report and Exhibits

## 5. Background:

The housing element is a state-mandated element, or chapter, of the County's General Plan. Its purpose is to establish the County's housing goals and provide the policy background for housing programs implementing the County's housing decisions. It is the only General Plan element that must be updated on a set schedule and then certified by the California Department of Housing and Community Development (HCD). HCD is the state agency responsible for determining compliance of a jurisdiction's housing element with state housing laws.

The timeline for the adoption of each housing element is set by state law (Gov. Code section 65588). Due to the mandated schedule, updates to the housing element and general plan are often not aligned. The County's 2040 General Plan update was adopted on September 15, 2020. However, because the County's current Housing Element for the 5th cycle planning period certified by HCD on December 9, 2013 covering 2013-2021 (Current Housing Element, Exhibit 5) remains in effect until October 15, 2021, the County's Housing Element was not updated at the same time as the General Plan. The Draft Housing Element is for the 6th cycle planning period which begins on October 15, 2021 and runs until October 15, 2029. Government Code section 65584(e)(4) provides a 120-day grace period beyond that date for each jurisdiction to certify their housing element with HCD.

State law requires that the following mandatory assessments are included in the housing element pursuant to Government Code section 65583:

- Assessment of a jurisdiction's existing and projected housing needs, including special needs population housing;
- Analysis of housing opportunities within a jurisdiction, including an inventory of suitable sites and the County's capacity to meet its fair share of the Regional Housing Needs Assessment (RHNA), allocation as further discussed below;
- Analysis of potential and actual governmental constraints to the maintenance, improvement, or development of housing at all income levels; and
- A set of goals, policies, and programs for the preservation, improvement, and development of housing.

### ***Recent Changes to Housing Element Law***

To address the current state housing crisis, the California legislature substantially amended housing and planning laws in 2017, 2018, 2019, and 2020. Planning Division staff presented highlights of the new housing legislation to the Board on February 25, 2020. The following is a list of the most critical new state housing laws addressed in the proposed draft Housing Element:

- Obligation to Affirmatively Further Fair Housing (Government Code sections 65583 and 65583.2),
- New Site Inventory Requirements (Government Code section 65583.2),



- No Net Loss Law (Government code section 65583.2(c)),
- Accessory Dwelling Unit Plan (Government Code section 65583),
- Low Barrier Navigation Centers (AB 101), and
- Additional Analysis requirements for Governmental and Nongovernmental Constraints to housing (Government Code sections 65400, 65583, and 65700).

## **6. Project History**

On February 9, 2021, staff presented the first version of the Draft Housing Element to the Board of Supervisors (Board letter and February Draft Housing Element; Exhibit 6) for policy direction, who in turn, authorized Planning staff to forward it to HCD for their required initial 60-day review with minor revisions as directed by the Board. After this hearing, Planning staff made minor revisions as directed by the Board and submitted the Draft Housing Element slightly modified to incorporate public comments as directed by the Board to HCD for review on March 16, 2021 (HCD Submittal Letter and March Draft Housing Element; Exhibit 7).

On May 12, 2021, Planning staff received the official response comment letter from HCD (Exhibit 8) that outlined the necessary revisions to bring the County's March Draft Housing Element (Exhibit 7.2) into compliance with state law. Many of the comments were addressed by providing additional context information for proposed programs, by describing staff's assumptions that led to the sites inventory and providing additional information regarding the County's permitting processes. The bulk of the revisions were made to comply with new fair housing assessment guidelines<sup>1</sup> that were released by HCD six weeks after County staff submitted the March Draft Housing Element to HCD for review. Planning staff, with assistance from technical housing experts, added approximately 40 pages of analysis to the March Draft Housing Element resulting in the June Draft Housing Element (Exhibit 9) that was submitted to HCD for a second round of review on June 24, 2021.

On July 27, 2021 Planning staff held a teleconference meeting with HCD staff to receive initial input on the June Draft Housing Element. HCD staff offered the option to submit revisions to the June Draft Housing Element prior to the conclusion of their second 60-day review period. On August 2, 2021 and on August 18, 2021, Planning staff did take the opportunity offered by HCD staff and submitted further revisions to the June Draft Housing Element in response to HCD comments. On August 23, 2021, Planning staff received a compliance letter from HCD (Exhibit 10) stating that the revisions made to the June Draft Housing Element resulting in the August Draft

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<sup>1</sup> *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements*, HCD, 26 Apr. 2021, [www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](http://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf).

Housing Element (Exhibit 11) is in compliance with State Housing Element Law. The content of the August Draft Housing Element, that was approved by HCD, is reflected in the Draft Housing Element (Exhibit 3), but in legislative format for adoption purposes. The August Draft Housing Element is in tracked changes to show the cumulative revisions made to the document since the March Draft Housing Element was submitted to HCD. Additionally, Exhibit 12 provides a table that summarizes the revisions made since the February Draft Housing Element and provides context for the revisions. Other than revisions made for minor substantive typos and updated references most revisions were made as a result of comments from HCD or the public.

## **7. Project Description**

To align with the recently adopted 2040 General Plan and new state laws, the Draft Housing Element (Exhibit 3) has been significantly restructured, reorganized and reformatted from the Current Housing Element (Exhibit 5). The proposed Housing Element GPA consists of three documents:

- Housing Element - Chapter 3 of the General Plan (Exhibit 3.1)
- Glossary and Acronyms - Chapter 12 of the General Plan (Exhibit 3.2)
- Chapter 5, Housing, of the General Plan Background Report (Exhibit 3.3)

The Housing chapter of the General Plan Background Report serves as the technical appendix and primarily contains socioeconomic data and analysis that identifies housing issues and constraints addressed through the proposed goals, policies, and programs which are included in Chapter 3 of the General Plan. The Background Report also includes the residential land inventory tables and the review and assessment of the 2013-2021 Current Housing Element programs, as required by state law. Chapter 12 of the General Plan, Glossary and Acronyms (Exhibit 3.2) has been amended to add or revise certain housing terms utilized in the Housing Element.

In order to provide a cohesive document for review by HCD, the public, and decision makers, staff packaged the above sections into a single August Draft Housing Element document (Exhibit 11). Further, this single document approach matches what the Board and public previously reviewed and commented on and allows for consistent review during the adoption hearing process,

### ***Summary of Proposed Housing Goals, Policies and Programs***

The goals, policies and programs are the heart of a housing element. They expound on the County's housing priorities and identify strategies to provide housing opportunities to households of varying income levels and special needs population.

Over the last several years, the County has successfully implemented various programs from the Current Housing Element. Some of the Current Housing Element goals, policies, and programs were retained in the Draft 2021-2029 Housing Element as they remain applicable for the next eight-year period, whereas some were removed because they no longer fit the current needs and issues of the unincorporated County. New policies that have been added because of new state housing laws are indicated in Table 1 below.

<b>TABLE 1 Summary of Proposed Housing Element Goals and Policies</b>	
<b>Goal HE-1</b>	<b>Conserve and improve the existing housing stock within the unincorporated areas of Ventura County.</b>
HE – 1.1	Ensure Housing to Meet Basic Standards
HE – 1.2	Energy Conservation
HE – 1.3	Residential Rehabilitation
HE – 1.4	Replacement of Affordable Housing Units in the Coastal Zone
HE – 1.5	Replacement of Housing Units Lost in Natural Disasters
HE – 1.6	Preserve Mobilehomes and Manufactured Homes
<b>Goal HE-2</b>	<b>Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure to meet the requirements of the regional housing need allocation.</b>
HE – 2.1	Zoning to Accommodate RHNA
HE – 2.2	Increase Housing Opportunities within Area Plan Boundaries
HE – 2.3	Track “No Net Loss” Zoning ( <i>new state law</i> )
HE – 2.4	Provide Local Input in Regional Plans
HE – 2.5	RHNA Transfer between Cities and County
HE – 2.6	Encourage and Incentivize Accessory and Junior Accessory Dwelling units ( <i>new state law</i> )
HE – 2.7	By-right Housing in Residential High Density (RHD) Zones ( <i>new state law</i> )
HE – 2.8	County Surplus Land ( <i>new state law</i> )
<b>Goal HE – 3</b>	<b>Increase special needs housing opportunities and supportive services for lower income households, the elderly, mentally ill, single heads of household, large families, farmworkers, developmentally and physically disabled persons, and the homeless.</b>
HE – 3.1	Prioritize Housing Assistance for Special Needs Populations
HE – 3.2	Financing Assistance for Housing

<b>TABLE 1</b> <b>Summary of Proposed Housing Element Goals and Policies</b>	
HE – 3.3	Incentives for Affordable Housing Development
HE – 3.4	Housing Opportunities on County Owned Land
HE – 3.5	Encourage Affordable Housing in Rural Areas
HE – 3.6	Affordable “By-right” Housing ( <i>new state law</i> )
HE – 3.7	Preventing Homelessness
HE – 3.8	Support Farmworker Housing Needs
HE – 3.9	Increase Supportive Housing Options
HE – 3.10	Encourage Design for Large Households
<b>Goal HE – 4</b>	<b>Continue to reduce, and where feasible and practical, remove County-imposed constraints that impede the development of affordable housing.</b>
HE – 4.1	Clear Development Standards and Approval Procedures ( <i>new state law</i> )
HE – 4.2	Flexibility in Regulations
HE – 4.3	Adequate Infrastructure
HE – 4.4	Innovative Housing and Construction Technologies
<b>Goal HE – 5</b>	<b>Affirmatively further fair housing by taking meaningful actions that overcome patterns of segregation and foster inclusive communities. (<i>new state law</i>)</b>
HE – 5.1	Affirmatively Further Fair Housing
HE – 5.2	Equal Opportunities in the Housing Market
HE – 5.3	Promote Housing Choice
HE – 5.4	Connect Residents to Housing Support Services

The last eight years have seen an evolution in new issues, needs and opportunities related to housing. Therefore, Planning staff recommends adding new programs and modifying existing programs to reflect these changes. In addition to proposing 21 new programs, the proposed Draft Housing Element carries over five programs from the Current Housing Element, of which four are ongoing and one which was not implemented during the 2013-2021 planning period. The proposed changes to the programs were made in response to public comments received and to address recent changes to state law. A complete list of proposed programs in the Draft Housing Element are listed below in Table 2. Details of each program can be found in Exhibit 3.1.



TABLE 2 Summary of Proposed Housing Element Implementation Programs	
Ongoing Programs	
A. Housing Grants	J. Compliance with state housing laws
B. Mobilehome Park Rent Control	L. Fair Housing Program <i>(new state law)</i>
Continued Programs	
K. Study for Inclusionary Housing Ordinance and Housing Impact Mitigation Fee	
Proposed New Programs	
C. ADU Homeowner Tools <i>(new state law)</i>	Q. Housing Choice Vouchers
D. Address Infrastructure Constraints <i>(new state law)</i>	R. First-Time Homebuyer Assistance
E. Farmworker Housing Study	S. Development Review Committee Fee Waiver
F. Annual Progress Report	T. Publish Clear Permit Approval Procedures
G. RHNA Transfer Study	U. Modular Accessory Dwelling Units and Garage Conversion Building Plans <i>(new state law)</i>
H. RHD Zone Ordinance Amendments <i>(new state law)</i>	V. Code Compliance
I. Participation in Regional Planning Efforts	W. Home Rehabilitation
M. Density Bonus Ordinance Update <i>(new state law)</i>	X. HomeShare
N. Zoning Code Amendments for Special Needs Housing <i>(new state law)</i>	Y. Inclusive Community Representation
O. Funding for the Housing Trust Fund	Z. ADU Monitoring
P. Preservation of Senior Housing at Mobilehome Parks	

**Programs That Have Been Removed or Carried Over as Policies** — Several programs from the Current Housing Element were removed or carried over as policies in the Draft Housing Element and are evaluated in Exhibit 3.3. The deleted programs include those that required population forecasting and monitoring, which is now conducted by Southern California Association of Governments (SCAG) rather than by County staff, and programs that have already been accomplished.

**Ongoing Programs** — Staff recommends carrying over some programs from the Current Housing Element, which require ongoing efforts from County agencies. These include activities such as programs facilitated by the CEO's Community Development Division that provide financial assistance for housing construction and rehabilitation through Housing Opportunities Made Easier (HOME) and California Development Block Grants (CDBG) funding, as well as the Planning Division responsibility for: 1)

the Mobile Home Park Rent Review Board to administer the County's Mobilehome Park Rent Control Ordinance, 2) implementing the County's Fair Housing Program, and 3) updating of zoning ordinances and permitting procedures to remain in compliance with state laws.

**Continued Programs** — Continued programs are those that have been previously directed and approved by the Board but not completed during the Current Housing Element planning period (2013-2021) and are proposed to be carried over in this update. The Inclusionary Housing Ordinance program was initially placed on hold due to pending litigation regarding inclusionary housing requirements in the California Supreme Court. Thereafter, in September 2017, the state legislature adopted AB 1505 allowing local jurisdictions to adopt inclusionary housing ordinances. Both the Inclusionary Housing Ordinance and Housing Impact Mitigation Fee Programs were subsequently placed on hold due to prioritization of other housing-related programs including addressing new state housing laws.

If these programs are approved in the Draft Housing Element, the Planning staff will present them to the Board in FY 2023-2024 to receive direction on the various components of the Inclusionary Housing and Housing Impact Mitigation Fee programs. It is worth noting that a countywide standardized inclusionary housing ordinance is being developed by the Ventura County Council of Governments with funding received from a state Regional Early Action Planning Grant. This standardized inclusionary housing ordinance is expected to be available for use by the County or cities, as desired.

**Proposed New Programs** — Many of the proposed new programs are state-mandated. These include programs to amend the Coastal and Non-Coastal Zoning Ordinances to be consistent with state law requirements related to density bonus and the "by right" approval of housing developments, such as on the County's Residential High-Density (RHD) zoned sites, and new programs to comply with accessory dwelling units and special need population housing.

The following list includes a summary of key new programs developed after receiving comments from members of the public, response letter input from HCD, consultations with the County's Community Development Division staff on programs already approved in the Regional Consolidated Plan<sup>2</sup>, and Planning staff reviewing best practices elsewhere for applicability to our County:

- **Farmworker Housing Study** – The local agricultural industry as well as the needs of farmworkers and their families have evolved significantly since the

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<sup>2</sup> The Regional Consolidated Plan is an assessment of local affordable housing and community development needs. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from federal grant sources to the areas of greatest need. The County, in partnership with all 10 incorporated cities, adopted the 2020-2024 Regional Consolidated Plan on May 5, 2020.

last farmworker housing study was conducted in 2002. *House Farmworkers!*, a local non-profit advocacy group for farmworkers, expressed the need for an updated countywide comprehensive assessment of the local farmworker population, including a farmworker population count and an analysis of both the barriers and potential solutions to providing more farmworker housing. If approved, County staff would take on a leadership role, coordinating with local cities and advocacy groups to seek funding, and retain a technical expert to conduct a comprehensive study and a resulting action plan to address identified barriers and possible regulatory changes for each jurisdiction. This two-year program would be scheduled to begin shortly after adoption of the Draft Housing Element. At this point, *House Farmworkers!* and the County have identified approximately \$100,000 from state grants (Regional Early Action Planning and Local Early Action Planning grants) which would initiate the study for FY 21-22, and funding partnership with local cities is anticipated in FY 22-23.

- **Programs to Affirmatively Furthering Fair Housing** – The County's Community Development Division has administered many housing programs utilizing federal and state grants to further fair housing activities such as the administration of home rehabilitation assistance in partnership with local non-profit organizations and providing down payment assistance to first-time homebuyers. The County is also proposing an Inclusive Community Representation program that will actively recruit county residents in low opportunity and/or disadvantaged communities to participate on boards, committees, and other local government bodies to further fair housing obligations. The Draft Housing Element incorporates these existing and funded programs to meet new AB 686 requirements to affirmatively further fair housing.
- **Programs to Incentivize and Monitor Accessory Dwelling Units (ADUs)** – In 2019, Government Code section 65583 (AB 671) was amended to require a program in the Housing Element that incentivizes and promotes the creation of ADUs that can be offered at affordable rents. In recent years, the number of ADUs approved by the County increased due to the intentional loosening of development standards and restrictions. During the 2040 General Plan update hearings, the Board supported programs to promote the construction of ADUs. The Draft Housing Element proposes a program to monitor ADU permitting activity and two new programs to incentivize ADUs. The first incentive program is the ADU Homeowner Tools Program, which proposes to develop web-based educational tools for property owners in both English and Spanish. The second is the Modular ADUs and Garage Conversion Building Plans Program, which piggybacks on work to be completed by the Ventura Council of Governments (VCOG) and funded through a SCAG Regional Early Action Planning Grant. Specifically, VCOG intends to launch a Regional ADU program that will provide free design plans for ADU garage conversions and less expensive modular



ADUs, to incentivize ADUs and assist member jurisdictions in meeting their housing element requirements.

### ***Regional Housing Needs Assessment (RHNA)***

The RHNA is a process that determines projected and existing housing need for all jurisdictions in California. The process to determine a RHNA allocation for a jurisdiction is conducted by a council of government. Ventura County is one of six counties within the SCAG region. Every jurisdiction must plan for its RHNA allocation in its housing element by ensuring there is enough sites and zoning to accommodate their fair share of the RHNA allocation. On March 22, 2021, HCD approved the SCAG 6<sup>th</sup> Cycle Final RHNA Allocation Plan and allocated 1,262 housing units to unincorporated Ventura County for the 2021 to 2029 eight-year planning period.

The total County allocation is equivalent to a need of approximately 158 housing units each year for the eight-year time period. Of the 1,262 housing units in unincorporated Ventura County, the units are assigned across the required income categories as shown in Table 3 below. The state does not require the County to construct the housing units in its RHNA, but it does require the County to identify adequate sites in the inventory to meet the number and household income level of the units assigned.

<b>TABLE 3</b> <b>County of Ventura</b> <b>2021-2029 RHNA Allocation</b>					
<b>Extremely Low Income</b> ( <b>&lt; 30% of median</b> )	<b>Very-Low Income</b> ( <b>30-50% of median</b> )	<b>Low Income</b> ( <b>50-80% of median</b> )	<b>Moderate Income</b> ( <b>80-120% of median</b> )	<b>Above-Moderate Income</b> ( <b>&gt;120% of median</b> )	<b>TOTAL</b>
<b>159*</b>	<b>160</b>	<b>225</b>	<b>250</b>	<b>468</b>	<b>1,262</b>

\* HCD allows jurisdictions to presume that 50 percent of very low-income households qualify as extremely-low-income households. The County received an allocation of 159 housing units affordable to extremely low-income households and 160 affordable to very low-income households.

### ***Housing Element Sites Inventory***

The state's goal is to reduce governmental barriers to the development of housing. This is achieved, in part, by requiring each jurisdiction to ensure it has sufficient zoning and enough adequate sites documented in its housing element that could accommodate the jurisdiction's allocation of housing units. For this reason, the Draft Housing Element includes an inventory of land zoned for housing that identifies specific sites, describes existing uses on the sites and the densities permitted, and identifies how many dwelling units can be provided on each site to show that the total RHNA can be accommodated. Additionally, the inventory must identify whether the site is suitable for lower, moderate, or above moderate-income housing. Table 4 provides a summary of how the Draft Housing Element would meet the RHNA targets at the assigned income categories for the 2021-2029 planning period, and a detailed list of the inventory sites is included in Exhibit 3.3.

<b>TABLE 4</b> <b>Housing Inventory Summary for Lower, Moderate, and Above Moderate-Income Categories</b>				
	<b>Lower Income</b> (less than 80% of median)	<b>Moderate Income</b> (80-120% of median)	<b>Above-Moderate Income</b> (greater than 120% of median)	<b>TOTAL</b>
<b>Existing RHD Zoned Sites</b> (20 du/acre)	220	-	30	250
<b>ADUs and JADUs</b>	258	235	67	560
<b>Farmworker Dwelling Units</b>	8	-	-	8
<b>Approved Residential Projects</b>				
<i>CSUCI University Glen Phase 2</i>	170	310	120	600
<i>Somis Ranch Farmworker Housing Complex, Phases 1 and 2</i>	200 <sup>3</sup>	-	-	200
<i>Rancho Sierra Supportive Housing Project</i>	50	-	-	50
<i>Reider Tract (Piru)</i>	5	44	-	49
<i>Finch Tract (Piru)</i>	-	113	62	175
<b>Vacant Sites in Existing Communities</b>				
<i>Camarillo Heights/Las Posas Estates</i>	-	-	51	51
<i>Bell Canyon</i>	-	-	62	62
<i>Santa Rosa Valley</i>	-	-	12	12
<i>Lake Sherwood</i>	-	-	76	76
<b>Total</b>	<b>911</b>	<b>702</b>	<b>480</b>	<b>2,093</b>
<b>2021-2029 RHNA</b>	<b>544</b>	<b>250</b>	<b>468</b>	<b>1,262</b>
Surplus Units (as a percentage of RHNA)	367 (67%)	452 (181%)	12 (3%)	831 (66%)

Particular attention is paid to the inventory that would likely create affordable units to lower income households, which is historically tougher to provide for most jurisdictions across the state. The 2021-2029 Housing Element proposes a diversified approach to the lower income housing inventory, with four main components: (1) encouraging multifamily housing on sites already zoned Residential High Density (RHD), which

<sup>3</sup> The Somis Ranch Farmworker Housing Complex project was approved by the Board of Supervisors on February 2, 2021. The approved project consists of 360 farmworker housing units, which will be built in three phases. For Housing Element Inventory purposes, only the first two phases (200 units) are being counted for the 2021-2029 planning period.

allows a minimum of 20 dwelling units per acre; (2) accommodating and incentivizing accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs); (3) encouraging development of agricultural worker housing such as farmworker dwelling units and complexes; and (4) counting approved residential projects for lower-income households, including senior rental apartments at a supportive housing development at California State University Channel Islands (CSUCI), the Somis Ranch Farmworker Housing Complex, and subdivisions in Piru. The inventory created for the Draft Housing Element identifies enough land to meet the 6<sup>th</sup> Cycle (2021-2029) RHNA targets for various income levels and therefore does not include a complete inventory of all developable sites.

The new “No Net Loss” provision of state law (Gov. Code, § 65863) requires that each jurisdiction maintain adequate site inventory capacity to accommodate RHNA targets during the entire eight-year planning period. A jurisdiction must add additional sites or rezone sites for increased density if land use decisions or development results in a shortfall of sufficient sites to accommodate the remaining housing targets for each income category. To ensure that sufficient capacity exists, HCD recommends creating a 15 to 30 percent buffer to accommodate the lower-income RHNA. As shown in Table 4 above, the surplus inventory for lower and moderate-income categories exceeds HCD’s recommendations by 37 percent for the lower-income and 151 percent for moderate-income category. Additionally, the County acknowledges its obligation to comply with this new state law through proposed Housing Element Policy HE-2.4 and Program F to ensure that adequate sites remain available throughout the planning period.

Additionally, new state law for site inventories in housing elements now mandates that all inventory sites show realistic development potential to accommodate housing development over the next eight years (Gov. Code § 65583.2). This includes the availability, or pending availability, and accessibility of sufficient water, sewer and dry utilities or a site’s inclusion in an existing general plan program or other mandatory program or plan to secure such services and utilities. The 2021-2029 Housing Element (Exhibit 3.3) provides detailed summaries of water and sewer availability for all the sites identified in the proposed Inventory.

To include County RHD zoned sites in the inventory and meet state law, staff proposes the inclusion of Program D, which states that *“As Area Plans are updated, especially in designated disadvantaged communities, the County shall work with community service districts and local water purveyors to identify and overcome constraints to providing water, sewer services, and dry utilities for housing...”*. General Plan Program LU-F, Comprehensive Area Plan Update, includes an update to the El Rio Area Plan, which is scheduled early in the 2021-2029 housing element planning period.

As noted above, the state legislature passed a series of new laws since 2017 that significantly increase the potential for development of new ADUs and JADUs by removing development barriers, allowing ADUs through ministerial permits, and



requiring jurisdictions to include housing element programs that incentivize their development. As a result, using trend analysis to estimate the potential for ADU and JADU development (as utilized in past Housing Elements) may not fully reflect the increased potential for these units. To account for this increased potential, HCD allows local agencies to assume an average increase of five times the previous planning period construction trends prior to 2018. Between 2014 and 2017, the County issued an average of 23.5 ADU building permits per year. Applying HCD's methodology, the County can assume 117 ADUs to be permitted annually. However, Planning staff anticipates the permitting trends will be closer to 70 ADUs and JADUs per year (approximately double the average ADU permits issued since 2014) for a total of 560 units during the planning period. The projected ADU and JADU inventory listed in Table 4 above, reflect the methodology authorized by HCD. Additionally, SCAG, in partnership with HCD, developed pre-certified affordability assumption for ADUs for each county in the SCAG region. The affordability assumptions provided by SCAG for Ventura County are shown in Table 5 below.

<b>TABLE 5</b> <b>AFFORDABILITY ASSUMPTIONS FOR ADUs AND JADUs</b> <b>Unincorporated Ventura County (2021-2029)</b>		
<b>Household Income Category</b>	<b>HCD Pre-Certified Affordability Assumptions for Ventura County</b>	<b>County of Ventura ADU Projections 2021-2029*</b>
Extremely Low	15%	84
Very Low	0%	0
Low	31%	174
Moderate	43%	235
Above Moderate	12%	67
<b>TOTAL</b>		<b>560</b>

\*Assumes that permitting trends will double the average ADU permits issued in the last 5 years which is approximately 70 a year or 560 ADUs during the eight-year planning period (70 X 8 years).

#### **a. Public Outreach**

Public participation is an important part of the housing element update process. During the preparation of the Draft Housing Element, staff utilized various public outreach and engagement methods which included surveys, stakeholder meetings, public workshops, and a Board hearing to receive initial input. Details on all public outreach activity can be found in Appendix C in Exhibit 11. Additionally, Exhibit 12 provides a table summarizing the revisions made since the February Draft Housing Element and many of the revisions were the result of comments received from public input as well as HCD comments. Due to public health stay-at-home directives during the COVID-19 pandemic, planned in-person public workshop and stakeholder engagements were converted to virtual online meetings and workshops, which ultimately resulted in more participation from community members than has been historically attended in person.

Additionally, the virtual public workshops were presented in English with the option to listen in on simultaneous Spanish interpretation. Both English and Spanish presentations were recorded and posted on the Planning Division webpage for future viewing. Staff conducted three workshops and one Board of Supervisors' hearing in this manner:

- On August 25, 2020, the staff presentation introduced the requirements for updating the Current Housing Element and provided an opportunity for participants to comment on local housing needs and potential rezone options for inventory of sites to meet RHNA housing targets. Online polling and the Zoom chat feature were used to further elicit questions and opinions. The workshop was advertised on the project webpage and through the County's Housing Element stakeholder email list, which has 161 subscribers, and. It was also announced on the County's Facebook, Twitter, and NextDoor platforms.
- A similar public outreach campaign conducted in January 2021 for a public Question & Answer Session hosted over the Zoom platform on January 27, 2021 to address questions on the proposed preliminary Draft Housing Element policies and programs.
- On February 9, 2021, staff presented the February Draft Housing Element to the Board of Supervisors to receive comments and the public was invited to participate. The public comments received from 13 participants in the hearing were incorporated into the March Draft Housing Element as part of the submittal package to the HCD in March (Exhibit 7.2).
- On August 3, 2021, County staff held a virtual workshop on the HCD updated guidance for the implementation of fair housing requirements pursuant to AB 686. Approximately 27 people participated.

Additionally, Planning staff had held three stakeholder meetings between 2018 and 2020. Staff met with a group of housing stakeholders in March 2018 to discuss barriers to affordable housing. The group consisted of members of the Housing Focus Group for the 2040 General Plan Update process. In January 2020, staff met with farmworker housing stakeholders to discuss changes in farming practices and crop trends, identified known barriers to providing housing for farmworkers, and discussed potential solutions. In October 2020, Planning Division staff sent notification to six organizations including Mixteco/Indigena Community Organizing Project, Central Coast Alliance United for a Sustainable Economy, Cabrillo Economic Development Corporation, House Farmworkers!, League of United Latin American Citizens, and the Area Agency on Aging to inform each that the Planning Division staff was available to attend meetings to present on the Housing Element update and to receive feedback from their members. Only one group requested a presentation, which occurred virtually on October 14, 2020 when Planning staff discussed proposed policies and programs at a House Farmworkers! advocacy group meeting.

Planning staff distributed two surveys to the community to gather feedback in drafting the proposed Housing Element. In May 2020, staff mailed approximately 350 letters to survey property owners who had an ADU building permit on record. The purpose

of the survey was to gather rental information and input on how to better facilitate the development of ADUs in the future from those who completed the County permitting and construction process. The survey garnered a total of 148 respondents (a 42% response rate), of which, a large percentage lived in the unincorporated communities near Ojai, Somis, and Camarillo. The survey results showed that ADUs were being rented at the affordability levels as summarized in Table 7 below. It is worth noting that approximately 74 percent of ADUs were being rented at a monthly cost affordable to lower-income households or no rent was being charged. Based on these results, ADUs remain an important and legitimate source of lower-income housing in the unincorporated areas.

<b>TABLE 7 ADU Monthly Rental Rates</b>			
<b>Affordability Level</b>	<b>Monthly Rental Rate</b>	<b>Percentage</b>	<b>Number</b>
No Rent	\$0	44.6%	66
Extremely Low	\$730 and under	3.4%	5
Very Low	\$730 to \$1,200	7.4%	11
Low	\$1,200 to \$2,000	18.2%	27
Moderate	\$2,000 to \$3,000	7.4%	11
Above Moderate	\$3,000 and greater	2.7%	4
No Response	No Response	16.2 %	24
<b>Total Responses</b>			<b>148</b>

Finally, in order to obtain a range of community input that reflected the broad economic and demographic spectrums of the County in the absence of in-person workshops, Planning Division staff disseminated an online housing needs survey to the public and community stakeholders from September through November 2020, which received 88 responses. The online survey was created through Survey Monkey and consisted of eight questions designed to better understand the housing needs and priorities for the unincorporated areas of Ventura County. The survey was widely distributed through social media outlets (County Facebook and NextDoor accounts) and emailed to the Housing Element stakeholder list.

#### ***Public Comment Broader than the Housing Element***

After the February 9, 2021 Board hearing on the Draft Housing Element, one topic that came up during Planning staff engagement on public comment was House Farmworkers! request that the County should address competing government policies and regulation, especially as related to infrastructure access. Planning staff evaluated their request and determined that this is broader than the housing element and could have implications on numerous land uses and the policy framework of the General Plan Land Use Element, including the Guidelines of Orderly Development. Further, this request also has implications to the regulatory authority of LAFCo, cities and special districts, not just the County, and therefore Planning staff determined the Housing Element is not the correct policy document for this request. However, the

General Plan does contain policy PSF-1.4 which states “the County shall collaborate with the cities in Ventura County, neighboring jurisdictions, special districts, and regional agencies to assess issues of mutual interest and concern, including infrastructure and public service deficiencies, particularly in Designed Disadvantaged Communities”. Therefore, Planning staff will bring forward this topic to the Board of Supervisors during their public hearing on the Housing Element for their consideration.

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE AND FINDINGS**

The proposed amendments to the Draft Housing Element (Exhibit 3) as summarized above is a “project” as defined by the California Environmental Quality Act (“CEQA”) (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, §15000 et seq.). The recommended CEQA document is an addendum to the 2040 General Plan EIR.

On September 15, 2020, the Board of Supervisors certified the General Plan EIR that evaluated the environmental impacts of actions taken related to the adoption of the County’s 2040 General Plan and adopted a Statement of Overriding Considerations. The General Plan EIR assessed the environmental impacts in the County that would result from: physical changes that could result from development pursuant to land use designations established in the General Plan, implementation of policies and programs identified in the General Plan, and offsite or indirect development necessitated by the General Plan (e.g., new facilities, infrastructure upgrades). The General Plan EIR identified potentially significant impacts and adopted mitigation measures for aesthetics, scenic resources, and light pollution to reduce the impact to less-than-significant (Exhibit 4.1).

Additionally, the General Plan EIR identified the significant environmental impacts that could not be fully mitigated or where feasible mitigation did not reduce the impacts to a less-than-significant level. Such impacts were determined to be significant and unavoidable. These included: the loss of farmland; impacts to air quality (construction- and operation-related criteria pollutants); disturbance or loss of sensitive species and habitats; adverse change to sensitive cultural resources; direct and indirect emission of greenhouse gases; human exposure to risk of wildfire by locating future development within high fire hazard areas; precluding or hampering access to petroleum resources; exposing sensitive receptors to temporary construction and traffic related noise and vibration; the need for new or expanded public facilities; an increase in vehicle miles traveled, adverse effects on roadway infrastructure, and emergency access; and increased demand on utilities including telecommunications infrastructure and water supply. The Board adopted a Statement of Overriding Considerations in order to certify the General Plan EIR (Exhibit 4.2).

Section 15164(a) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in section 15162 of the CEQA Guidelines calling for the preparation



of a subsequent EIR have occurred. The conditions described in section 15162 of the CEQA Guidelines, which require the preparation of an EIR or subsequent negative declaration, include:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§15162(a)(1)];
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§15162(a)(2)]; or,
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors certified the previous EIR, shows any of the following:
  - a) The project will have one or more significant effects not discussed in the previous EIR [§15162(a)(3)(A)];
  - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR [§15162(a)(3)(B)];
  - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative [§15162(a)(3)(C)];
  - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [§15162(a)(3)(D)].

Implementation of the Draft Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area of the County under the General Plan. The Draft Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation and changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets. In addition, the foregoing Draft Housing Element policies and programs do not result in development or other physical changes to the environment beyond what was previously identified in the EIR.

Based on this analysis, no new significant impacts, increases in intensity of identified impacts, substantial changes in circumstances, new or now feasible mitigation measures, or new or now feasible alternatives were identified. As a result, the County prepared Addendum No. 1 to the EIR for the Ventura County 2040 General Plan, which is attached as Exhibit 4.3.

## **C. GENERAL PLAN AMENDMENT FINDINGS AND SUPPORTING EVIDENCE**

Certain findings must be made in order to adopt the proposed General Plan Amendment, which constitutes the Draft 2021-2029 Housing Element (GPA; Exhibit 3). The proposed findings and supporting evidence are as follows:

### **1. The legislative body must deem that the proposed GPA is in the public interest (Gov. Code §65358).** Section 65580 of the Government Code states the following:

*The Legislature finds and declares as follows:*

- (a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
- (b) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.*

The recommended project (the Draft Housing Element) amends the 2040 General Plan and General Plan Background Report by including goals, policies, programs and definitions that further the policies stated in Government Code section 65580 above.

The proposed amendments to the General Plan set forth in Draft Housing Element will bring the County's Housing Element into compliance with Government Code §65583, including the mandates that pertain to lower-income and special needs housing. Compliance also renders the County eligible for state and federal funding opportunities towards housing, infrastructure, and transportation projects. The Goals, Policies and Programs contained in the Draft Housing Element will help provide decent and affordable housing for all economic segments of the community, which is in the public interest of County residents and businesses.

Therefore, based upon the evidence in the record, the proposed GPA is in the public interest.

### **2. The Housing Element must be Consistent with Article 10.6 Housing Elements Provisions of the Government Code (Gov. Code §65583).**

As noted above, the proposed amendments to the General Plan set forth in the Draft Housing Element will bring the County's Housing Element into compliance with Government Code section 65583, including the provisions that pertain to lower-income and special needs housing. Furthermore, HCD has determined that the 2021-2029 Draft Housing Element identifies an adequate inventory of parcels to meet the projected housing needs of the County of Ventura for the planning period as evidenced in a letter of compliance dated August 23, 2021 (Exhibit 10).

Therefore, based on the evidence in the record, the proposed project (the Draft Housing Element) is consistent with the provisions of Article 10.6 Housing Elements of the Government Code.

**3. Upon adoption of the GPA, the General Plan must be internally consistent (Gov. Code §65300.5, §65359).**

Proposed amendments to the General Plan and General Plan Background Report set forth in the Draft Housing Element (Exhibit 3) is a comprehensive update to comply with state housing law, including the proposal of 21 new housing implementation programs as well as five ongoing or continued housing implementation programs that aim to assist in the provision of adequate housing for all economic segments of the community. The Draft Housing Element has been reviewed vis a vis the 2040 General Plan and is internally consistent.

Therefore, based upon the evidence in the record, the proposed GPA is consistent with the goals, policies and programs of the General Plan as amended.

**D. PLANNING COMMISSION HEARING NOTICE AND PUBLIC COMMENTS**

The Planning Division provided public notice regarding the Planning Commission hearing in accordance with the Government Code section 65091. Notice of this Planning Commission hearing and the availability of the updated Draft Housing Element on the Planning Division website was distributed to the Housing Element stakeholder list using Mailchimp (approximately 161 contacts), posted on County social media sites, and posted on the project webpage.

Since January 20, 2021, staff has made available the different versions of the Draft Housing Element on the Planning Division website for public review. The most recent version of the August Draft Housing Element (Exhibit 11) has been posted on the Planning Division website since August 26, 2021 and one comment letter have been received by staff on the draft Housing Element as of August 23, 2021. This comment letter is attached as Exhibit 13.

On August 19, 2021, notice of this Planning Commission hearing was published in Spanish in *Vida* newspaper and in English in the *Ventura County Star*.

**E. RECOMMENDED ACTION**

Planning Division staff recommends that the Planning Commission take the following actions:

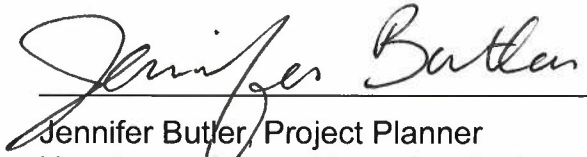
1. **CERTIFY** that your Commission has reviewed and considered this Staff Report and all exhibits thereto, including General Plan Amendment PL21-0004 (Draft Housing Element; Exhibit 3), the 2040 General Plan EIR (Exhibit 4.1), Statement of Overriding Consideration (Exhibit 4.2), and proposed addendum thereto (Addendum No. 1; Exhibit 4.3) and has considered all comments received during the public comment process; and
2. **ADOPT** a resolution (Exhibit 2) recommending that the Board of Supervisors take the following actions:

- a. **CERTIFY** that your Board has reviewed and considered the Board letter, the Planning Commission staff report and all exhibits thereto (Exhibit 1; Staff Report), including General Plan Amendment PL21-0004 (the Draft Housing Element; Exhibit 3), the 2040 General Plan EIR (Exhibit 4.1), Statement of Overriding Considerations (Exhibit 4.2), and proposed addendum thereto (Addendum No. 1; Exhibit 4.3) and has considered all comments received during the public comment process; and
- b. **FIND** on the basis of substantial evidence in the record that none of the conditions have occurred or exist as set forth in CEQA Guidelines sections 15164(a) and 15162 to require the preparation of a subsequent or supplemental environmental impact report for the project, and that the addendum to the certified General Plan EIR (Addendum No. 1; Exhibit 4.3) satisfies the environmental review requirements of CEQA; and
- c. **APPROVE** and **ADOPT** proposed Addendum No. 1 to the certified 2040 General Plan EIR (Exhibit 4.3); and
- d. **FIND** based on the substantial evidence presented in Sections A, B, C, D and E of the Staff Report, and the entire record, that General Plan Amendment PL21-0004 (Exhibit 3) is consistent with Government Code section 65583, the Goals, Policies, and Programs of the General Plan, and good planning practices and is in the interest of public health, safety or general welfare; and
- e. **APPROVE** and **ADOPT** General Plan Amendment PL21-0004 (Exhibit 3); and
- f. **SPECIFY** the Clerk of the Board of Supervisors at 800 S. Victoria Avenue, Ventura, CA 93009 as the location and custodian of the documents and materials that constitute the record of proceedings upon which this decision is based.


The Board of Supervisors hearing to consider proposed amendments to the General Plan is tentatively scheduled for October 12, 2021 in the Board of Supervisor's hearing room.

If you have any questions concerning the information presented above, please contact Jennifer Butler at (805) 654-2495 or via e-mail at [Jennifer.butler@ventura.org](mailto:Jennifer.butler@ventura.org).

**Prepared by:**

  
Jennifer Butler/Project Planner  
Housing and State Mandates Section  
RMA/Planning Division

**Reviewed by:**

  
Dave Ward, AICP  
Planning Director

**EXHIBITS<sup>4</sup>:**

- Exhibit 2: Draft Planning Commission Resolution to the Board of Supervisors
- Exhibit 3: Proposed General Plan Amendment (PL21-0004) which constitutes the Draft 2021-2029 Housing Element:
  - 3.1 - General Plan, Chapter 3 Housing
  - 3.2 - General Plan, Chapter 12 Glossary and Acronyms
  - 3.3 – General Plan Background Report, Chapter 5 Housing
- Exhibit 4: Addendum to the Ventura County 2040 General Plan Environmental Impact Report
  - 4.1 - Ventura County 2040 General Plan Environmental Impact Report
  - 4.2 – Ventura County 2040 General Plan Environmental Impact Report Statement of Overriding Considerations
  - 4.3 - Addendum No.1 to the Ventura County 2040 General Plan Environmental Impact Report
- Exhibit 5: Current 2013-2021 Housing Element
- Exhibit 6: February 9, 2021 Board Letter and Exhibits, including the February Draft Housing Element
- Exhibit 7: First HCD submittal of Draft Housing Element
  - 7.1 - Submittal letter to HCD on March 16, 2021

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<sup>4</sup> Within the Board of Supervisors letter, this Planning Commission staff report will be included as Exhibit 1.

7.2 - March Draft Housing Element

Exhibit 8: Letter from HCD on May 12, 2021

Exhibit 9: Second HCD submittal of Draft Housing Element

9.1 – Submittal letter to HCD on June 24, 2021

9.2 – June Draft Housing Element in tracked changes

Exhibit 10: Compliance Letter from HCD on August 23, 2021 approving August Draft Housing Element

Exhibit 11: August Draft Housing Element in tracked changes (same as Exhibit 3)

Exhibit 12: Summary of Revisions to the Draft Housing Element after February 9, 2021

Exhibit 13: Comment letter received August 5, 2021

# EXHIBIT 2

## Draft Planning Commission Resolution for PL21-0004

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County of Ventura Housing Element Update  
(2021-2029)

County of Ventura  
Planning Commission  
PL 21-0004  
Exhibit 2  
Planning commission Resolution to the Board  
of Supervisors





## Planning Commission Resolution Hearing on September 2, 2021

### County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

#### **RESOLUTION XXX APPROVING THE ADOPTION OF AMENDMENTS TO THE COUNTY OF VENTURA GENERAL PLAN BY UPDATING THE HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD AND AN ADDENDUM TO THE VENTURA COUNTY 2040 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (PL21-0004)**

**WHEREAS**, the County of Ventura (County)-initiated project identified as Planning Division Case No. PL21-0004 consists of an update to the Ventura County General Plan which includes the following documents and legislative actions (Proposed Project):

- (1) Approval and adoption of the 2021-2029 Housing Element (Exhibit 3), which constitutes Chapters 3 and 12 of the General Plan and Chapter 5 of the General Plan Background Report; and
- (2) Approval and adoption of the Addendum No. 1 to the certified 2040 General Plan EIR (Exhibit 4.3).

**WHEREAS**, pursuant to CEQA Guidelines sections 15164(a) and 15162, Addendum No. 1 to the General Plan EIR (Exhibit 4.3) complies with CEQA and no subsequent or supplemental environmental impact report is required for the Proposed Project;

**WHEREAS**, on September 2, 2021, the Planning Commission, pursuant to statutory requirements and authority set forth in Government Code sections 65350 to 65362 and 65853 to 65857, held a legally noticed public hearing on the Proposed Project at which time it heard and received oral and written testimony from the general public and County staff, including the staff report and all exhibits;

**WHEREAS**, the Planning Commission reviewed the staff report and all the exhibits, and has considered all comments received during the public comment process, including those received during the September 2, 2021 hearing;

**WHEREAS**, after the close of the public hearing, Planning Commissioner XXXX, District X, made a motion to approve staffs recommended actions, with the inclusion of XXX and staff's PowerPoint (Exhibit X);

**WHEREAS**, the motion carried X-X; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission:

1. **CERTIFIES** that the Planning Commission has reviewed and considered this September 2, 2021 staff report and all exhibits thereto (Staff Report), including General Plan Amendment PL21-0004 (Draft Housing Element; Exhibit 3), the 2040 General Plan EIR (Exhibit 4.1), Statement of Overriding Considerations (Exhibit 4.2), and proposed addendum thereto



## Planning Commission Resolution Hearing on September 2, 2021

### County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

(Addendum No. 1; Exhibit 4.3) and has considered all comments received during the public comment process; and

#### 2. **RECOMMENDS** that the Board take the following actions:

- a. **CERTIFY** that your Board has reviewed and considered the Board letter, the September 2, 2021 Planning Commission staff report and all exhibits thereto (Exhibit 1; Staff Report), including General Plan Amendment PL21-0004 (the Draft Housing Element; Exhibit 3), the 2040 General Plan EIR (Exhibit 4.1), Statement of Overriding Considerations (Exhibit 4.2) and proposed addendum thereto (Addendum No. 1; Exhibit 4.3) and has considered all comments received during the public comment process; and
- b. **FIND** on the basis of substantial evidence in the record that none of the conditions have occurred or exist as set forth in CEQA Guidelines sections 15164(a) and 15162 to require the preparation of a subsequent or supplemental environmental impact report for the project, and that the addendum to the certified General Plan EIR (Addendum No. 1; Exhibit 4.3) satisfies the environmental review requirements of CEQA; and
- c. **APPROVE** and **ADOPT** the proposed Addendum No. 1 to the certified 2040 General Plan EIR (Exhibit 4.3); and
- d. **FIND** based on the substantial evidence presented in Sections A, B, C, D and E of the Staff Report, and the entire record, that General Plan Amendment PL21-0004 (Exhibit 3) is consistent with Government Code section 65583, the Goals, Policies, and Programs of the General Plan, and good planning practices and is in the interest of public health, safety or general welfare; and
- e. **APPROVE** and **ADOPT** General Plan Amendment PL21-0004 (Exhibit 3); and
- f. **SPECIFY** the Clerk of the Board of Supervisors at 800 S. Victoria Avenue, Ventura, CA 93009 as the custodian and location of the documents and materials that constitute the record of proceedings upon which these decisions are based.

This is to certify that the foregoing is a true and correct copy of the Resolution reflecting the Ventura County Planning Commission's actions taken at its September 2, 2021 public hearing regarding the above-described matter.

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Dave Ward, AICP, Secretary to the  
Ventura County Planning Commission

# EXHIBIT 3

## Proposed General Plan Amendment (PL21-0004) which constitutes the 2021-2029 Draft Housing Element

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### County of Ventura Housing Element Update (2021-2029)

This exhibit consists of the draft amendment to the General Plan, which contains the following three parts:

Exhibit 3.1 - General Plan, Chapter 3 Housing Element

Exhibit 3.2 – General Plan, Chapter 12 Glossary and Acronyms

Exhibit 3.3 – General Plan Background Report, Chapter 5 Housing

County of Ventura  
Planning Commission  
PL21-0004  
**Exhibit 3**  
**Proposed General Plan Amendment (PL21-0004) which  
constitutes the 2021-2029 Draft Housing Element**

# EXHIBIT 3.1

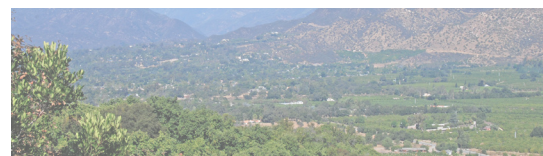
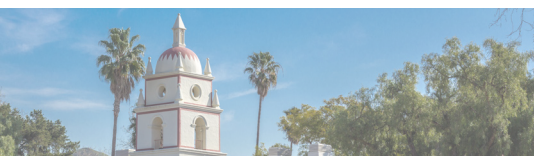
## General Plan Chapter 3 Housing Element

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### County of Ventura Housing Element Update (2021-2029)

The entirety of Chapter 3 within the current General Plan is being proposed to be removed and replaced with the proposed draft text.





*Please see the next page.*





# 3

## Housing Element

The housing element is a mandated element of the General Plan and must address the existing and projected housing needs of all economic segments of the community, either a city or county. The purpose of the housing element is to identify the community's housing needs; state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives. The State mandates housing element update every eight years.

The County's Housing Element consists of two documents: this chapter of the General Plan and Chapter 5 in the Background Report. The Background Report is designed to meet state housing element technical requirements and to provide the demographic and local information and analysis to support the goals, policies, programs, and objectives as listed in this chapter associated with the State's latest planning period, October 15, 2021 to October 15, 2029.

Goals, policies, and implementation programs in this Element are organized under the following headings.

Section	Title	Page
3.1	Conserve and Improve Existing Housing Stock .....	3-1
3.2	Provide Adequate Sites for Residential Development.....	3-3
3.3	Encourage Affordable Housing to Meet the Special Needs of County Residents.....	3-5
3.4	Remove Housing Development Constraints.....	3-7
3.5	Fair Housing.....	3-8
3.6	Implementation Programs.....	3-9

### 3.1 Conserve and Improve Existing Housing Stock

Conserving and improving the existing housing stock helps maintain investment in the community and keeps existing housing affordable. Because a majority of the housing stock in the unincorporated areas of the County is more than 30 years old, rehabilitation efforts are important to preserve housing stock. Several factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protects the safety and welfare of residents and assists in meeting the County's housing needs. The County will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units to take a proactive approach to conserving the current housing stock.



## HE-1

Conserve and improve the existing housing stock within the unincorporated areas of Ventura County.

### HE-1.1



#### Ensure Housing Meets Basic Standards

The County shall support its Code Compliance Division in responding to complaints and ensuring that existing housing meets public health, safety, fire and other applicable development codes and standards, with priority given to designated disadvantaged communities.

### HE-1.2

#### Energy Conservation

The County shall continue to partner with regional agencies (e.g., Tri-County Regional Energy Network, Ventura County Regional Energy Alliance, Local Government Partnership, etc.) to seek opportunities for subsidizing and incentivizing residential energy conservation.

*Energy conservation will also be pursued through the implementation of Programs “V”<sup>1</sup> and “W”<sup>2</sup> in the Conservation and Open Space Element.*

### HE-1.3



#### Residential Rehabilitation

The County shall partner with public and private agencies and provide funding support for residential rehabilitation programs that assist homeowners and renters to ensure the safety and habitability of existing housing units and the quality of residential neighborhoods for lower income households.

### HE-1.4

#### Replacement of Affordable Housing Units in the Coastal Zone

The County shall assure that affordable housing in the Coastal Zone is preserved or replaced, where feasible, in accordance with the Mello Act.

### HE-1.5

#### Replacement of Housing Units Lost in Natural Disaster

The County agencies and departments shall work with state and federal agencies to expedite permit processing for the replacement of homes that were lost due to natural disaster, while maintaining consistency with state building and fire codes.

### HE-1.6

#### Preserve Mobilehomes and Manufactured Homes

As a means of providing affordable dwelling units for lower-income households, the County shall continue the preservation of existing mobilehomes and manufactured homes, through the implementation of the Mobilehome Park Overlay Zone and Senior Mobilehome Park Overlay Zone.

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<sup>1</sup> Improve Energy Conservation Awareness - The County shall encourage community members to conserve energy and reduce greenhouse gas emissions and increase awareness about energy efficiency and climate change and adaptation, to conduct targeted outreach to homeowners and contractors to encourage installation of electric appliances upon routine replacement of natural gas appliances and heaters and provide information regarding financial incentives.

<sup>2</sup> Energy Efficiency and Conservation Program - The County shall develop a behavior change program for energy efficiency and conservation. This program would provide energy literacy training for low-income customers on buying energy-efficient products or using energy more efficiently; develop and offer digital applications offering real-time energy use information to residents and businesses; offer anonymized data on community energy use for residents to compare performance; and provide rewards or rebates for improved energy conservation.

## 3.2 Provide Adequate Sites for Residential Development

Providing an adequate and diverse supply of housing and housing sites for residential development is a crucial component of the Housing Element. The County of Ventura's General Plan and implementing zoning ordinances establish where and what types of housing are allowed throughout the unincorporated area. The policies in this section focus on the Regional Housing Needs Allocation, housing types to meet the County's diverse needs, the infrastructure necessary to support housing development, and other topics.

Table 3-1, below, shows the number of dwelling units in each of the household income categories that the County must be able to accommodate within the 2021-2029 planning period in its housing inventory.

TABLE 3-1 REGIONAL HOUSING NEEDS ALLOCATION: 2021-2029 UNINCORPORATED COUNTY					
Extremely Low Income (< 30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)	Moderate Income (80-120% of median)	Above-Moderate Income (>120% of median)	TOTAL
159*	160	225	250	468	1,262

\* HCD allows jurisdictions to presume that 50 percent of very low-income households qualify as extremely-low-income households. The County received an allocation of 159 housing units affordable to extremely low-income households and 160 affordable to very low-income households.

### HE-2

Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price and tenure to meet the requirements of the regional housing need allocation.

#### HE-2.1

##### Zoning to Accommodate RHNA

The County shall make available through land use planning and zoning, an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Allocation (RHNA).

#### HE-2.2



##### Increase Housing Opportunities within Area Plan Boundaries<sup>3</sup>

The County shall pursue the following policies in Area Plan updates to increase housing opportunities.

- Identify opportunities to rezone more properties to Residential Planned Development to encourage the development of diverse housing types, such as: duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, cottage housing, townhouses, multiplexes, accessory dwelling units, and live/work buildings that provide affordable housing options

<sup>3</sup> Additional residential land use policy direction as well as the Comprehensive Area Plan Update Program "F" is described in Chapter 2 of the County General Plan, the Land Use and Community Character Element.

- Identify opportunity sites for higher density housing near job clusters and transit stops to support housing for the County's special needs population.
- Identify County surplus land that can accommodate residential development and consider re-designation, if feasible.
- Enhance existing residential areas by seeking opportunities and funding sources for public infrastructure improvements such as installing sidewalks and other pedestrian networks, bicycle facilities, neighborhood parks, and planting street trees, with priority given to designated disadvantaged communities<sup>4</sup>.

*Program "F" in the Land Use Element identifies a schedule for comprehensive Area Plan Updates between 2020-2040.*

### **HE-2.3      Track "No Net Loss" Zoning**

The County shall make findings related to the potential impact on the County's ability to meet its share of the regional housing need when approving discretionary entitlements to rezone residentially designated properties or develop a residential project with fewer units or at a higher income than what is assumed for the site in the Housing Element Sites Inventory, consistent with "no-net-loss" zoning requirements in Government code section 65863.

### **HE-2.4      Provide Local Input on Regional Plans**

The County shall collaborate with SCAG to provide accurate land use information and to ensure that updates to the Regional Transportation Plan and Sustainable Communities Strategy (also referred to as "Connect SoCal") are based on accurate local data.

### **HE-2.5      RHNA Transfer**

The County shall seek to negotiate agreements with any city proposing to annex unincorporated land for residential development to transfer a share of the SCAG RHNA from the unincorporated area to the annexing city.

### **HE-2.6      Encourage Accessory and Junior Accessory Dwelling Units**

The County shall incentivize and encourage accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

### **HE-2.7      By-right Housing on RHD Zoned Sites**

The County shall allow housing developments to be developed by-right on RHD-zoned sites that have been counted in previous housing element cycles, consistent with Government Code section 65583.2(c).

### **HE-2.8      County Surplus Land**

The County shall identify surplus public land appropriate for affordable housing and offer first right of refusal to affordable housing entities in accordance with Government Code Section 54222.

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<sup>4</sup> Additional policies related to providing equitable public services in "designated disadvantaged communities" are in Chapter 2, Land Use and Community Character Element.

### 3.3 Encourage Affordable Housing to Meet the Special Needs of County Residents

The County of Ventura is a diverse community with people of all backgrounds, lifestyles, family types, and income levels. Many residents also have special housing needs. State law requires the housing element to analyze the needs of specific “special needs” groups, including lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, and people who are experiencing homelessness. Additionally, the County’s Regional Consolidated Plan prioritizes federal funding opportunities to benefit “vulnerable populations,” which includes victims of domestic violence in addition to the special needs groups identified above. This section focuses on goals and policies related to encouraging and supporting the development of housing for special needs groups and vulnerable populations.

#### HE-3

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

#### HE-3.1

HC

##### **Prioritize Housing Assistance for Special Needs Populations**

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

#### HE-3.2

##### **Financing Assistance for Housing**

The County shall continue to apply for funds from the state and federal government to support the construction, preservation, and rehabilitation of housing for eligible lower-income households to assist identified vulnerable populations.

#### HE-3.3

##### **Incentives for Affordable Housing Development**

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

#### HE-3.4

##### **Housing Opportunities on County Owned Land**

The County shall consider County-owned land, that is no longer necessary for the purpose for which it was acquired or previously used, for its suitability for lower-income housing and emergency shelters. If suitable, such land shall be made available to public or private non-profit organizations for potential acquisition, permit entitlement and the construction of lower-income housing or an emergency shelter.

#### HE-3.5

##### **Encourage Affordable Housing in Rural Areas**

The County shall promote housing types for lower-income households that align with the rural and agricultural character, economy, and needs of Ventura County, such as farmworker housing, manufactured housing, mobilehomes and accessory dwelling units.

#### HE-3.6

##### **Affordable “By-right” Housing**

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

### HE-3.7

HC

#### **Preventing Homelessness**

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

### HE-3.8

#### **Support Farmworker Housing Needs**

The County shall support and work actively to identify the housing needs of farmworkers in Ventura County and cooperate with public and private agencies to seek funding to identify and implement strategies leading to the provision of housing for farmworkers.

### HE-3.9

HC

#### **Increase Supportive Housing Options**

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

### HE-3.10

HC

#### **Encourage Design for Large Households**

The County shall encourage housing design that meets the needs of extended, multigenerational, and/or large families (e.g. room additions, accessory dwelling units, and junior accessory dwelling units) to reduce overcrowding and assist in maintaining the affordability of existing housing stock.



### 3.4 Remove Housing Development Constraints

The County is legally obligated to address, and where possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the county by expediting construction and lowering development costs.

#### HE-4

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

##### HE-4.1

#### **Clear Development Standards and Approval Procedures**

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

##### HE-4.2

#### **Flexibility in Regulations**

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

##### HE-4.3

#### **Adequate Infrastructure**

The County shall encourage water and sanitation providers to pursue available funding to upgrade, expand, or develop utilities including wastewater/sewer, water, broadband and other necessary utilities to serve existing and future housing at all income levels.<sup>5</sup>

##### HE-4.4

#### **Innovative Housing and Construction Technologies**

The County shall promote innovative housing types and encourage alternative materials and construction techniques to reduce costs.

*Program “C”<sup>6</sup> in the Land Use and Community Character Element will contribute towards implementing this policy.*

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<sup>5</sup> Additional goals and policies related to infrastructure needs for development are in Chapter 5, Public Facilities, Services and Infrastructure Element.

<sup>6</sup> Expansion of Allowed Housing types - The County shall research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs (e.g., tiny homes, co-housing developments) and if necessary, shall amend applicable ordinances to allow for their development.

### 3.5 Fair Housing

The County recognizes the importance of extending equal housing opportunities for all persons, regardless of race, religion, sex, family status marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, source of income, or any other arbitrary factor. The County is a participant in the regional planning efforts to reduce impediments to fair housing choice and to affirmatively further fair housing through education, testing and enforcement activities. To affirmatively further fair housing in the County works with regional and local partners to identify, address and eliminate housing discrimination as identified in the Regional Analysis of Impediments to Fair Housing Choice (AI).

HE-5	Affirmatively further fair housing by taking meaningful actions that overcome patterns of segregation and foster inclusive communities.
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- HE-5.1 Affirmatively Further Fair Housing**  
The County shall take meaningful action toward the goals of eliminating housing discrimination and providing current and future residents access to housing opportunity.
- HE-5.2 Equal Opportunities in Housing Market**  
The County shall continue to promote equal opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors.
- HE-5.3 Promote Housing Choice**  
The County shall maintain programs that expand the range of affordable housing choices for minorities and lower-income households.
- HE-5.4 Connect Residents to Housing Support Services**  
The County shall connect county residents—especially lower income residents—to Federal, State, and local programs that provide housing support and related services.

## 3.6 Implementation Programs

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<p><b>A Local, State and Federal Funding</b></p> <p>To the extent that Local, State and Federal housing funds are available, the County shall continue to administer grant/loan programs to assist lower-income households with the following housing and community related issues:</p> <ul style="list-style-type: none"> <li>Support local non-profits to rehabilitate housing units.</li> <li>Fund the development of owner-occupied and rental housing for lower-income households and for those households with identified special needs.</li> <li>Support non-profit organizations and County service providers in their efforts to provide services and re-housing efforts to special needs populations including households who are either homeless or “at risk of becoming homeless.”</li> <li>Disaster recovery efforts.</li> <li>Investment in infrastructure and service upgrades in disadvantaged and low-opportunity areas.</li> </ul> <p>The County shall consider as part of the next Consolidated Plan for 2025, establishing priorities for the distribution of funds, which may include criteria such as income targeting, housing for special needs including seniors and persons with disabilities, support services, and designated disadvantaged communities and areas of concentrated poverty that serve to affirmatively further fair housing.</p> <p>The County shall pursue funding from CDBG, HOME, and PHLA funds with a goal of obtaining approximately \$3.1 million dollars annually for the development affordable housing and improvements to services in low-opportunity and disadvantaged communities throughout the Entitlement Area.</p>	<p>HE 1.3 HE 1.5 HE 2.2 HE 3.1 HE 3.2 HE 3.7 HE 3.8 HE 5.1 HE 5.4</p>	<p>County Executive Office</p> <p>Resource Management Agency</p>	<p>Annually as part of the County’s Consolidated Plan</p> <p>2025 – The Consolidated Plan fund distribution priorities will be updated</p>

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<b>B Mobilehome Park Rent Control</b> <p>The Planning Division will continue the Mobilehome Park Rent Review Program, including quarterly public hearings of the Mobilehome Park Rent Review Board, to assure that the amount of rent charged at mobilehome parks does not increase more than the amount set forth in the Mobilehome Park Rent Control Ordinance.</p> <p>In implementing this program, the County is protecting affordable housing options (15 mobilehome parks with 1,042 mobilehome spaces) in high opportunity areas and furthering fair housing.</p>	HE 1.6 HE 5.1 HE 5.3	Resource Management Agency	Annually
<b>C ADU Homeowner Tools</b> <p>To affirmatively further fair housing and increase lower- and moderate-income homeowners' access to ADUs/JADUs and minimize barriers, the County will develop homeowner website education tools and public information in English and Spanish to make the zoning and permitting process more user-friendly, to highlight the advantages of investing in an ADU, and to make available free building plans for ADUs or farmworker dwelling units.</p> <p>In implementing this program, the County is supporting homeowners with tools and translated information to achieve the target the production of 560 ADUs and JADUs by 2029.</p> <p><b>EJ</b></p>	HE 2.1 HE 2.2 HE 2.6 HE 3.5 HE 3.10 HE 5.1 HE 5.3	Resource Management Agency	August 2022
<b>D Infrastructure Constraints</b> <p>As Area Plans are updated, especially in designated disadvantaged communities, the County shall convene all stakeholders that impact infrastructure policies affecting housing development to identify and overcome constraints to providing water, sewer services, and dry utilities for housing. The County shall apply for funding as funding sources are available from the Community Development Block Grant, Infill Infrastructure Grant Program, or other funding programs as available, to fund infrastructure design plans and infrastructure construction improvements supporting residential development in designated disadvantaged communities.</p>	HE 2.2 HE 4.3 HE 5.1 HE 5.3  PSF 1.1 PSF 1.4 PSF 1.6	Resource Management Agency  Public Works Agency  County Executive Office	Ongoing

### 3. Housing Element

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p>The County's Land Use and Community Character Element identifies the El Rio/Del Norte Area, a designated disadvantaged community, to be updated first and will assist in planning appropriate infrastructure for at least 179 multifamily units identified in the Sites Inventory, Appendix A. Additionally, the County has been approved for \$300,000 in state Local Early Action Planning grant funds for various projects, one of which is to facilitate the El Rio/Del Norte Area Plan update.</p> <p>The Saticoy Sanitary District serves the unincorporated area of Saticoy, a designated disadvantaged community serving approximately 262 households. As part of the 2013-2021 Housing Element Cycle, approximately \$500,000 in CDBG funds was awarded to the Saticoy Sanitary District to remediate aging infrastructure and ensure reliable operation and processing of wastewater. The County shall distribute funding in the 2021-2029 Housing Element during two fiscal years through 2022.</p> <p><b>EJ</b></p>			<p>El Rio/Del Norte (December 2024)</p> <p>North Avenue and Ojai Valley Area Plan Update (2025-2029)</p>
<p><b>E Farmworker Housing Study</b></p> <p>The County, working with advocacy groups, agricultural organizations and Ventura County cities, will: (1) take on a coordinating role to seek funding for, and to implement, a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers to farmworker housing; and, (2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farmworkers and to support agricultural businesses with a stable and healthy workforce.</p> <p>In implementing this program, the County shall strive to affirmatively further fair housing by providing housing opportunities (farmworker units or complexes) under the County's RHNA obligation and for both County and cities to provide services for the farmworker population throughout the County.</p> <p><b>EJ HC</b></p>	<p>HE 3.1 HE 3.5 HE 3.8 HE 5.1 HE 5.2 HE 5.3 HE 5.4</p>	<p>Resource Management Agency</p> <p>County Executive Office</p> <p>Agricultural Commissioner</p> <p>Human Services Agency</p>	<p>December 2024</p>



Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<b>F Annual Progress Report</b> <p>The County shall annually submit a report on the status of the Housing Element and progress in its implementation programs, using forms adopted by HCD pursuant to Government code section 65400(a)(2). The reporting shall include:</p> <ul style="list-style-type: none"> <li>List of housing development application received;</li> <li>Annual building activity report;</li> <li>RHNA progress;</li> <li>If applicable, list of additional sites that will be identified or rezoned to accommodate a shortfall in housing need to meet “No Net Loss” requirements, pursuant to Government Code section 65863;</li> <li>Housing Element Programs implementation status;</li> <li>If applicable, commercial development bonus approved pursuant to Government Code section 65915.7;</li> <li>List of County owned or controlled lands declared surplus pursuant to Government Code section 54221, or identified as excess pursuant to Government Code section 50569; and</li> <li>LEAP grant reporting.</li> </ul>	HE 2.1 HE 2.3 HE 2.8 HE 3.4	Resource Management Agency  County Executive Office  Public Works Agency  General Services Agency	Annually
<b>G RHNA Transfer Study</b> <p>The County shall prepare and bring forward for the Board of Supervisor’s consideration options for working with cities on a RHNA transfer program that would transfer a portion of the County’s RHNA to a City when a residential project located within the City Sphere of Influence is approved and annexed into the City.</p>	HE 2.5	Resource Management Agency	June 2025
<b>H RHD Zone Ordinance Amendments</b> <p>Remove the requirement in the Non-Coastal Zoning Ordinance that housing in RHD zones be 100% affordable. The amendment shall be consistent with Government Code section 65583.2.</p>	HE 2.7 HE 3.6	Resource Management Agency	December 2022

### 3. Housing Element

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<b>I Participation in Regional Planning Efforts</b> The County shall provide local demographic, zoning, and projected growth data to inform regional planning efforts led by the Southern California Association of Governments.	HE 2.4	Resource Management Agency	Ongoing
<b>J Compliance with State Housing Laws and PD Permit Monitoring</b> The Planning Division will continue to monitor new housing-related state legislation and amend the County General Plan, Coastal Area Plan and Zoning Ordinances to ensure consistency with state law. The Planning Division will also monitor the Planned Development Permit process to ensure the process does not act as a constraint to housing production. If determined to be a constraint, the County will modify permit processing procedures as appropriate to facilitate housing production.	HE 3.6 HE 4.1	Resource Management Agency	Ongoing  The 2025 Annual Progress Report will include assessment on the progress of PDP approvals
<b>K Inclusionary Housing and Housing Impact Mitigation Fee Assessment</b> The County shall explore options and analyze the effectiveness of implementing an Inclusionary Housing and Housing Impact Mitigation Fee Program and conduct a public hearing of the Board of Supervisors to present the results and receive direction on whether to proceed with processing such a program.	HE 3.1	Resource Management Agency	June 2024

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<p><b>L Fair Housing Program</b></p> <p>The County will continue to contract with the Housing Rights Center (HRC), a professional fair housing service organization, to provide services to ensure fair and equal housing opportunity. Some of the free services that HRC provides include landlord/tenant counseling, housing discrimination investigation, education on fair housing laws, as well as predatory lending information and referrals.</p> <p>Additionally, the County will continue to prepare an Assessment of Impediments (AI) to Fair Housing every five years and based on the recent findings from the 2020 AI, the County will be taking the following actions to affirmatively further fair housing:</p> <ul style="list-style-type: none"> <li>■ Implement additional outreach strategies to inform lower-income households of available local, state, and federal homebuyer assistance.</li> <li>■ Expand testing for discriminatory practices in private rental and home sales markets.</li> </ul> <p><b>EJ</b></p>	<p>HE 5.1 HE 5.2 HE 5.3 HE 5.4</p>	<p>County Executive Office</p>	<p>HRC submits a quarterly report to the County and a summary of the results are submitted HUD for reporting purposes annually as part of the CAPER</p>
<p><b>M Density Bonus Ordinance Update</b></p> <p>The County shall update the Density Bonus Ordinance to be consistent with State density bonus law.</p>	<p>HE 3.3</p>	<p>Resource Management Agency</p>	<p>December 2022</p>

### 3. Housing Element

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p><b>N Zoning Code Amendments for Special Needs Housing</b></p> <p>The County shall amend the Non-Coastal and Coastal (if applicable) Zoning Ordinances to ensure compliance with State law as follows:</p> <ul style="list-style-type: none"> <li>Allow “low barrier navigation center” emergency shelters by right in mixed-use zones and nonresidential zones permitting multifamily uses; and,</li> <li>Define supportive and transitional housing as set forth in Government Code section 65582(g) and Health and Safety Code section 50801(j), respectively, and allow for transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to the requirements applied to other residential uses of the same type in the same zone.</li> <li>Allow for residential care facilities of six or fewer to be regulated in the same manner as a single-family dwelling unit in all zones where single-family dwelling units are allowed</li> <li>Ensure the permitting requirements and necessary findings for residential care facilities for 7 or more persons are consistent with state law and fair housing requirements.</li> <li>Amend the Non-Coastal Zoning Ordinance to align with requirements for permitting emergency shelters as described in Government Code section 65583(a)(4).</li> <li>Ensure the permitting requirements and necessary findings for reasonable accommodations are consistent with state law and fair housing requirements.</li> </ul> <p><b>HC</b></p>	<p>HE 3.1 HE 3.3 HE 3.9</p>	<p>Resource Management Agency</p>	<p>December 2022 (Local adoption; Coastal Commission Certification in 2023)</p>

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<p><b>O Funding for the Housing Trust Fund</b></p> <p>The County shall continue to support the efforts of the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition and pre-development funding to developers of affordable housing. In addition, the County will coordinate with local agencies and community stakeholders on the creation of a countywide dedicated source of funding for housing.</p> <p>In June 2020, the County Board of Supervisors approved \$300,000 in General Funds to be contributed to the Housing Trust Fund of Ventura County, \$100,000 per year over three years (FYs 2020-2023). Additionally, approximately \$1 million in PLHA funding to the VC Housing Trust Fund has been approved and is anticipated to be distributed over three years (FY2021-2024). In implementing this program, the Housing Trust Fund of Ventura County has the opportunity to match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be utilized countywide.</p>	<p>HE 3.1 HE 3.2 HE 5.3</p>	<p>County Executive Office</p>	<p>FY 2020-2024</p> <p>By 2025, the County will consider dedication of additional funds</p>
<p><b>P Maintain Senior Housing at Mobilehome Parks</b></p> <p>The County shall maintain senior occupancy of designated Senior Mobilehome Parks at 80% or more pursuant to the adopted Senior Mobilehome Park Overlay Zone.</p> <p><b>HC</b></p>	<p>HE 1.6 HE 3.1</p>	<p>Resource Management Agency</p>	<p>Ongoing</p>
<p><b>Q Housing Choice Vouchers</b></p> <p>The County shall continue to participate in the Housing Choice Vouchers Program, administered by the Area Housing Authority of the County of Ventura with the goal of providing long-term housing assistance to low-income individuals and families to provide them the means to maintain housing and avoid use of the shelter system.</p> <p>In implementing this program, the County Area Housing Authority receives and distributes approximately \$28 million annually towards housing vouchers to assist residents from unincorporated County as well as in the cities of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, and Thousand Oaks.</p>	<p>HE 3.2 HE 3.7 HE 5.3 HE 5.4</p>	<p>Area Housing Authority of the County of Ventura</p>	<p>Ongoing</p>



### 3. Housing Element

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<b>R First-Time Homebuyer Assistance</b> <p>The County shall, in collaboration with community partners, provide down payment assistance to expand homeownership opportunities in Ventura County. Down payment assistance funds provided by the County may be used to leverage monies from other grants to provide additional assistance with the intent to make homeownership more attainable for families living in rental property.</p> <p>Beginning in the FY 2022-23 County budget cycle and based upon the annual funding cycles thereafter, the CEO-Community Development shall implement notice of funding availability and application acceptance process per year during the Housing Element cycle. Priority application points shall be given to applications received from households from low opportunity and/or disadvantaged communities.</p> <p>The County shall target an average of 12 down payment assistance each year, approximately \$300,000, utilizing CDBG funds throughout the Entitlement Area.</p>	HE 3.2 HE 5.3 HE 5.4	County Executive Office	FY2022-23, Ongoing
<b>S Development Review Committee Fee Waiver</b> <p>The County shall waive the fee for a pre-application Development Review Committee meeting with relevant County agencies for proposed 100% affordable housing projects. The Development Review committee consists of key County staff in various departments (e.g. County Fire District, Public Works Agency, Transportation Division, Environmental Health Division, etc.) who review discretionary permit applications at the pre-submittal stage to discuss development constraints and potential solutions.</p>	HE 3.3 HE 4.2	Resource Management Agency	May 2022 (As part of the mid-year amendments to the County fee schedule)
<b>T Publish Clear Permit Approval Procedures</b> <p>The County shall publish clear permit approval procedures by maintaining an updated webpage that includes Spanish translation that clearly identifies ministerial permitting pathways for new state law provisions (e.g., SB 35, AB 2162, AB 1873 compliant housing) which exempt certain housing development from discretionary review.</p> <p><b>EJ</b></p>	HE 3.6 HE 4.1	Resource Management Agency	April 2022

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<b>U Modular Accessory Dwelling Units and Garage Conversion Building Plans</b> <p>The County shall market the Ventura Council of Governments “Regional ADU Program” once it is funded and developed using Regional Early Action Planning Grant funds. This program will include design plans for a less expensive prefabricated, stand-alone ADU, and several free templates for a garage ADU conversion to be made available to homeowners.</p>	HE 2.1 HE 2.2 HE 2.6 HE 3.3 HE 3.5 HE 3.10	Resource Management Agency  Ventura Council of Governments	Summer 2022
<b>V Code Compliance</b> <p>The County shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords to improve overall housing quality and conditions by responding to calls from residents regarding potential building code violations, and refer residents to appropriate resources (e.g., Building and Safety division, fair housing legal services through Housing Rights Center, and Human Services Agency, etc.). The County shall report the results of the Code Compliance violations and resolutions for substandard housing improvements bi-annually.</p>	HE 1.1 HE 1.3 HE 3.1	Resource Management Agency	Bi-Annually (As part of the Annual Progress Report)
<b>W Home Rehabilitation</b> <p>The County shall partner with non-profit organizations such as Habitat for Humanity to provide home rehabilitation assistance for homes owned by low-income families, veterans, and elderly residents on limited incomes. By addressing long-deferred home maintenance, and fixing critical repairs and code violations, this program helps families stay in their already affordable homes and avoid displacement.</p> <p>Based upon the annual funding cycles available to the County beginning in FY 2021-22, CEO-Community Development shall implement notice of funding availability shall and application acceptance process for up to 15 units or \$200,000, per year during the eight-year Housing Element cycle. Priority application points shall be given to applications received from low opportunity and disadvantage communities in entitlement areas to affirmatively further fair housing.</p>	HE 1.1 HE 1.3 HE 3.2 HE 5.1 HE 5.4	County Executive Office  Resource Management Agency	FY2021-22, Ongoing

### 3. Housing Element

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<b>X HomeShare</b> The County shall administer the HomeShare program, which matches home providers with home seekers in exchange for minimal rent and/or services, such as a senior homeowner that is in need of assistance (transportation, cooking, housekeeping, yardwork, companionship, pet care, etc.) and has extra available room in his/her home.  In implementing this program, the HomeShare program matches approximately 112 home seekers with providers annually. Monthly rental ranges from \$500-\$600, sometimes no-rent is charged if over 10 to 12 hours of services is provided per week. Additionally, the County is providing affordable housing options in high opportunity areas and furthering fair housing.	HE 3.1 HE 3.9 HE 5.4	Area Agency on Aging	Ongoing
<b>Y Inclusive Community Representation</b> The County shall actively recruit county residents in low opportunity neighborhoods to serve or participate on boards, committees, and other local government bodies to foster inclusive communities and further fair housing objectives.  <b>EJ</b>	HE 3.1 HE 5.1	County Executive Office	Ongoing
		Resource Management Agency	
<b>Z ADU Monitoring</b> The County shall track new ADUs and collect information on the use and affordability of these units. Halfway through the projection period (2025), if determined that these units are not meeting a lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA.	HE 2.1	Resource Management Agency	Annually (As part of the Annual Progress Report)  The 2025 Annual Progress Report will include assessment on the progress of ADUs in meeting RHNA targets

# EXHIBIT 3.2

## General Plan Chapter 12 Glossary and Acronyms

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### County of Ventura Housing Element Update (2021-2029)

The proposed amendments to Chapter 12 are depicted with legislative formatting. Deleted text that is shown in strikethrough (i.e., ~~strikethrough~~), and proposed text to be added is shown in underline (i.e., word underline).

## 12. Glossary and Acronyms

**100-Year Flood Event.** A flood event that would occur on average every 100 years, or that has a one percent chance of occurring in any given year.

**500-Year Flood Event.** A flood event that would occur on average every 500 years, or that has a 0.2 percent chance of occurring in any given year.

### A

**Accessibility/Accessible.** A term that describes the usability of a facility, product or service by people with disabilities.

**Accessory Building or Use.** An activity or structure on a property that is incidental and subordinate to the main use of a site. For example, a small business office within a store might be considered an accessory use.

**Acre-foot (AF).** The amount of water necessary to cover an acre (43,560 square feet) to a depth of one foot, or 43,560 cubic feet, which is equivalent to 325,828 gallons.

**Acres, Gross.** The entire acreage of a site, including but not limited to easements, streets and rights-of-way.

**Acres, Net.** The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, easements, public open space, and flood ways.

**Active Fault.** A fault is a fracture in the crust of the earth along which rocks on one side have moved relative to those on the other side. Most faults are the result of repeated displacements over a long period of time. A fault trace is the line of the earth's surface defining the fault. An active fault is one that has ruptured in the past 11,000 years (California Department of Conservation).

**Adaptation.** The adjustment of natural or human systems to a new or changing environment.

**Adaptive Reuse.** The practice of converting obsolete or historic buildings from their original or most recent use to a new use.

**Adjudication.** With regard to water rights, a legal decision that allocates water to parties in proceedings and is overseen by a court-appointed watermaster.

**Adverse Impact.** A negative consequence for the physical, social, or economic environment resulting from an action or project.

**Aesthetics.** Regarding viewpoints and landscapes, refers to the visual resource and appeal due to characteristics such as lighting, setting conformance, architectural style, color, or openness.

**Affirmatively Furthering Fair Housing.** Taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and



fostering and maintaining compliance with civil rights and fair housing laws.

**Disparities in Access to Opportunity.**

Substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.

**Disproportionate Housing Needs.**

Generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden, severe cost burden, overcrowding, tenure (own vs. rent), homelessness, and substandard housing conditions.

**Fair Housing Choice.** Individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability. Fair housing choice encompasses:

- Actual choice, which means the existence of realistic housing options;
- Protected choice, which means housing that can be accessed without discrimination; and
- Enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs, as required under Federal civil rights law, including disability-related services that an individual needs to live in such housing.

**Affordable Housing.** Housing that is capable of being purchased or rented by persons whose income level is categorized as very low, low, or moderate within standards set by the California Department of Housing and Community Development or the U.S. Department of Housing and Urban Development.

**Air Basin.** A geographic area that exhibits similar meteorological and geographic conditions. California is divided into 15 air basins.

**Air Pollution.** Air pollution refers to any chemical, physical (particulate matter), or biological agent(s) that modifies the natural characteristics of the atmosphere. This can occur indoors or outdoors and often has harmful health effects. Car emissions, chemicals from factories, dust, pollen and mold spores may be suspended as particles. Ozone is a major component of air pollution in towns and cities, causing smog.

**Airport Area of Influence.** An area defined for each airport that encompasses all areas within the boundaries of the 60 dB CNEL aircraft noise contour and the approach and transitional surfaces at altitudes of 500 feet or less above the relevant airport elevations.

**Airport Land Use Commission (ALUC).** A commission authorized under the provisions of California Public Utilities Code, Section 21670 et seq., for the purposes of promoting compatibility between airports and the land uses surrounding them and are established, with limited exceptions, in each county where a public-use airport is located.

**Airport.** An area used for the landing and takeoff of aircraft.

**Ambient Noise Level.** The composite of noise from all sources; the normal or existing level of environmental noise at a given location.

**Americans with Disabilities Act (ADA).** A civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public.

**Alternative Energy.** A form of energy that is not derived from fossil fuels.

**Alternative Fuel.** A fuel for internal combustion engines that is derived partly or wholly from a source other than petroleum and that is less damaging to the environment than traditional fuels.

**Annexation.** The process by which land is incorporated into an existing district or city, with a resulting change in the boundaries of the annexing jurisdiction.

**Annual Average Daily Traffic (AADT).** The annual average number of motor vehicles traversing a given roadway over a 24-hour period.

**Aquifer.** A subsurface geological formation sufficiently permeable to conduct groundwater and capable of yielding usable quantities of water to a well or surface water spring.

**Archaeological Resources.** The fossilized remains of plants and animal life.

**Area Plans.** The land use plans for specific geographic subareas within the unincorporated area. The area plans govern the distribution, general location, and extent of uses of the land for housing, business, industry, open space, agriculture, and public facilities.

**Areas of Interest.** A plan adopted by LAFCO which divides the county into major geographic areas reflective of community and planning identity. Within each Area of Interest, there is to be no more than one city (but there will not necessarily be a city in each Area). Areas of Interest also serve as planning referral boundaries of the County Planning Division.

**Attainment Area.** An area which is shown by monitorial data or which is calculated by air quality modeling to be in compliance with any national ambient air quality standard.

**Attainment Status.** Attainment status for a pollutant indicates whether or not an Air District meets the standard set by the U.S. Environmental Protection Agency (federal) or California Environmental Protection Agency (state). Continuous air monitoring ensures that these standards are met and maintained.

**Average Daily Traffic (ADT).** The average number of motor vehicles traversing a given roadway over a 24-hour period.

**A-Weighted Sound Level (dBa).** The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low- and very high-frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.

### B

**Below Ridgeline.** Areas below an imaginary horizontal plane that extends from points along a ridgeline as it transverses the subject property.

**Best Management Practices (BMP).** The practice, or combination of practices, that is designed to achieve sustainable groundwater management and have been determined to be technologically and economically effective, practicable, and based on best available science.

**Bikeway.** Facilities that primarily provide for bicycle travel. The following are categories of bikeways:

**Class I Bikeway** – A bike path that provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with crossflow by motorists minimized.

**Class II Bikeway** – A bike lane that provides a striped lane for one-way bike travel on a street or highway and is typically designated by bike lane signs and markings.

**Class III Bikeway** – A bike route that provides a shared use area with pedestrian traffic or motor vehicle traffic (i.e., paved shoulder) and is typically designated with a bike route sign.

**Class IV Bikeway** – A separated bike lane, or “protected bike lane,” with a physical barrier between the bike lane and the adjacent travel lanes, parking lanes, and sidewalks. These may be one-way or two-way. These bike lanes can be separated from motor vehicle traffic by raised medians,

concrete curbs, landscaping, on-street parking, bollards, flexible delineator posts, or by a change in elevation between the bike lane and travel lane.

**Bikeshare.** A service in which bicycles are made available for shared use to individuals on a short-term basis for a price or for free. Many bike share systems allow people to borrow a bike from a "dock" and return it at another dock belonging to the same system.

**Biological.** This term refers to the life or processes of living organisms.

**Biological Control.** The action of natural enemies (e.g., predators, parasites, diseases and antagonists) that reduces populations of pest insects, mites, weeds, and diseases, generally through human intervention and often targeting specific life stages and during a particular season. It can be an important component of Integrated Pest Management (IPM) programs.

**Biological Resources.** A term that includes plant and animal species (including those defined as "special-status species") and their habitats, plant communities, and ecosystems that include habitat linkages and wildlife corridors.

**Biopesticides.** The naturally occurring substances that control pests (biochemical pesticides), microorganisms that control pests (microbial pesticides), and pesticidal substances produced by plants containing added genetic material (plant-incorporated protectants).

**Brownfield.** An area with abandoned, idle, or under-used industrial and commercial facilities where expansion, redevelopment, or reuse is complicated by real or perceived environmental contamination.

**Building Coverage.** The amount of a lot that is covered by buildings, which is expressed as a percentage.

## C

**California Environmental Quality Act (CEQA).** State law that requires state and local agencies to evaluate and disclose the significant environmental

impacts of discretionary actions and to avoid or mitigate those impacts, if feasible.

**Streamlining.** Making a regulatory permitting or compliance process more efficient or less cumbersome. When used in reference to CEQA, streamlining means limiting or focusing the scope of environmental review for projects that meet certain criteria (e.g., streamlining for infill projects, per CEQA Guidelines Section 15183.3; or tiering and streamlining GHG emissions analysis for projects consistent with a climate action plan or GHG reduction plan, per CEQA Guidelines Section 15183.5).

**Tiering.** Using the analysis of general matters contained in a broader environmental impact report (EIR), such as a program EIR prepared for a general plan or other programmatic action, with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project (CEQA Guidelines Section 15152).

**Candidate Species.** Any species that is under review by a state or federal agency to be listed as threatened or endangered, pursuant to either the Endangered Species Act or CA Fish and Game Code Section 2081.

**Carbon Dioxide (CO<sub>2</sub>).** A naturally occurring gas that exists in the earth's atmosphere. CO<sub>2</sub> is also a by-product of burning fossil fuels and biomass, as well as land-use changes and other industrial processes. It is the principal man-made greenhouse gas (GHG) that affects the earth's radiative balance. It is the reference gas against which other GHGs are measured and, therefore, has a global warming potential of one.

**Carbon Dioxide Equivalent (CO<sub>2</sub>e).** CO<sub>2</sub>e is the measure of how much heat trapping potential a given type of greenhouse gas has on average over a 100-year time period, based on its molecular structure compared to carbon dioxide (CO<sub>2</sub>). CO<sub>2</sub> has a baseline of one, while other gases can be tens to

thousands of times higher. The carbon dioxide equivalent for a gas is derived by multiplying the tons of the gas by the associated global warming potential. Carbon dioxide equivalents are commonly expressed as "metric tons of carbon dioxide equivalents" (MT CO<sub>2</sub>e). Different molecules decay at different rates, causing their heat trapping potential to decline over periods of decades to centuries.

**City Limits.** A political boundary that defines land that has been incorporated into a city.

**Climate.** Climate, in a narrow sense, is usually defined as the "average weather," or more rigorously, as the statistical description in terms of the mean and variability of relevant quantities over a period of time ranging from months to thousands of years. The classical period is three decades, as defined by the World Meteorological Organization. These quantities are most often surface variables such as temperature, precipitation, and wind. Climate in a wider sense is the state, including a statistical description, of the climate system.

**Climate Action Plan (CAP).** A planning document that lays out a set of strategies and policy recommendations intended to reduce greenhouse gas (GHG) emissions and adapt to the effects of climate change within a given entity, agency, or jurisdiction. The Ventura County 2040 General Plan also serves as the County's Climate Action Plan (CAP) by including a GHG Strategy that includes policies and implementation programs that identify and reduce GHG emissions, and a Climate Adaptation Strategy that identifies climate adaptation measures that address the County's vulnerability to climate change.

**Climate Adaptation.** Adjustment or preparation of natural or human systems to a new or changing environment because of climate change that moderates harm or exploits beneficial opportunities.

**Climate Change.** Any significant change in the measures of climate lasting for an extended period of time. In other words, climate change includes major changes in temperature, precipitation, or wind patterns, among others, that occur over several decades or longer.

**Climate Vulnerability.** The extent to which a natural or social system is susceptible to sustaining damage from climate change and is a function of the magnitude of climate change, the sensitivity of the system to changes in climate and the ability to adapt the system to changes in climate.

**Cluster Development.** Description of a development technique that groups properties or units on a development site (subdivision and/or individual property) in order to maximize available land for open space, recreation, or agricultural use. (Also referred to as compact development.)

**Collectors.** A roadway facility that provides local access to the overall roadway network. Collectors channel traffic from local roadways into the arterial network. Intersections are permitted with all public roadways. Collectors have two lanes or more. See *Minor Collectors*.

**Community Noise Equivalent Levels (CNEL).** The average A-weighted noise level during a 24-hour day, obtained after addition of five decibels to noise levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and the addition of 10 decibels to sound levels measured in the night between 10:00 p.m. and 7:00 a.m.

**Community Wastewater Treatment Facilities.** A wastewater treatment plant that treats liquid waste which is received from off of the plant site. Such facilities include public agency-owned plants and privately-owned plants, and, may include accessory biosolids composting operations. (ADD. ORD. 4092 - 6/27/95; AM. ORD. 4123 - 9/17/96; AM. ORD. 4214 - 10/24/00)

**Complete Street.** A roadway facility that safely provides adequate access and capacity for all modes and users within the shared right-of-way.

**Congestion Management Agency (CMA).** A countywide agency that is responsible for preparing and implementing a Congestion Management Program (CMP). Ventura County Transportation Commission is the CMA for the Ventura region.

**Congestion Management Program (State) or Process (Federal) (CMP).** A program that the federal government requires of every county in California with a population of 50,000 or more to qualify for certain state and federal funds. CMPs set performance standards for roads and public transit and show how local agencies plan to meet those standards.

**Conservation.** The management of natural resources to prevent waste, destruction, or neglect.

**Conventional State Highways.** A conventional state highway refers to any highway which is acquired, laid out, constructed, improved or maintained as a State highway pursuant to constitutional or legislative authorization. Routes of the state highway system serve the state's heavily traveled rural and urban corridors, that they connect the communities and regions of the state, and that they serve the state's economy by connecting centers of commerce, industry, agriculture, mineral wealth, and recreation (Streets and Highways Code, Division 1, Chapter 2, Article 3, 300)..

**Criteria Pollutants.** The criteria pollutants are the six principle pollutants harmful to public health and the environment for which the Environmental Protection Agency has set National Ambient Air Quality Standards (NAAQS). The pollutants are: carbon monoxide (CO), lead, nitrogen dioxide (NO<sub>2</sub>), ozone (O<sub>3</sub>), particulate matter (PM), and sulfur dioxide (SO<sub>2</sub>).

**Critical Habitat.** A term defined and used in the Endangered Species Act. It is a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery.

**Critical Overdraft.** As defined in the Sustainable Groundwater Management Act, a basin is subject to critical overdraft when continuation of present water management practices would probably result in significant adverse overdraft-related environmental, social, or economic impacts.

**Cultural Resources.** A term most frequently identified with prehistoric (archaeological) or historic items. These can include prehistoric and historic districts, sites, structures, artifacts and other evidence of human use considered to be of importance to a culture, subculture, or community for traditional, religious, scientific or other reasons.

## D

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**Dam.** Any artificial barrier, together with appurtenant works, which impounds or may impound or divert water, and which either:

- a) is or will be 25 feet or more in height from the natural bed of the stream or watercourse at the downstream toe of the barrier, as determined by the CA Department of Water Resources, or from the lowest elevation of the outside limit of the barrier, as determined by the CA Department of Water Resources, if it is not across a stream channel or watercourse, to the maximum possible water storage elevation, or
- b) has or will have an impounding capacity of 50 acre-feet or more.

**Day/Night Noise Level, Ldn or DNL.** The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 p.m. and 7:00 a.m.

**Decibel (dB).** A physical unit commonly used to describe noise levels. It is a unit for describing the amplitude of sound, as heard by the human ear.

**Density.** The amount of development per acre permitted on a parcel based on the General Plan and zoning ordinance.



**Density Bonus.** A density increase over the otherwise maximum allowable residential density for a qualified housing development.

**Desalination.** The process of removing salt (sodium chloride) and other minerals to obtain fresh water suitable for consumption, irrigation, or industrial uses.

**Development.** The subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading activities; depositing of refuse; disposal of any material; dredging or mineral extraction, debris or fill materials; and the clearing of natural vegetation with the exception of agricultural activities. This does not include routine repair and maintenance activities.

**Development Impact Fee.** A fee that a local government imposes on private developers, usually on a per dwelling unit or per square foot basis, to pay for infrastructure improvements necessitated as a result of the development.

**Designated Disadvantaged Community.** An area identified by the California Environmental Protection Agency (EPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

For the 2040 General Plan, Designated Disadvantaged Communities are areas within which census tracts scores are at or above 75 percent as identified by the CalEnviroScreen (<https://oehha.ca.gov/calenviroscreen>) online mapping software by California Office of Environmental Health Hazard Assessment (OEHHA), or areas with median household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093.

**Disadvantaged Unincorporated Community (DUC).** Pursuant to Senate Bill (SB) 244 (2011), a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income. These communities are identified in the General Plan Housing Element.

**Discretionary Development.** Any development proposal, project, or permit that requires the exercise of judgment, deliberation, or decision by the decision-making authority as part of the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

**Dwelling Unit.** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

### E

**Earthquake Fault Zone.** Earthquake Fault Zones are regulatory zones around active faults. The zones are defined by turning points connected by straight lines. Most of the turning points are identified by roads, drainages, and other features on the ground. Earthquake Fault Zones are plotted on topographic maps at a scale of one-inch equals 2,000 feet. The zones vary in width, but average about one-quarter mile wide (California Department of Conservation).

**Easement.** The right to use property owned by another person or entity for specific purposes or to gain access to another property.

**Ecosystem.** The interacting system of a biological community and its non-living environmental surroundings. In the context of in-stream beneficial use assessment application, a complex system composed of a community of fauna and flora, and considering the chemical and physical environment with which the system is interrelated.

**Ecosystem Function.** The interaction between the components (e.g., plants, animals, water, air and soil) or processes (e.g., water cycle, nutrient cycle) of an ecosystem. Ecosystem function is measured through changes in the types, numbers, and distribution of plants and animals that occupy the ecosystem and by changes to the water quality/quantity and soil types within the ecosystem.

**Effluent.** A discharge of pollutants, with or without treatment, into the environment.

**Emissions.** The release of a substance into the atmosphere, including particulate matter and gasses.

**Emissions, Fugitive:** Emissions that are not physically controlled but result from the intentional or unintentional release of greenhouse gases, most commonly from the production, processing, transmission, storage and use of fuels or other substances, often through joints, seals, packing, gaskets, or other equipment.

**Emissions, Vented.** Emissions, including methane, that is released due to equipment design or operational procedures.

**Encroachment.** Any obstruction or protrusion into a right of way or adjacent property, whether on the land or above it.

**Endangered Species.** A species listed as Endangered by the State or U.S. Fish and Wildlife Service. Generally, any native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that is in serious danger of becoming extinct throughout all, or a significant portion, of its range other than a species of the Class Insecta determined by the Secretary of the Interior or Commerce to constitute a pest whose protection under the provisions of this Chapter 35 of Title 16 of the U.S. Code would present an overwhelming and overriding risk to man.

**Environmental Justice.** According to California Code Section 65040.12, environmental justice is the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

**Equity.** The fair, just, and equitable management of all institutions serving the public directly or by contract; the fair, just and equitable distribution of public services and implementation of public policy; and the commitment to promote fairness, justice, and equity in the formation of public policy. A focus on equity expands opportunities for betterment that are available to those communities most in need, creating more choices for those who have few.

**Equivalent Noise Level (Leq).** The average A-weighted noise level during the measurement period.

**Erosion.** Erosion is the process of removal and transport of soil and rock by weathering, mass wasting, and the action of streams, glaciers, waves, winds, and underground water.

**Essential Facilities.** Structures or buildings that must be safe and usable for emergency purposes after a natural or human-induced disaster to preserve the health and safety of the general public. These facilities include:

- Hospitals and other medical facilities having surgery or emergency treatment areas.
- Fire, police, and sheriff stations.
- Tanks or other structures containing, housing or supporting water or other fire-suppression materials or equipment required for protection of essential or hazardous materials facilities or special occupancy structures.
- Emergency vehicle shelters and garages.
- Structures and equipment in emergency-preparedness centers.
- Stand-by power generating equipment for essential facilities.
- Structures and equipment in government communication centers and other facilities required for emergency response.

**Existing Community.** An area designated as Existing Community in the 2040 General Plan and identified in the Save Open Space & Agricultural Resources (SOAR) initiative. These areas identify existing urban residential, commercial, or industrial enclaves outside of incorporated areas and urban centers. The Existing Community area designation

applies to areas that include uses, densities, building intensities, and zoning designations that are normally found in incorporated areas or urban centers, but which do not qualify as urban centers.

**Expansive Soils.** Soils that expand or swell (increase in volume) when wet and contract or shrink (decrease in volume) when dried.

**Expressways.** An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections (Streets and Highways Code, Division 1, Chapter 2, Article 2, 257).

**Extreme Heat Days.** An extreme heat day is a day in April through October where the maximum temperature exceeds the 98<sup>th</sup> historical percentile of maximum temperatures (based on daily temperature data between 1961-1990).

**Extreme Storm Events.** Extreme storm events refer to the increase in precipitation intensity and variability, increase in wind speed, and increase in ocean temperatures that increase the number and intensity of tropical storms that can increase the risk of flooding, drought, erosion, turbidity, debris in reservoirs, nutrient and pollutant loading, and wildfires.

### F

**Farmland of Local Importance.** A category of the Important Farmlands Inventory that consists of local soils that are listed as Prime or Statewide Importance. This farmland is not irrigated and includes such dry land crops as beans or grain.

**Farmland of Statewide Importance.** A category of the Important Farmlands Inventory that generally includes lands with a good combination of physical and chemical features for the production of agricultural crops. The criterion is basically like that of prime farmland but there is no minimum soil depth limitation and no permeability restriction. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

**Farmworker Housing.** ~~Farmworker units are occupied by a farmworker, and his or her family, employed full time and working on the same lot on which the dwelling unit is located or on other land that is under the same ownership or lease as the subject lot.~~ Housing occupied by farmworkers or agricultural employees, including their family members.

**Fault.** A fracture in the earth's crust accompanied by displacement of one side of the fracture with respect to the other side. This term is used in the following contexts:

**Active Fault.** A fault that has had surface displacement within the last 11,000 years (Holocene Time). Faults that lack evidence for Holocene displacement at a particular locality may be determined to be active based on data from another locality.

**Fault Hazard Area.** Land within about 660 feet of active faults. These areas generally require the evaluation of the fault hazard prior to any planned development for human occupancy.

**Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors. Whether something is "feasible" in the context of the General Plan policy, program or other provision in which the term is used shall be determined by the County based on substantial evidence.

**Fire Hazard Severity Zone.** California law requires California Department of Forestry and Fire Prevention (CAL FIRE) to identify areas based on the severity of fire hazard that is expected to prevail there. These areas, or "zones," are based on factors such as fuel (material that can burn), slope, and weather. There are three zones, based on increasing fire hazard—medium, high, and very high.

**Fiscal Year.** The period designated for the beginning and ending of financial transactions, which begins on July 1 and ends June 30 of the following year.

**Flood Insurance Rate Map (FIRM).** The FIRM is the basis for floodplain management, mitigation, and insurance activities of the National Flood Insurance

**Program (NFIP).** Uses of the FIRM for insurance activities include enforcement of the mandatory purchase requirement of the 1973 Act. The risk zones shown on the FIRMs are the basis for the establishment of premium rates for flood coverage offered through the NFIP. At present FIRMs have been published for virtually all communities in the nation having flood risks.

**Floodplain.** The area adjacent to a watercourse or other body of water that is subject to recurring floods.

**Floodway.** See Regulatory Floodway.

**Floor Area-Ratio (FAR).** The ratio of allowable building space per land area on a development site.

**Food Desert.** A geographic area that has limited access to affordable, healthy food options needed to maintain a healthy diet. The USDA defines a food desert, or “low-access community,” as communities of 500 people where at least 33 percent of the community lives more than one mile from a supermarket or large grocery store. For rural communities, the distance is 10 miles or more.

**Food Hub.** An integrated food distribution system that coordinates agricultural production, and the aggregation, storage, processing, distribution, and marketing of locally or regionally produced food products.

**Food Insecurity.** A condition that refers to difficulty accessing healthy food. The USDA describes low food security as reports of reduced quality, variety, or desirability of the food available, with no or some indication of reduced food intake; very low food security refers to multiple indications of disrupted eating patterns and reduced food intake.

**Food Security.** A condition that refers to adequate and consistent access to healthy foods.

**Fossil Fuels.** Carbon-rich deposits in the earth, such as petroleum (oil), coal, or natural gas, derived from the remains of ancient plants and animals and used for fuel.

**Free Flow Speed.** The speed that a motorist travels on a given roadway as the density of vehicles on the roadway approaches zero.

**Freeways.** Freeways are highways where the owners of abutting lands have no right or easement of access to or from their abutting lands or in respect to which such owners have only limited or restricted right or easement of access (Streets and Highways Code, General provisions, 23.5). A freeway is a divided arterial highway for through traffic with full control of access and with grade separations at intersections (Streets and Highways Code, Division 1, Chapter 2, Article 2, 257)..

**Frequency (Hz).** The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sounds are below 20 Hz and ultrasonic sounds are above 20,000 Hz.

**Fringe Community.** Any inhabited and unincorporated territory that is within a city sphere of influence.

**Frontage.** The frontage, or front, of a lot is usually defined as the side nearest the street.

**Functional Classification.** See “Roadway Functional Classification.”

## G

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**Geographic Information System (GIS).** A computerized tool for gathering, managing, and analyzing geo-spatial data. GIS analyzes spatial location and organizes layers of information into visualizations using maps and 3D scenes.

**Global Warming Potential (GWP) Values.** The use of values to apply a weight to gases that are determined by researchers to have increased greenhouse gas effects relative to the most common greenhouse gas, carbon dioxide. These values are determined using specific methodologies, such as those described in the Intergovernmental Panel on Climate Change’s Fifth Assessment Report (2014).

**Goal.** A statement that describes in general terms a desired future condition or “end” state. Goals describe ideal future conditions for a topic and tend to be very general and broad.



**Greenbelt Agreement.** A joint resolution between interested cities and the county to protect open space and agricultural lands. Cities commit to not annex any property within a greenbelt while the Board of Supervisors agrees to restrict development to uses consistent with existing zoning.

**Greenhouse Gas (GHG).** Any gas that absorbs infrared radiation in the atmosphere. The principal greenhouse gases associated with global warming and climate change that are commonly included in GHG emissions inventories include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>).

**Greenhouse Gas (GHG) Emissions Inventory.** A quantitative analysis of activity-based, community-wide GHG emissions generated by residents, businesses, or other sources, typically measured for a period of one calendar year and organized by sector. The County of Ventura's GHG inventory applies to the unincorporated area.

**Greenhouse Gas (GHG) Mitigation.** The reduction of human impacts on the climate by reducing greenhouse gas sources and emissions and enhancing greenhouse gas sinks.

**Greenhouse Gas (GHG) Strategy.** A strategy to identify and reduce community GHG emissions from existing and future activities and sources within the unincorporated area of the county. The GHG Strategy also serves to identify the County's local fair-share contribution to meeting statewide GHG emission reduction goals pursuant to state legislation, policies, and guidance.

**Gross Acre.** Amount of land, including but not limited to easements, streets and rights-of-way, designated for a particular use.

**Groundwater.** Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

**Groundwater Basin.** An aquifer or system of aquifers that has reasonably well-defined boundaries and more or less definite areas of recharge and discharge. Refers to subsurface deposits and geologic formations that are capable of yielding

usable quantities of water to a well or spring. The Sustainable Groundwater Management Act defines "basin" as a groundwater basin or subbasin identified and defined in Department of Water Resources Bulletin 118 or as modified pursuant to Section 10722 of the Act.

**Guidelines for Orderly Development.** A policy document adopted by the County, cities, and Local Agency Formation Commission (LAFCO) to establish a collaborative commitment to encourage urban development to occur within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County. The intent of the Guidelines is to clarify the roles and responsibilities of the cities, the County and LAFCO regarding urban development within the Spheres of Influence of the various cities and Areas of Interest.

## H

**Habitable Structure.** A building or structure suitable for living, sleeping, eating or cooking.

**Habitat Connectivity and Wildlife Corridors.** Areas of contiguous natural habitats or undeveloped land of sufficient width to facilitate the movement, migration, foraging, breeding, and dispersal of multiple wildlife or plant species between two or more core habitat areas. The boundaries of the Habitat Connectivity and Wildlife Corridor areas and the Habitat Connectivity and Wildlife Corridors overlay zone are coterminous.

**Hazardous Building.** A substandard, unsafe or dangerous building as defined in the codes adopted by reference in the Ventura County Building Code.

**Hazardous Material.** Any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include hazardous substances, hazardous waste, and any material which a handler or the administration agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the



workplace or the environment (California Health and Safety Code Section 25501). Such material may be classified as poisons, corrosive chemicals, flammable material, explosives and oxidizers and reactive materials or substances when tested in accordance with the criteria in California Code of Regulations, Title 22.

**Hazard Mitigation.** A sustained action taken to reduce or eliminate long-term risk to people and their property from hazards and their effects.

**Hazardous Waste.** Any waste or combination of wastes, which because of its quantity, concentration, physical or chemical, or infectious characteristics, (a) may either cause or significantly contribute to serious illness or death or an increase in serious irreversible or incapacitating reversible, illness (Hazardous Waste Control Act), or (b) may pose a substantial present or potential threat to human health or the environment when improperly managed. These substances may be poisons, corrosive chemicals, flammable materials, explosives and oxidizers and reactive materials or substances when tested in accordance with the criteria in California Code of Regulations, Title 22.

**Health.** A complete state of physical, mental, and social well-being, and not merely the absence of disease.

**Health Equity.** Health equity is achieved when every person has the opportunity to attain his or her full health potential and no one is disadvantaged from achieving this potential because of social position or other socially determined circumstances.

**Health Disparities.** Differences in health and mental health status among distinct segments of the population, including differences that occur by gender, age, race or ethnicity, sexual orientation, gender identity, education or income, disability or functional impairment, or geographic location, or the combination of any of these factors.

**Historic District.** A group of buildings, properties, or sites recognized as historically or architecturally significant. These may be designated at the federal level, managed by the National Park Service, at the state or local levels. Federally designated historic districts are listed on the National Register of Historic

Places. In some counties or jurisdictions, historic districts receive legal protection from certain types of development considered to be inappropriate.

**Historical Resources.** The material and nonmaterial expressions of human adaptations that characterized the post-contact or historic period. These resources include historic event or activity sites, historic archaeological sites, standing architecture and other significant properties and documents and other sources of historical information, objects of material culture, and secondarily, the more nonmaterial cultural qualities such as folklore, social organization, and value systems which are associated with these properties.

**Hydroconsolidation.** A process of collapse and compaction that occurs in silty to sandy sediment (soil) with a low density when the soil is saturated for sustained periods and then the water is subsequently removed.

## I

**Incompatible.** The characteristic of different uses or activities that are not permitted to be located near each other because it is likely to create conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and environmental effects including noise, vibration, glare, air pollution, or radiation.

**Industry.** A group of enterprises that produce similar products or provide similar services.

**Infill Development.** Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

**Infill Opportunity Zone.** A specific area designated by a city or county for mixed-use development that is within one-half mile of a major transit stop or high-quality transit corridor in the regional transportation plan (Public Resources Code, Section 65088.4, subdivision (c)).

**Infiltration.** The process of water on the ground surface entering into sub-surface soil.

**In-Lieu Fee.** A fee paid by a housing developer for the purpose of affordable housing development, in lieu of the developer satisfying a requirement to construct such affordable housing.

**Integrated Pest Management (IPM).** An ecosystem-based strategy that focuses on long-term prevention of pests or their damage through a combination of techniques such as biological control, habitat manipulation, modification of cultural practices, and use of resistant varieties. Pesticides are used only after monitoring indicates they are needed according to established guidelines, and treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial and nontarget organisms, and the environment.

**Integrated Regional Water Management.** A comprehensive and collaborative approach for managing water to concurrently achieve social, environmental and economic objectives. This integrated approach delivers higher value for investments by considering all interests, providing multiple benefits, and working across jurisdictional boundaries at the appropriate geographic scale.

**Intensity.** The actual or maximum permitted floor area ratio (FAR) on a site or that is allowed on a site within a designation or zone.

**Intelligent Transportation System (ITS).** Application of information and communication electronic technologies, management tools, and services to improve transportation system efficiencies.

**Intermodal Facility.** Passenger or freight transportation services that involve or use more than one type of transportation facility (or mode).

**Inter-tie.** An interconnection permitting passage of utility service (e.g., water or electricity) between two or more systems, such as electric and water utility systems.

**Island Community.** Any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean.

### J

### K

### L

**Landslide.** The dislodging and fall of a mass of rock, soil, or mixture of both (debris/mud flow) along a sloped surface, or for the dislodged mass itself.

**Land Use Designation.** A specific geographic designation with associated land use or management policies and regulations.

**Legacy Community.** A geographically isolated unincorporated community that is inhabited and has existed for at least 50 years.

**Level of Service (LOS).** A qualitative measure used to rate a roadway segment's traffic flow characteristics, and acts as an indicator of roadway performance, relative to locally established standards for quality of service. LOS can assist in determining when roadway capacity improvements are needed, using a scale of A through F, which is described below:

**LOS "A"** – Free uninterrupted low volume flow at high speeds with no restriction on maneuverability (lane changing) and with little or no delays.

**LOS "B"** – Stable flow with some restrictions to operating speed occurring.

**LOS "C"** – Stable flow but with speed and maneuverability restricted by higher traffic volumes. Satisfactory operating speed for urban locations with some delays at signals.

**LOS "D"** – Approaching unstable flow with tolerable operating speeds subject to considerable and sudden variation, little

freedom to maneuver and with major delays at signals.

**LOS "E"** – Unstable flow with volume at or near capacity, lower operating speeds and major delays and stoppages.

**LOS "F"** – Forced flow operation with low speeds and stoppages for long periods due to downstream congestion. Volumes below capacity.

**Liquefaction.** The process by which water-saturated, unconsolidated sediments are transformed into a substance that acts like a liquid, often as a result of ground shaking.

**Local Agency Formation Commission (LAFCo).** A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

**Locally Important Species.** A plant or animal species that is not an endangered, threatened or rare species, but which is considered by qualified biologists to be a quality example or unique species within the County or region. This term includes any species that is under consideration for a designation of "endangered," "threatened," or "rare."

**Local Roads.** Roadways that provide direct access to the abutting land and primarily facilitate local travel. Local roadways are not intended for long distance travel and are often designed to discourage through traffic. There are no restrictions on intersections or public access.

**Lot Coverage.** The proportion of the gross building square footprint (area covered by the first floor of the building) on a lot to the net square footage of the lot.

**Low Impact Development (LID).** Development that incorporates a combination of drainage design features and pollution reduction measures to reduce development impacts on hydrology (peak runoff flow rates) and water quality.

**Low-Income Area.** Per Senate Bill 1000, an area with household incomes at or below 80 percent of the statewide median income or with household incomes

at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093.

## M

**Major Employment Center.** A major employment center is a cluster of relatively small employers (businesses with less than 100 employees), that collectively result in very large centralized concentrations of employment, such as a business park.

**Major Transportation Terminal.** A multimodal transportation hub connecting major transit stops. "Major transit stop" is defined as "a site comprised of an existing rail transit station, ferry terminal served by bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods" (Public Resources Code, 21064.3).

**Metropolitan Planning Organization (MPO).** A Federally-designated agency that is responsible for regional transportation planning in each metropolitan area. The Southern California Association of Governments (SCAG) is the MPO for the Ventura region.

**Microgrid.** A microgrid is a group of interconnected loads and distributed energy resources within clearly defined electrical boundaries that acts as a single controllable entity with respect to the grid. A microgrid can connect and disconnect from the grid to enable it to operate in both grid-connected or island-mode.

**Military Installation.** A base, camp, post, station, yard, center, homeport facility for any ship, or other area under the jurisdiction of the U.S. Department of Defense.

**Mineral Resource Zones (MRZ's).** The State Mining and Geology Board (SMGB) investigates and designates lands underlain by mineral resources as a Mineral Resource Zone (MRZ) based on the known or inferred presence of mineral resources. The following MRZ categories are used by the State Geologist in classifying the state's lands:

**MRZ-1** – Areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.

**MRZ-2** – Areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present (2a) or where such resources are inferred (2b).

**MRZ-3** – Areas containing known mineral deposits that may qualify as mineral resources (3a) or areas containing inferred mineral deposits that may qualify as mineral resources (3b). Further exploration work within these areas could result in the reclassification of specific localities into the MRZ-2 category.

**MRZ-4** – Areas where geologic information does not rule out either the presence or absence of mineral resources. The distinction between the MRZ-1 and MRZ-4 categories is important for land-use considerations. It must be emphasized that MRZ-4 classification does not imply that there is little likelihood for the presence of mineral resources, but rather there is a lack of knowledge regarding mineral occurrence. Further exploration work could well result in the reclassification of land in MRZ-4 areas to MRZ-3 or MRZ-2 categories.

**Mining.** A form of mineral resource development involving the extraction and removal of more than 1,000 cubic yards of material from the same site, through such activities and uses as borrow areas, sand, gravel and rock quarries, etc. Mining does not include extraction and removal of material from construction sites or following floods, landslides or natural disasters where the land is being restored to its prior condition.

**Minor Collectors.** Roadways that provide local access to the overall roadway network. Collectors channel traffic from local roadways into the arterial network. Intersections are permitted with all public roadways. See “Collectors.”

**Mixed-Use.** A development project with planned integration of residential and non-residential development within a building with the upper floors

used for residential and the ground floor used for non-residential land uses.

**Mobility-as-a-Service (MasS).** A shift away from personally-owned modes of transportation and towards mobility solutions that are consumed as a service, e.g., Uber and Lyft are MaaS providers.

**Mode of Transport.** One of various forms of transportation, including automobile, transit, bicycle, walking, and horseback riding.

**Mode Split.** The number of trips that use each of the various modes of transport (typically expressed as a percentage to total trips).

## N

**National Highway System.** A network of strategic highways within the United States, including the Interstate Highway System and other roads serving major airports, ports, rail or truck terminals, railway stations, pipeline terminals, and other strategic transport facilities.

**National Performance Monitoring Research Data Set (NPMRDS).** A data set maintained by the Federal Highway Administration. The data set includes vehicle speed data for all roadways designated as part of the National Highway System for passenger vehicles and trucks using vehicle probe data taken from a variety of sources including mobile phones, vehicles, portable navigation devices, and American Transportation Research Institute leveraging embedded fleet systems.

**National Register of Historic Places (NRHP).** A list of cultural resources determined by the National Park Service to be of historic, cultural, architectural, archaeological, or engineering significance at the national level.

**Net Acre.** The amount of land designated for a particular uses, excluding easements, streets, and rights-of-way.

**Noise Sensitive Use.** Land uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. These uses include: residences; schools; nursing homes;

historic sites; cemeteries; parks, recreation, and open space areas; hospitals and care facilities; hotels and other short-term lodging (e.g., bed and breakfasts, motels); places of worship; and libraries.

**Nonattainment Area.** An area or air basin that does not meet California or National ambient air quality standards for a given pollutant.

**Nonpoint Source Pollutants.** Pollutants that wash off, run off, or seep from broad areas of land or water.

## O

### **Onsite Wastewater Treatment System (OWTS).**

Individual disposal systems, community collection and disposal systems, and alternative collection and disposal systems that use subsurface disposal. OWTS do not include “graywater” systems, pursuant to Health and Safety Code Section 17922.12. An OWTS may only be utilized in areas where connection to a sewer utility is not available or feasible.

**Open Space.** A parcel or area of land that is essentially undeveloped for human use and devoted to an open space use, such as the preservation of natural resources, managed production of resources, outdoor recreation, and preservation of public health and safety.

**Organic.** A labeling term that indicates that the food or other agricultural product has been produced through approved . These methods integrate cultural, biological, and mechanical practices that foster cycling of resources, promote ecological balance, and conserve biodiversity. Synthetic fertilizers, sewage sludge, irradiation, and genetic engineering may not be used.

**Origin-Destination (O-D).** The location pair representing the beginning (origin) and end (destination) of a given trip. Trip, or person trip, is a one-directional movement from one point (origin) to a second point (destination). Term used in transportation planning and analysis.

## P

**Paleontological Resources.** The fossilized remains of ancient plants and animals.

**Paratransit.** The range of demand-responsive (or on-request) transit providing service from a trip origin to trip destination.

**Park.** An open area that offers recreational and green space for residential and visitor use. May also be called an urban or municipal park if within jurisdictional limits; or a public park if publicly owned.

**Park and Ride Lot.** A facility where motorists can park their personal vehicles in a publicly-provided lot and continue their trip via carpool, vanpool, or transit.

**Particulate matter (PM).** Also known as particle pollution, is a complex mixture of extremely small particles and liquid droplets. Particle pollution is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. Dust and other particulates exhibit a range of particle sizes. Particulate matter is measured by two sizes: course particles (PM10), or particles between 2.5 and 10 micrometers in diameter; and fine particles (PM2.5), or particles less than 2.5 micrometers in diameter.

**Permeability.** The ability of a substance to allow another substance to pass through it, especially the ability of a porous rock, sediment, or soil to transmit fluid through pores and cracks.

**Planning Area.** Geographic subareas of the county that bear a relationship to Areas of Interest established by LAFCO. They also reflect zones within the county historically used by VCTC for countywide transportation planning.

**Policy.** A clear and unambiguous statement of a public body that forms the basis for making decisions.

**Precipitation.** Precipitation is moisture in the form of rain, snow, hail, etc., that has fallen at a given place within a given period, usually expressed in inches or centimeters.

**Primary Arterials.** Unlike freeways and expressways, arterials serve the neighboring areas. Arterials can include at-grade intersections with other major roadways. By connecting the major activity centers and highest traffic volume corridors, arterials



help to provide a network of continuous routes, facilitating both local and regional travel. Primary arterials have six lanes or more.

**Prime Farmland.** A category of the Important Farmlands Inventory that has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

**Program.** An action, activity, or strategy to be taken by the County to carry out an adopted policy to achieve a specific goal or objective.

**Public Facilities.** Includes public improvements, public services, and community amenities, as defined in subdivision (d) of Section 66000.

**Public Transportation.** Travel by bus, rail, or other vehicle, either publicly- or privately-owned, which provides general or specialized service on a regular or continuing basis.

### Q

**Queue Spill-Back.** A term used to describe queuing vehicles that extend to the adjacent upstream intersection.

### R

**Rare (Species).** A term used to describe a plant or animal species that, although not presently threatened with extinction, is present in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens.

**Reactive Organic Gases (ROG).** ROGs are photochemically reactive and are composed of non-methane hydrocarbons. These gases contribute to the formation of smog.

**Reclaimed Water (Recycled Water).** Wastewater that has been treated for beneficial purposes such as agricultural and landscape irrigation, industrial

processes, toilet flushing, and replenishing a ground water basin (referred to as ground water recharge). Water recycling offers resource and financial savings.

**Regenerative Agriculture.** A system of farming and grazing practices that strive to reverse climate change, restore and increase biodiversity, rebuild soil organic matter, improve watersheds, and enhance ecosystem services.

**Regional Road Network.** The road system in Ventura County that consists of roads classified as Primary (6 lanes or more), Secondary (4 lanes) or Collector (2 lanes), as well as freeways, expressways and conventional State highways.

**Regional Transportation Plan (RTP).** A minimum 20-year plan that is required by State and Federal law to guide the development of the region's transportation system.

**Regulatory Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.

**Regional Housing Needs Allocation.** A projection generated by the California Department of Housing and Community Development of the housing needs of current and future residents of every region in the state, which is in turn allocated to every local jurisdiction by a regional Council of Governments. A local government is required by State law to demonstrate in its Housing Element that its housing needs allocation can be accommodated over the Housing Element's planning period.

**Renewable Energy.** A form of energy derived from a natural resource that is not depleted by use and is available as natural flows of energy and materials in the environment, e.g. solar, wind, tide, waves, plant matter, and by-products of human activities.

**Renewable Energy Priority Zone.** Locations where renewable energy generation and storage systems as defined under Public Resources Code Section 25741 and Public Utility Code Section 2835

are allowable land uses and can be incentivized and streamlined at the discretion of the County.

**Renewable Resources.** Self-perpetuating types of resources; living or biotic resources and resources that are finite in quantity but can be reused, such as air and water. Other renewable natural resources include solar, wind, biomass, and water resources.

**Reservoir.** A place where water is collected and kept in quantity for future use.

**Resilience.** The ability of a social or ecological system to absorb disturbances while retaining the same basic structure and ways of functioning, the capacity for self-organization, and the capacity to adapt to stress and change.

**Right-of-Way.** In this General Plan, this term refers to the land used for transportation or utility purposes. This area of land is often used for the construction and operation of a transportation facility and adjacent space.

**Riparian.** A zone of transitional habitat between terrestrial and aquatic ecosystems, dependent on the existence of perennial, intermittent, or ephemeral surface or subsurface water. The riparian vegetation community is located adjacent to the bank of a natural course of water. For example, riparian vegetation is composed of plant species normally found near streams, rivers, lakes, reservoirs, and other freshwater bodies.

**Riparian Corridor.** A corridor of riparian vegetation adjacent to perennial and intermittent streams or other freshwater bodies.

**Roadway Functional Classification.** Classification system that stratifies roadways by a range of characteristics including access, accessibility provided by the roadway, and land uses served by the roadway and often relates to the physical and operational characteristics of the roadway.

**Primary Roads** – Roadways for the purpose of the movement of through traffic with limited access to abutting property (usually 6 lanes or more).

**Secondary Roads** – Roadways that connect primary and collector roadways for the purpose

of through traffic but generally restrict access to residential areas (usually 4 lanes).

**Collector Roads** – Roadways that carry traffic between local roads and have access to adjacent properties (usually 2 lanes).

**Minor Roads** – Roadways similar to collectors but do not convey substantial volumes of through traffic, have lower speed limits, have fewer signalized intersections, and provide local access to smaller communities.

**Local Roads** – Roadways intended primarily to provide direct access to adjacent properties and do not convey substantial volumes of through traffic.

## S

**Safe Yield.** Commonly defined as the maximum quantity of water that can be continuously withdrawn from a reservoir or groundwater basin without causing adverse effects.

**Save Open Space & Agricultural Resources (SOAR).** The County SOAR ordinance requires countywide voter approval of any non-editorial change to the General Plan involving the Agricultural, Open Space, or Rural land use designations, or any changes to a General Plan goal or policy related to those land use designations through 2050.

**Scenic Highway/Roadway.** Highways and roadways designated by the state or County as scenic based on how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view.

**Scenic Resources.** Distinctive aesthetic resources that the County has determined are worthy of conservation. The Area Plans for Lake Sherwood, Oak Park, the Ojai Valley, and Piru recognize these resources. Criteria for this distinction include:

- Viewable or accessible from a road
- Absence of major residential development
- Accessible for recreational use
- Percentage of land with steep slopes

- Watershed areas
- Dense vegetation cover (all types)
- Stands of trees
- Abundance of wildlife
- Open space designation
- Percentage of land in National Forest or other government ownership

**Scenic Vista.** A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public.

**Sea Level Rise.** Sea level rise is an increase in the mean level of the ocean. Eustatic sea level rise is a change in global average sea level brought about by an alteration to the volume of the world oceans. Relative sea level rise occurs where there is a net increase in the level of the ocean relative to local land movements. Climate modelers largely concentrate on estimating eustatic sea level change. Impact researchers focus on relative sea level change.

**Secondary Arterials.** Unlike freeways and expressways, arterials serve the neighboring areas. Arterials can include at-grade intersections with other major roadways and connect other arterials and major collectors for the purpose of through traffic with some access to commercial/industrial developments but generally restricted access to residential areas. Secondary arterials have four lanes or more.

**Sensitive.** Prone or readily able to be degraded or otherwise negatively impacted.

**Sensitive Biological Resources.** Biological resources including but not limited to: special status species and the habitats that support them, beaches, dunes, coastal bluffs, rocky outcrops, colonial roosting sites, fresh and salt water wetlands and estuaries, native tree woodlands/savannahs, streams and rivers and their associated riparian and alluvial vegetation, and wildlife corridors.

**Sensitive Receptors.** Populations or uses that are more susceptible to the effects of air pollution than the general population, such as long-term health care facilities, rehabilitation centers, retirement homes, convalescent homes, residences, schools, childcare centers, and playgrounds.

**Seiche.** A standing wave oscillating in a body of water.

**Service Population.** The population associated with a given land-use development (e.g., household population, employee population).

**Setback.** The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

**Shall.** That which is obligatory or necessary.

**Short-Lived Climate Pollutant (SLCP).** Gases with a high global warming potential, or GWP, that remain in the atmosphere for a shorter period of time than longer-lived climate pollutants such as carbon dioxide. In legislation, methane can be referred to as a short-lived climate pollutant.

**Should.** Signifies a directive to be honored if at all possible.

**Single Occupant Vehicle (SOV).** A vehicle with a single occupant.

**Small Farms.** For the purposes of this Plan, small farms are owned and operated by local residents who grow and sell less than \$250,000 per year of agricultural products (USDA definition) with a preference for technical assistance from the UC Small Farm Program for those with limited resources, who market direct and not through a wholesale distribution chain, who do not monocrop, and who may be ethnic minority or hobby farmers, retirement farmers or lifestyle farmers on up to 99 acres, i.e. on parcels that do not qualify under the Williamson Act to take 20 to 75 percent off their property tax bill for not developing their land for 10 years.

**Smart Grid.** An electrical grid consisting of controls, computers, automation, and equipment that will work with the electrical grid to respond digitally to quickly changing electric demand.

**Smart Growth.** A compact, efficient, and environmentally-sensitive pattern of development that provides people with additional travel, housing, and employment choices by focusing future growth away from rural areas and closer to existing and planned job centers and public facilities, while preserving open space and natural resources.

**Soil Health (Soil Quality).** The continued capacity of soil to function as a vital living ecosystem that sustains plants, animals, and humans.

**Soil Erosion.** Soil erosion refers to the removal of soil by water or wind. Factors that influence erosion potential include the amount of rainfall and wind, the length and steepness of the slope, and the amount and type of vegetative cover.

**Special District.** Any agency of the state for the local performance of governmental or proprietary functions within limited boundaries; a separate local government that delivers a limited number of public services to a geographically limited area. Special districts are a form of government, have governing boards, provide services and facilities, and have defined boundaries.

**Special Occupancy Structure.** A category of structures as defined in the California Building Code. They are:

- Covered structures whose primary occupancy is public assembly with a capacity of more than 300 persons.
- Buildings for schools through secondary or day-care center with a capacity of more than 250 students.
- Buildings for colleges or adult education schools with a capacity for more than 500 students.
- Medical facilities with 50 or more resident incapacitated patients; but not including hospitals and other medical facilities having surgery and emergency treatment areas, which are Essential Facilities.
- Structures and equipment in power generating stations and other public utility facilities that are not identified as Essential Facilities and required for continued operation.
- Jails and detention facilities.
- All structures with an occupancy of more than 5,000 persons.

**State Highway.** A numbered state route.

**Special Status Species.** A term used for species that are considered sufficiently rare and require

special consideration and/or protection. Plants and animals categorized as Special Status Species are recognized by federal, state and local natural resource agencies as threatened, endangered, rare, candidate species, species of special concern, CA Fully Protected Species, Locally Important Species, or are species listed as “greatest conservation concern” due to the decline of the species.

See the County Initial Study Assessment Guidelines for specific ranks and groups classified as Special Status Species.

**Sphere of Influence (SOI).** The probable physical boundaries and service area of a city or special district, as determined by LAFCO pursuant to Gov. Code Section 56425.

**Stream.** A topographical feature that conveys water over the land perennially, intermittently, or ephemerally through a bed or channel with banks. This term also applies to water courses having a surface or subsurface flow that support or have supported riparian or alluvial vegetation.

**Subsidence.** Any settling or sinking of the ground surface over a regional area arising from surface or subsurface causes, such as earthquakes or groundwater, or oil and gas extraction.

**Surface Transportation Assistance Act (STAA).** A Federal law that permits motor carrier operation of 48-foot and 53-foot semi-trailers on the national highway network and allows states to permit these “STAA vehicles” on state and local routes. Designation of STAA routes is premised on engineering and safety standards (i.e., adequate footprint to accommodate truck turn radius requirements, gross vehicle weight, vertical clearance height etc.).

**Sustainability.** The physical development and operating practices that meet the needs of present users without compromising the ability of future generations to meet their own needs, particularly with regard to use and waste of natural resources. Sustainability presumes that resources are finite, and therefore should be used conservatively and wisely with a view to the long-term priorities and consequences.

**Sustainable Communities Strategy (SCS).** Senate Bill (SB) 375 requires regional metropolitan planning organizations in California to develop Sustainable Communities Strategies (SCS), or long-range plans, which align transportation, housing, and land use decisions toward achieving greenhouse gas (GHG) emissions reduction targets set by the California Air Resources Board (CARB).

### T

**Take.** To harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

**Thoroughfare.** A general term to describe a road that is either a primary arterial, a secondary arterial, or a collector.

**Threatened Species.** A species listed as Threatened by the state or U.S. Fish and Wildlife Services. Generally, any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

**Traffic Analysis Zone (TAZ).** A unit of geography used in transportation planning models.

**Transportation Control Measure (TCM).** A transportation strategy used to reduce vehicle miles traveled (VMT) and to make VMT more efficient. TCMs include transportation system management (TSM) and transportation demand management (TDM) elements. Examples include carpooling, transit, and computer-optimized traffic signals.

**Transportation Development Act (TDA).** TDA funds are generated from a tax of one-quarter of one percent on all retail sales in each county and are used for transit, specialized transit for disabled persons, and bicycle and pedestrian facility enhancements.

**Tribal Cultural Resources.** A Tribal Cultural Resource as defined in AB 52 are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe(s).

**Tsunami.** A series of traveling ocean waves of extremely long length generated by disturbances

associated primarily with earthquakes occurring below or near the ocean floor.

### U

**Unincorporated Areas.** Areas of the county outside of the city limits over which Ventura County has direct land use jurisdiction.

**Unincorporated Urban Center.** An existing or planned community which is located in an Area of Interest where no city exists. The unincorporated urban center represents the focal center for community and planning activities within the Area of Interest.

**Unique Farmlands.** A category of the Important Farmlands Inventory that consists of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

**Urban Area.** An area designated as Urban in Save Open Space & Agricultural Resources (SOAR) and the 2040 General Plan. These areas refer to existing and planned urban centers which may include commercial, industrial, and residential land uses. This area designation includes all incorporated lands within a city's Sphere of Influence as established by the Ventura Local Agency Formation Commission (LAFCo), and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation.

**Urban Development.** Development that meets any of the following criteria:

- a) It would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems
- b) It would result in the creation of residential lots less than two (2) acres in area; or
- c) It would result in the establishment of commercial or industrial uses which are neither agriculturally-



related nor related to the production of mineral resources.

**Urban Enclave.** See *Existing Community*.

**Urban Forest.** A densely wooded area in an urban area.

### V

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**Vacant Land.** Land that is not actively used for any purpose, including land that is not improved with buildings or site facilities and is sizeable in area to accommodate development.

**Vanpool.** A vehicle operating as a ridesharing arrangement, providing transportation to a group of individuals traveling directly between their homes and a regular destination within the same geographic area.

**Vehicle Miles Traveled (VMT).** A measure of the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period.

**View Corridor (or Scenic Corridor).** An area visible from a highway, waterway, railway or major hiking, biking, or equestrian trail that provides vistas over water, across expanses of land, or from mountaintops or ridges.

**Volume to Capacity Ratio (V/C).** The volume of traffic divided by the capacity of a transportation facility.

**Vulnerability.** See “*Climate Vulnerability*.”

### W

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**Wastewater Collection System.** The totality of the pipes, pump station, manholes, and other facilities that convey untreated (raw) wastewater from the various sources to a wastewater treatment facility.

**Watershed.** The land surface area from which water drains into a common downstream point.

**Water Conservation.** The reduction in water use through measures designed to help people change their behaviors to use less water.

**Water Efficiency.** The overall minimization of the amount of water used to accomplish a function or task.

**Wetlands.** Lands that are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is periodically covered with shallow water. The frequency of occurrence of water is sufficient to support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetland include marshes, bogs, sloughs, vernal pools, wet meadows, river and stream overflows, mudflats, ponds, springs, and seeps.

**Wildland.** Land in an uncultivated natural state that is covered by trees, brush, weeds, or grass.

**Wildland/Urban Interface.** Area where the wildland meets urbanized development.

**Wildlife Corridor.** (See definition for “Habitat Connectivity and Wildlife Corridors”)

### X

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### Y

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### Z

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**Zoning.** The division of the county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

**Zoning Clearance.** A ministerial permit which certifies that a proposed use of land or structures is consistent with the provisions of any applicable zoning ordinance and applicable conditions of any previously-issued entitlement.

### List of Acronyms

AASHTO	American Association of State Highway and Transportation Officials	CSUCI	California State University, Channel Islands
AB	Assembly Bill	CTM	Circulation, Transportation, and Mobility Element
ACLUP	Airport Comprehensive Land Use Plan	CURBs	City Urban Restriction Boundaries
ADA	Americans with Disabilities Act	CZO	Ventura County Coastal Zoning Ordinance
ADUs	Accessory dwelling units	dB	Decibel
AE	Agricultural Exclusive zone	DFIRMs	Digital Flood Insurance Rate Maps
AG	Agriculture Element	DOD	United States Department of Defense
AG C	Ventura County Agricultural Commissioner	du/ac	Dwelling units per acre
AICUZ	Air Installations Compatible Use Zones	DUC	Disadvantaged Unincorporated Community
AIR	Ventura County Department of Airports	ECU-A	ECU-Agricultural land use designation
APAC	Agricultural Policy Advisory Committee	ECU-OS	ECU-Open Space land use designation
AQMP	Air Quality Management Plan	ECU-R	ECU-Rural land use designation
AWA	Association of Water Agencies of Ventura County	ED	El Rio/Del Norte
BACT	Best Available Control Technology	EIR	Environmental Impact Report
BEACON	Beach Erosion Authority for Clean Oceans and Nourishment	EO	Executive Order
C	Commercial land use designation	EV	Economic Vitality Element; or Electric vehicle
CAGR	Compounded annual growth rate	FAA	Federal Aviation Administration
CalCAN	California Climate and Agriculture Network	FAR	Floor area ratio
Caltrans	California Department of Transportation	FB	Financing and budgeting
CAL FIRE	California Department of Forestry and Fire Protection	FHWA	Federal Highway Administration
CAMUTCD	California Manual on Uniform Traffic Control Devices	FD	Ventura County Fire District/Department
CAP	Climate Action Plan	GHG	Greenhouse gas
CARB	California Air Resources Board	GIS	Geographic Information System
CEO	County Executive Office	GSA	Ventura County General Services Agency
CEQA	California Environmental Quality Act	GWP	Global Warming Potential
CH <sub>4</sub>	Methane	HAZ	Hazards and Safety Element
CIWMP	Countywide Integrated Waste Management Plan	HCD	California Department of Housing and Community Development
CMP	Congestion Management Program	HCA	Ventura County Health Care Agency
CNEL	Community Noise Equivalent Level	HD	Ventura County Harbor Department
CNRA	California Natural Resources Agency	HR	Human Resources
COS	Conservation and Open Space Element	I	Industrial land use designation
CO <sub>2e</sub>	Carbon dioxide equivalent	ICLEI	International Council for Local Environmental Initiatives
CPD	Commercial Planned Development land use designation	IFI	Important Farmland Inventory
CRPD	Coastal Residential Planned Development land use designation	IGC	Inter-Governmental Coordination
CSAs	Community supported agriculture	IPCC	Intergovernmental Panel on Climate Change
		IR-200	Instrument Route-200
		ISAG	Initial Study Assessment Guidelines

JLUS	Joint Land Use Study	PM	Particulate matter
JP	Joint Partnerships	PMS	Pavement Management System
LAFCo	Ventura Local Agency Formation Commission	PR	Parks & Recreation land use designation
LCA	Land Conservation Act	PSR	Planning Studies and Reports
LDR	Low-Density Residential land use designation	PV	Photovoltaic
LIB	Ventura County Library	PWA	Ventura County Public Works Agency
LID	Low Impact Development	RB	Residential Beach land use designation
LOS	Level of Service	RDR	Regulation and Development Review
LRA	Local Responsibility Area	REA	Regional Energy Alliance
LS	Lake Sherwood/Hidden Valley	RHD	Residential High Density land use designation
LU	Land Use and Community Character Element	RHNA	Regional Housing Needs Allocation
MaaS	Mobility-as-a-Service	RPD	Residential Planned Development land use designation
MAC	Municipal Advisory Council	RMA	Ventura County Resource Management Agency
MCA	Military Compatibility Areas	RTP	Regional Transportation Plan
MDR	Medium-Density Residential land use designation	RUR	Rural land use designation
MOU	Memorandum of Understanding	SB	Senate Bill
MPSP	Master Plans, Strategies, and Programs	SCS	Sustainable Community Strategy
MRP	Mineral Resource Protection	SCAG	Southern California Association of Governments
MRZ	Mineral Resource Zone	SGMA	Sustainable Groundwater Management Act
MT	Metric ton	SMP	Strategic Master Plan
MU	Mixed Use land use designation	SO	Services and Operations
N <sub>2</sub> O	Nitrous oxide	SOAR	Save Open Space & Agricultural Resources
NBVC	Naval Base Ventura County	SoCalGas	Southern California Gas Company
NCZO	Ventura County Non-Coastal Zoning Ordinance	SOI	Sphere of Influence
NEV	Neighborhood Electric Vehicles	SOV	Single-occupancy vehicle
NFIP	National Flood Insurance Program	SRA	State Responsibility Area
NHS	National Highway System	STAA	Surface Transportation Assistance Act
NV	North Ventura Avenue	TAC	Technical Advisory Committee
NWS	Naval Air Weapons Station	TCM	Transportation Control Measures
OA	Overarching mitigation actions	TERPS	Terminal Instrument Procedures
OES	County Sheriff's Department Office of Emergency Services	TIMF	Traffic Impact Mitigation Fee
OHD	Oxnard Harbor District	TO	Thousand Oaks
OP	Oak Park	UHIE	Urban heat island effect
OS	Open Space land use designation	USDA	United States Department of Agriculture
OV	Ojai Valley	USFS	United States Forest Service
P	State, Federal, Other Public Lands land use designation; or Piru	U.S. EPA	United States Environmental Protection Agency
PCI	Pavement Condition Index	VCAPCD	Ventura County Air Pollution Control District
PFS	Public Facilities, Services, and Infrastructure Element	VCFPD	Ventura County Fire Protection District
PI	Public Information		

## 12. Glossary and Acronyms

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VCLS	Ventura County Library System
VCSSO	Ventura County Sheriff's Office
VCTC	Ventura County Transportation Commission
VLDR	Very Low Density Residential land use designation
VMT	Vehicle miles traveled
VRWC	Ventura River Watershed Council
V2I	Vehicle-to-infrastructure
WR	Water Resources Element

*Please see the next page.*



# EXHIBIT 3.3

## General Plan Background Report Chapter 5 Housing

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County of Ventura Housing Element Update  
(2021-2029)

The entirety of Chapter 5 within the current General Plan Background Report is being proposed to be removed and replaced with the proposed draft text.

## 5 HOUSING

### INTRODUCTION

The Housing Element of the General Plan is intended to adequately plan for the existing and future housing needs of the community, including a comprehensive strategy for promoting the production of the County's "fair share" of the regional housing need. A priority of both state and local governments, Government Code Section 65580 states the intent of creating housing elements:

*"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order."*

The following discusses the context for housing policy in Ventura County, the organization of the Housing Element, the element's relationship to other elements of the General Plan, and the public participation process employed in the preparation and adoption of the Housing Element.

Pursuant to State law, the Housing Element identifies goals, policies and programs that focus on the following priorities:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites to accommodate future housing needs for all income and special needs segments of the community;
- Assisting in the development of affordable housing;
- Removing governmental constraints to housing development; and,
- Promoting equal housing opportunities for all County residents.

### Format of the Housing Element

The County of Ventura Housing Element contains the following key components that together fulfill the State's housing element requirements:

- A community profile analysis that includes the County's demographic characteristics, the characteristics of the existing housing stock, household characteristics and socioeconomic characteristics.
- An analysis of those issues that could constrain the development and/or maintenance of housing, especially affordable housing. Constraints considered include government and non-governmental constraints.
- A discussion of resources available to address the County's identified housing needs.
- A housing plan for accommodating existing and projected housing needs through new construction, rehabilitation, preservation, and provision of assistance.

## Jurisdictional Geography References

Throughout the Housing Element, the following geographic terms will be used:

“Ventura County”: includes the cities as well as the unincorporated areas of the County of Ventura.

“County of Ventura” or “County”: includes only unincorporated areas of Ventura County. The Goals Policies and Programs only apply to the County.

## General Plan Consistency

The elements that comprise the County of Ventura’s General Plan are required by state law to be internally consistent. Together these elements provide the framework for the development of facilities, services and land uses necessary to address the needs of County residents. To ensure that these needs are addressed throughout the General Plan, the elements must be interrelated and interdependent. The Housing Element is most directly related to the Land Use Element, since it is the Land Use Element that designates the location and extent of residential development throughout the County through the year 2040.

As the elements of the General Plan are amended in the future, the County will review the Housing Element to ensure internal consistency to the General Plan. Amendments to these other elements in the future may warrant an amendment to the Housing Element or vice versa.

## Community Participation

As part of the Housing Element update process, the County implemented the State’s public participation requirements in Housing Element law, from Government Code section 65583(c)(9), that each jurisdiction shall make a diligent effort “to achieve participation of all economic segments of the community in the development of the housing element.” Due to public health stay-at home directives during the COVID-19 pandemic, planned in-person public workshop and stakeholder engagements were converted to virtual online workshops, virtual stakeholder meetings, and surveys. Details on each of these methods is summarized below.

County Planning staff also took proactive steps to provide language access to Spanish speakers throughout the public planning process. Some of the methods utilized to reach out to the Spanish speaking community included noticing hearings in the local Spanish newspaper, *Vida*, providing live Spanish interpretation during public outreach events, translating relevant documents to Spanish (e.g., PowerPoint presentations, Housing Element Fact Sheet, Housing Element survey, and the summaries of questions and answers from virtual public workshops). Additionally, in Fall 2020, staff reached out to the following six local organizations to alert them that Planning Division staff was available to attend meetings to present on the Housing Element update and to receive feedback from their members: Mixteco/Indigena Community Organizing Project (MICOP), Central Coast Alliance United for a Sustainable Economy (CAUSE), Cabrillo Economic Development Corporation (CEDC), House Farm Workers!, League of United Latin American Citizens (LULAC), and the Area Agency on Aging (AAA). These organizations represent and regularly conduct outreach to Spanish speaking and indigenous populations from Mexico and Central America.

Throughout the Housing Element update process, the County received public input through online channels, such as social media platforms and a public survey that was widely distributed. On February 9, 2021, the County Board of Supervisors held a public hearing on the Draft Housing Element, as detailed

below, to receive public comments and directed staff to submit the Draft Housing Element. A total of 13 public comment letters were received as part of this hearing item.

In response to the comments received, Planning staff made revisions to Program “D – Infrastructure Constraints” and Program “E – Farmworker Housing Study.” Additionally, significant edits to the Special Needs Population analysis for farmworkers in Chapter 2 were made. Finally, more detail was added to the infrastructure constraint analysis in Chapter 3.

Staff noted that one or more of the following themes were prevalent in the public comments received: (1) concerns were expressed that went beyond the scope of housing production; (2) some suggested that the programs and policies were already addressed through existing planning documents and reports on an ongoing basis; and, (3) action items were suggested that have been addressed outside the Housing Element through other County agencies, such as furthering the County’s legislative agenda at the State level. Comments that fell into these categories generally did not result in changes to the Draft Housing Element. A complete list of public comments can be found in Appendix C.

County staff anticipates the final draft Housing Element will be reviewed by the Planning Commission and Board of Supervisors in Fall 2021. Based on comments and direction received from the Planning Commission, Board of Supervisors and the public, directed revisions may be made prior to submittal of the Final Housing Element to HCD for their 90-day certification review.

### **Regional Consolidated Plan and Analysis of Impediments to Fair Housing Public Outreach (August - October 2019)**

The Ventura County Regional Five-Year Consolidated Plan (Regional Consolidated Plan) is a collaborative document developed between all 10 incorporated cities and unincorporated Ventura County. The County of Ventura was the lead agency in the development of this Regional Consolidated Plan adopted by the Board of Supervisors on May 5, 2020. An approved Regional Consolidated Plan is needed for the County to receive federal funding from sources such as the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and the HOME Investment Partnerships Program (HOME). To accept federal funding, the County is also required to submit a Regional Analysis of Impediments to Fair Housing Choice (AI) in conjunction with the Regional Consolidated Plan. The AI presents a demographic profile of Ventura County, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents.

As a part of the Regional Consolidated Plan and AI effort, the County Community Development Division staff conducted a public outreach campaign to gather resident and stakeholder feedback on housing and community development needs across the community. Over a period of three months, community engagement efforts included six community meetings, six stakeholder meetings, three focus groups, two surveys (one administered to residents and another to stakeholders), and a 30-day public review period. A summary of the outreach efforts from the public engagement can be found in the Regional Consolidated Plan which is available on the Community Development Division webpage: [www.ventura.org/county-executive-office/community-development/hud-plans-reports/](http://www.ventura.org/county-executive-office/community-development/hud-plans-reports/).

### **Accessory Dwelling Unit Survey (May-June 2020)**

On May 4, 2020, the Planning Division distributed approximately 350 letters by mail to survey property owners who had been issued a building permit for an accessory dwelling unit (ADU) in the past. The purpose of the survey was to gather rental information on the ADUs as well as to gather input on how to facilitate the process of ADU permitting in the future from those that have gone through the process. The survey garnered a total of 148 respondents (approximately a 42 percent response rate) a large percentage

of whom lived in the Ojai, Somis and Camarillo areas. A majority of the respondents lived in one or two-bedroom detached ADUs, paying rents which fell in the extremely low-income category of \$730/month and lower. Individual responses gathered through the ADU survey touched on the following themes:

- Improving the permit and development process (such as streamlining the permitting process and fees, remove regulatory barriers, etc.);
- Lack of knowledge about the County's free building plans for ADUs;
- Most ADUs are being used as rental units or as housing for family members;
- It was suggested the County should subsidize the development of ADUs when they are used for affordable housing;
- ADUs are often utilized for housing farmworkers and are crucial for that purpose;
- The CC&Rs for some housing developments do not allow ADUs to be rented to persons other than the immediate family, which is prohibited by Civil Code section 4751;
- Concerns about the impacts of ADUs on the residential neighborhood were expressed;
- The high expense related to installation of a separate utility meter for the ADUs was mentioned;
- ADUs serve as a source of supplemental income;
- ADUs are a good source of affordable housing; and,
- Lack of information on financing and insurance options for ADUs.

The input provided through the survey was used to shape the Housing Element policies and programs. A more detailed summary of the survey responses can be found in Appendix C.

### **Housing Element Virtual Workshop (August 2020)**

In response to the declared state and local emergencies due to the novel coronavirus, the first Housing Element public workshop was held virtually on Zoom. It was recorded and made available afterward on the [project webpage](#). The County held the virtual community meeting on August 26, 2020. Approximately 43 people registered to participate in the workshop. The staff PowerPoint slides were shown in English and Spanish on the Zoom platform to the audience during the presentation. The workshop was presented in English with live Spanish interpretation and a link was placed on the project webpage for future viewing. A virtual meeting flyer was distributed in both English and Spanish to announce the event. A summary list of the questions and answers provided during the workshop was posted on the project webpage in both English and Spanish for the public to view. These resources can be found in Appendix C.

### **Housing Element Survey (September – November 2020)**

In order to obtain a range of input from community members that reflected the broad economic and demographic spectrums of the county in the absence of in-person workshops, County staff disseminated a detailed housing needs survey to the public and community stakeholders to gain a deeper understanding of resident housing needs. The survey consisted of eight questions designed to better understand the housing needs and priorities for residents of the unincorporated area of Ventura County. The housing needs survey was advertised via the County website, the County Facebook page, and on the County's NextDoor platform. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 114 stakeholders, including public agency representatives, non-profit



organizations, real estate professionals, service providers, housing advocacy groups, and housing developers. This group of stakeholders was asked to post the survey on their social media platforms and to disseminate the survey in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers.

The survey garnered 88 responses, a third of the respondents lived in the unincorporated area. Over half the overall number of respondents were over the age of 55. Seventy percent of respondents owned their own home, citing affordability, low crime rates, a feeling of safety, and proximity to parks and open space as the most common reasons for choosing the location of their residence. Of the 88 responses received, 40 individuals provided written comments. Common themes raised in the written comments included the following:

- The need for affordable housing options in all neighborhoods in the County– for low-income population, transitional youth, farmworkers, seniors, inclusionary housing, etc.;
- Ensure the County has adequate infrastructure (water supply, sewer, transit, roadway connections) to support the proposed housing;
- Reduce regulatory barriers and streamline the permitting process;
- Explore options for rehabilitation of blighted commercial properties into housing, or for the homeless population;
- Encourage a variety of housing types such as duplexes, mixed use/live work, higher density, tiny homes, etc.;
- Locate higher density and affordable housing options closer to transportation and around public open spaces such as parks and protected bike networks;
- Retain open spaces in residential neighborhoods;
- Ensure stability of low-income rental housing and Section 8 housing;
- Locate higher density housing near existing communities; and,
- Prioritize green building practices such as native landscaping in neighborhoods and wildlife-friendly planning.

The input provided through the survey was used to shape the Housing Element policies and programs. A complete list of the comments received, and a summary of the survey responses can be found in Appendix C.

## **Stakeholder Meetings**

### ***General Plan Housing Focus Group meeting – March 2018***

The Planning Division General Plan update team conducted a Housing Focus Group meeting that consisted of community stakeholders with an interest in housing and members of the public. The meetings discussed housing related topics, including the various impediments to the development of affordable housing. Additionally, the attendees completed a survey that asked each participant to prioritize a list of criteria to help inform future growth policies. A list of attendees, a summary of the focus group discussion, and survey results can be found in Appendix C.

### **Farmworker Housing Stakeholder Meeting – January 2020**

Planning Division staff conducted a stakeholder meeting which included representatives from the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government officials such as the Agricultural Commissioner's Office, and nonprofit housing developers. Staff presented the current County regulations for farmworker housing and discussed the changing trends in farming and farmworker households as well as the evolving housing needs for permanent, seasonal and temporary farmworkers. A complete list of meeting attendees can be found in Appendix C.

### **Draft Housing Element Virtual Q&A Session (January 2021)**

The draft Housing Element was made available to the public on January 20, 2021 and announced to the public through the stakeholder mailing list and on the project webpage. A virtual community meeting to answer questions on the draft document was conducted on January 27, 2021. The virtual meeting was conducted in English with simultaneous Spanish interpretation. The entire session was recorded and made available in both languages on the [Housing Element update webpage](#). Approximately 27 people registered to participate in the Q&A Session. A summary list of the questions and answers provided during the workshop were posted on the project webpage in both English and Spanish for the public to view. These resources can be found in Appendix C.

### **Board of Supervisors Hearing on Draft Housing Element (February 2021)**

On February 9, 2021, a Board of Supervisors hearing on the draft 2021-2029 Housing Element was held to receive comments from the public and from the Board of Supervisors. Notice of the Board hearing was made on the project website and distributed to the Housing Element stakeholder list using Mailchimp (approximately 114 contacts) with a two-page Housing Element Fact Sheet (published in English and Spanish). Additionally, the Board hearing notice was published in Spanish in *Vida* newspaper and in English in the *Ventura County Star*, *Ojai Valley News*, and the *Mountain Express*. The hearing itself was streamed live on the County's Facebook platform in English and in Spanish. Mixtec interpretation services were made available upon request on the Spanish Facebook platform. A total of 13 public comment letters were received on this agenda item.

County staff considered all public comments submitted on the Draft Housing Element and made revisions to the March 2021 version of the draft Housing Element before submitting the document to HCD for review. The Board letter, presentation, fact sheet, and public comments received can be found in Appendix C.

A follow up email was sent on April 21, 2021 to two community organizations that provided substantial feedback: House Farmworkers! and the Ventura County Coalition of Labor, Agriculture and Business (VC CoLAB). The intent was to answer questions, explain the revision process for the Housing Element, and collect any additional comments that members of the two organizations felt needed to be addressed in the Housing Element. A follow up meeting with House Farmworkers! was held on May 12, 2021.

## SECTION 5.1 COMMUNITY PROFILE

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element discusses the major components of housing need including the trends in County population, households, and employment base and the type of housing available. Since these changes have not occurred in a vacuum, the regional context is also presented.

### Sources of Information

Most of the demographic information provided throughout this chapter is based on the following sources: the 2010 Census, the 2014-2018 American Community Survey (2018 ACS), and HCD Pre-Certified Local Housing Data provided by SCAG.

The discussion that follows focuses on the unincorporated areas of the County, though in some cases, SCAG regional, countywide, and city demographics were included to provide both a context for existing housing needs and a regional overview.

### Demographic Characteristics

Population characteristics affect the type of housing needs in a community. Population growth, age composition, race/ethnicity, and employment trends help define the housing needs in a community.

### Population Trends

The population of Ventura County, including its ten cities, grew by 3 percent between 2010 and 2018 as represented in Table 5-1. During this eight-year period, the unincorporated area's population growth rate of 1.5 percent was lower than the Ventura County rate of 4 percent. SCAG projects that the unincorporated County's rate of growth will be 2.9 percent between 2016 and 2030, representing an increase of 2,815 persons who will need to be housed in the unincorporated County during that time.

TABLE 5-1 POPULATION GROWTH TRENDS: 2000-2018 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY					
Jurisdiction	2000 <sup>1</sup>	2010 <sup>1</sup>	Percent Change 2000-2010	2018 <sup>2</sup>	Percent Change 2010-2018
Camarillo	57,077	65,201	14.2%	67,543	3.6%
Fillmore	13,643	15,002	10.0%	15,598	4.0%
Moorpark	31,415	34,421	9.6%	36,274	5.4%
Ojai	7,862	7,461	-5.1%	7,555	1.3%
Oxnard	170,358	197,899	16.2%	207,568	4.9%
Port Hueneme	21,845	21,723	-0.6%	22,215	2.3%
Ventura	100,916	106,433	5.5%	110,234	3.6%
Santa Paula	28,598	29,321	2.5%	30,258	3.2%
Simi Valley	111,351	124,237	11.6%	126,199	1.6%
Thousand Oaks	117,005	126,683	8.3%	128,481	1.4%
<b>Unincorporated Areas</b>	<b>93,127</b>	<b>94,937</b>	<b>1.9%</b>	<b>96,187</b>	<b>1.3%</b>
<b>Ventura County</b>	<b>753,197</b>	<b>823,318</b>	<b>9.3%</b>	<b>848,112</b>	<b>3.0%</b>

Source: <sup>1</sup> US Census Bureau, Census 2000 and Census 2010 Demographic Profile Summary File

<sup>2</sup> American Community Survey 2014-2018 5-year data, Table S0101.

The majority of the Ventura County population resides within its ten incorporated cities. The population distribution within Ventura County is the result of a 1969 County-City agreement, called the Guidelines for Orderly Development, which directs urban-level development to incorporated cities in Ventura County. That agreement severely limits urban-level development and services within the unincorporated areas. Ventura County's land use regulations are consistent with the Guidelines for Orderly Development and 97 percent of the land is currently designated and planned for open space or agriculture by the General Plan. Agriculture is an important component of the Ventura County economy, and a substantial amount of land is subject to the State Land Conservation Act (LCA) contracts as shown in Figure 9-10 of the General Plan Background Report. Open space areas include the Los Padres National Forest, Santa Monica Mountains National Recreation Area, and private land trusts.

Most of the population within the unincorporated County resides in the southern section of Ventura County, as the northern section contains the Los Padres National Forest, which is largely uninhabited. Specifically, the unincorporated County's population resides within areas designated as Existing Community and Urban by the General Plan. The County's Existing Communities and Area Plans areas are diverse and include inland areas such as Lake Sherwood, Nyeland Acres, Camarillo Heights, Ojai Valley, Las Posas Estates, Santa Susanna Knolls, Saticoy, Ventu Park, and remote areas located in the Los Padres National Forest such as Lockwood Valley. Existing communities also include coastal areas such as Silverstrand, Faria Beach, and Hollywood Beach.

The Decennial Census identifies Census Designated Places (CDPs), which are areas with a concentration of population defined by the United States Census Bureau for statistical purposes. The 2010 Census identified 13 Census Designated Places in unincorporated Ventura County. Many of the CDP boundaries overlap with the Existing Communities and Urban General Plan land use, where most of the unincorporated population resides. Each CDP is listed below with their respective population and represent more densely populated areas with a community identity. Though the general location of these CDPs is accurate, the precise Census geography of these areas does not exactly align with the County's

designated boundary areas. Thus, population numbers may be slightly higher or lower than anticipated. Nonetheless, a little over half of the unincorporated County's population resides in CDPs as shown in Table 5-2 below.

TABLE 5-2 CENSUS DESIGNATED PLACE POPULATION: 2010 - 2018		
Census Designated Place	Population 2010 <sup>1</sup>	Population 2018 <sup>2</sup>
Bell Canyon	2,049	2,391
Casa Conejo (Newbury Park Area)	3,249	3,366
Channel Islands Beach	3,103	2,864
El Rio	7,198	6,505
Lake Sherwood	1,527	1,835
Meiners Oaks (Ojai Valley Area)	3,571	3,508
Mira Monte (Ojai Valley Area)	6,854	6,912
Oakview (Ojai Valley Area)	4,066	4,720
Oak Park	13,811	13,730
Piru	2,063	2,019
Santa Rosa Valley	3,334	3,180
Santa Susana	1,037	1,050
Saticoy	1,027	1,201
<b>TOTAL</b>	<b>52,889</b>	<b>53,281</b>

Source: <sup>1</sup> US Census Bureau, 2010 Census. SF1DP1

<sup>2</sup>American Community Survey (ACS) 2014-2018 5-year data. S0101

## Age Characteristics

The age distribution of a community is an important factor affecting future housing needs. Traditionally, the younger adult and senior population prefers low- to moderate-cost, smaller units. Persons between 35 to 54 years of age usually reside in large, more expensive units since they typically earn higher incomes and have larger households.

While total population for Ventura County increased 3 percent between 2010 and 2018, according to Table 5-3 below, proportion of the population under 18 years of age decreased by 5.8 percent (12,316 persons). The age group with the greatest increase was the "65 years and over" population, which increased from 11.7 percent of the population to 14.6 percent. The biggest shift in the unincorporated County was also the population of residents 65 years and over, which increased by 35 percent (4,162 persons) between 2010 and 2018.



TABLE 5-3 AGE DISTRIBUTION: 2010-2018 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY						
	Ventura County		Incorporated Cities		Unincorporated County	
Age Distribution 2018 <sup>1</sup>	Population	% of total	Population	% of total	Population	% of total
Total Population	848,112		751,925		96,187	
Under 18 years	199,599	23.5%	179,039	23.8%	20,560	21.4%
18 to 24 years	81,828	9.6%	71,378	9.5%	10,450	10.9%
25 to 64 years	443,250	52.3%	394,096	52.4%	49,154	51.1%
65 years and over	123,435	14.6%	107,412	14.3%	16,023	16.7%
Age Distribution 2010 <sup>2</sup>	Population	% of total	Population	% of total	Population	% of total
Total Population	823,318		723,381		94,937	
Under 18 years	211,915	25.7%	189,179	26.0%	22,736	23.9%
18 to 24 years	81,371	9.9%	71,673	9.8%	9,698	10.2%
25 to 64 years	433,723	52.7%	383,081	52.6%	50,642	53.3%
65 years and over	96,309	11.7%	84,448	11.6%	11,861	12.5%

Source: <sup>1</sup>American Community Survey (ACS) 2014-2018 5-year data. S0101

<sup>2</sup>US Census Bureau, 2010 Census. SF1DP1

## Race and Ethnicity

Table 5-4 shows some changes in the racial makeup of residents in the County between 2010 and 2018. The number of Hispanic or Latino residents increased by 17 percent (56,734 persons). Amongst the Non-Hispanic or Latino population, the Asian population had the greatest increase at 11 percent (6,143 persons) and the White population decreased by 3.1 percent (12,567 persons). The unincorporated County followed a similar growth trend as the overall County.

**TABLE 5-4  
POPULATION BY RACE AND ETHNICITY: 2010-2018  
VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY**

	<b>Ventura County</b>		<b>Incorporated Cities</b>		<b>Unincorporated Areas</b>	
<b>2018<sup>1</sup></b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>
<b>Total Population</b>	<b>848,112</b>		<b>751,925</b>		<b>96,187</b>	
Hispanic or Latino (of any race)	360,017	42.4%	329,513	43.8%	30,504	31.7%
Non-Hispanic or Latino:	488,095	57.6%	422,412	56.2%	65,683	68.3%
White	388,301	45.8%	333,333	44.3%	54,968	57.1%
Black or African American	13,677	1.6%	12,326	1.6%	1,351	1.4%
American Indian and Alaska Native	2,299	0.3%	1,723	0.2%	576	0.6%
Asian	60,242	7.1%	54,912	7.3%	5,330	5.5%
Native Hawaiian or other Pacific Islander	1,406	0.2%	1,292	0.2%	114	0.1%
Some other Race	1,016	0.1%	897	0.1%	119	0.1%
Two or more Races	21,154	2.5%	17,929	2.4%	3,225	3.4%
<b>2010<sup>2</sup></b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>
<b>Total Population</b>	<b>823,318</b>		<b>723,381</b>		<b>94,937</b>	
Hispanic or Latino (of any race)	331,567	40.3%	302,685	41.6%	28,882	30.4%
Non-Hispanic or Latino:	491,751	59.7%	425,696	58.4%	66,055	69.6%
White	400,868	48.7%	342,125	47.0%	58,743	61.9%
Black or African American	13,082	1.6%	12,096	1.7%	986	1.0%
American Indian and Alaska Native	2,389	0.3%	2,052	0.3%	337	0.4%
Asian	54,099	6.6%	50,342	6.9%	3,757	4.0%
Native Hawaiian or other Pacific Islander	1,353	0.2%	1,248	0.2%	105	0.1%
Some other Race	1,371	0.2%	1,253	0.2%	118	0.1%
Two or more Races	18,589	2.3%	16,580	2.3%	2,009	2.1%

Source: <sup>1</sup>American Community Survey (ACS) 2014-2018 5-year data. DP05

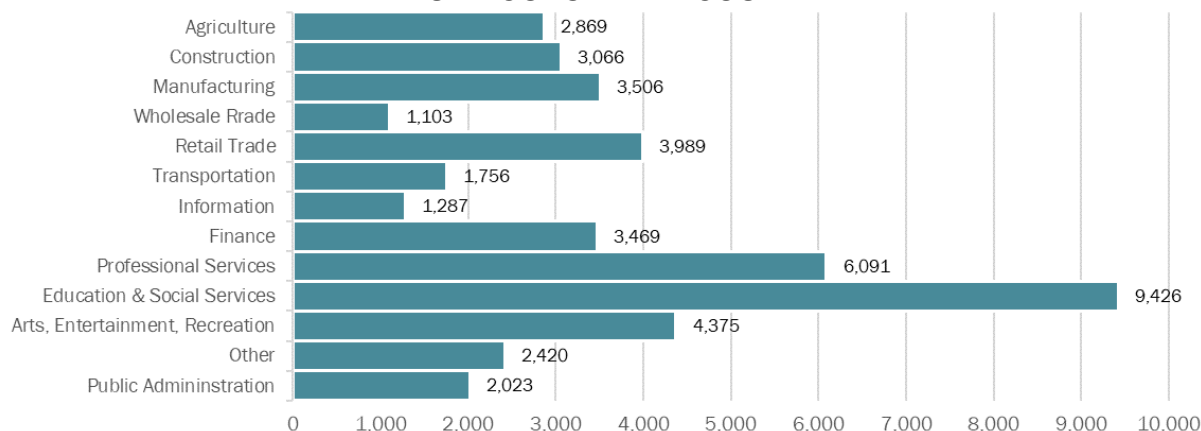
<sup>2</sup>US Census Bureau, 2010 Census. SF1DP1

## Educational Attainment/Employment Trends

An individual's level of education or training is closely related to their ability to earn a living. Those with advanced degrees and skilled trade certificates tend to earn higher than average salaries. The Unincorporated County has 45,380 workers living within its borders who work across 13 major industrial sectors. Figure 5-1, below, provides detailed employment information. The most prevalent industry is

“Education and Social Services” with 9,426 employees (20.8% of total) and the second most prevalent industry is “Professional Services” with 6,091 employees (13.4% of total).

**FIGURE 5-1  
2018 EMPLOYMENT BY INDUSTRY  
UNINCORPORATED COUNTY**

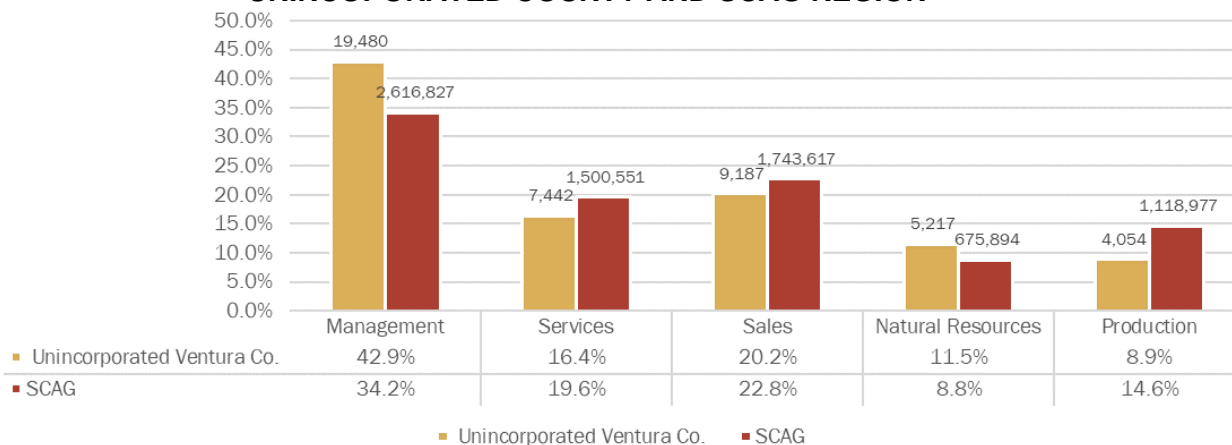


Source: American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

In addition to understanding the industries in which the residents of the unincorporated areas of the County work, it is also possible to analyze the types of jobs they hold. .

Figure 5-2 below shows that the most prevalent occupational category in the County is “Management”, in which 19,480 (42.9% of total) employees work. The second-most prevalent type of work is in “Sales”, which employs 9,187 (20.2% of total) residents in the County.

**FIGURE 5-2  
2018 EMPLOYMENT BY OCCUPATION  
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

Table 5-5 presents the mean annual wage by occupation in 2019 for Ventura County. The average salary for Ventura County in 2019 was \$55,628.<sup>1</sup>

TABLE 5-5 2019 MEAN WAGES BY OCCUPATION UNINCORPORATED COUNTY	
Occupation	Mean Annual Wage
Optometrist	\$119,556
Registered Nurse	\$94,090
Fire Fighter	\$92,878
Physical Therapist	\$90,478
Accountant	\$88,268
Computer Programmer	\$86,653
Administrative Assistant	\$72,816
Chiropractor	\$72,114
Elementary School Teacher	\$68,858
Electrician	\$62,874
Carpenters	\$62,000
Social Worker	\$58,104
Graphic Designer	\$53,190
Construction laborers	\$47,304
Janitor	\$40,602
Child Care Worker	\$31,737

Source: California Employment Development Department (EDD),  
Occupational Employment Statistics Survey Results (2019)

## Household Trends

A household is defined as all persons occupying a housing unit. Families are a subset of households. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates. Household characteristics play an important role in defining community needs. Household type, income, and tenure can help to identify special needs population as well as other factors that affect the housing needs of a community.

## Household Growth

As shown in Table 5-6, Ventura County saw a 1.61 percent increase in households from 2010-2018, whereas, the unincorporated County had a 0.29 percent decline in household growth. As mentioned before, increases in certain racial/ethnic groups may be accompanied by an increase in the average household size. Between 2010 and 2018, the unincorporated County's average household size more or less stayed the same.

<sup>1</sup> 2019 California EDD Occupational Employment Statistics

TABLE 5-6 HOUSEHOLD DEMOGRAPHICS 2010-2018 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY						
	Ventura County		Incorporated Cities		Unincorporated Areas	
2018 <sup>1</sup>		% Change 2010-2018		% Change 2010-2018		% Change 2010-2018
Total Population	848,112	3.01%	751,925	3.95%	96,187	1.32%
Dwelling Units	287,498	2.06%	252,164	2.21%	35,334	1.00%
Households	271,226	1.61%	239,388	1.87%	31,838	-0.29%
Average Household Size	3.13	1.30%	3.14	1.91%	3.02	1.66%
2010 <sup>2</sup>						
Total Population	823,318		723,381		94,937	
Dwelling Units	281,695		246,712		34,983	
Households	266,920		234,990		31,930	
Average Household Size	3.08		3.08		2.97	

Source: <sup>1</sup>American Community Survey (ACS) 2014-2018 5-year data. S2501

<sup>2</sup>US Census Bureau, 2010 Census. SF1DP1

## Household Income

Household income is an important consideration when evaluating housing and community development because a lower income typically constrains a household's ability to secure adequate housing or services. While housing choices, such as tenure (owning versus renting) and location of residences are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

For purposes of determining housing assistance, the California Department of Housing and Community Development (HCD) has established the following income groups based on the Area Median Income (AMI) of a Metropolitan Statistical Area (MSA). These thresholds were applied to the 2020 Ventura County median family income for a four-person household in Table 5-7 below:

TABLE 5-7 2020 AFFORDABILITY CATEGORIES VENTURA COUNTY	
Income Category	Annual Household Income
Upper (>120% of AMI)	< \$117,350
Moderate (80-120% of AMI)	\$90,350 - \$117,349
Low (50-80% of AMI)	\$56,450 - \$90,349
Very Low (30-50% of AMI)	\$33,850 - \$56,449
Extremely Low (<30% of AMI)	> \$33,850

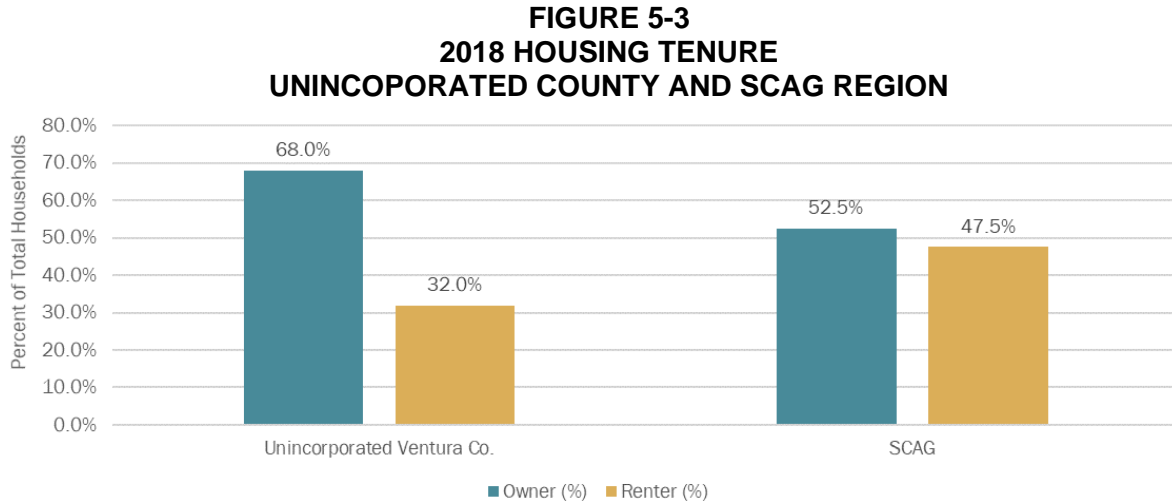
Note: Affordability categories are based on a 2020 Median Family Income (four-person household) of \$97,800.

Source: California Department of Housing and Community Development State Income Limits (2019)



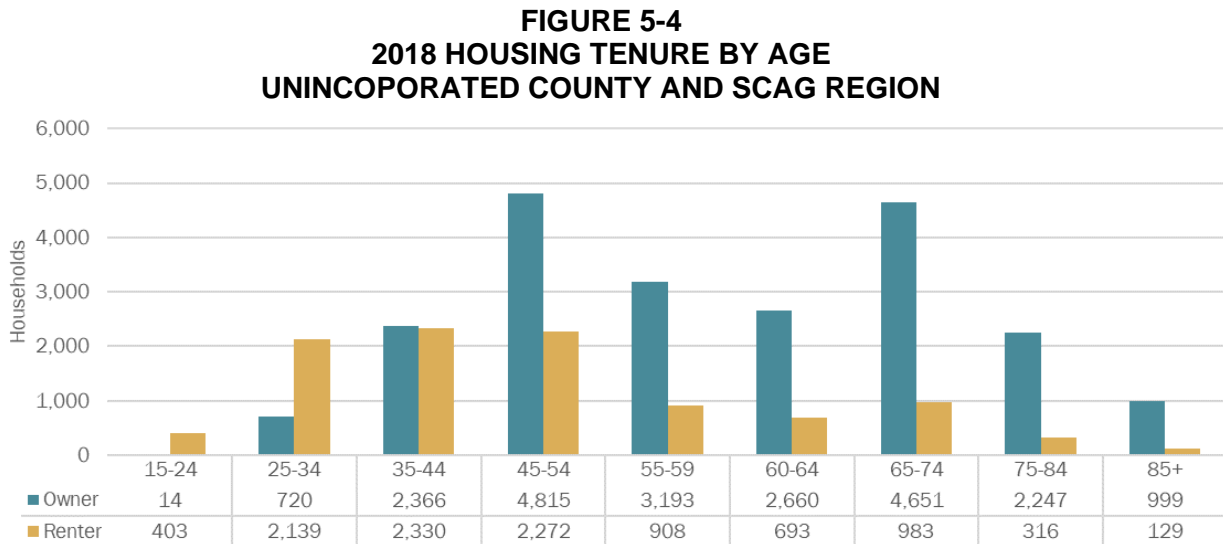
## Household Tenure

Housing security can depend heavily on housing tenure (i.e. whether homes are owned or rented). The unincorporated County housing stock consists of 31,838 total units, 21,665 of which are owner-occupied and 10,173 of which are renter-occupied. The share of renters in the unincorporated County is lower than the SCAG region overall as shown in Figure 5-3 below.



Source: American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. Figure 5-4 below, shows that in the unincorporated areas of the county, the age group where renters outnumber owners the most is 15-24 (by 93.3%). The age group where owners outnumber renters the most is 85 and over (by 77.1%).



Source: American Community Survey 2014-2018 5-year estimates.

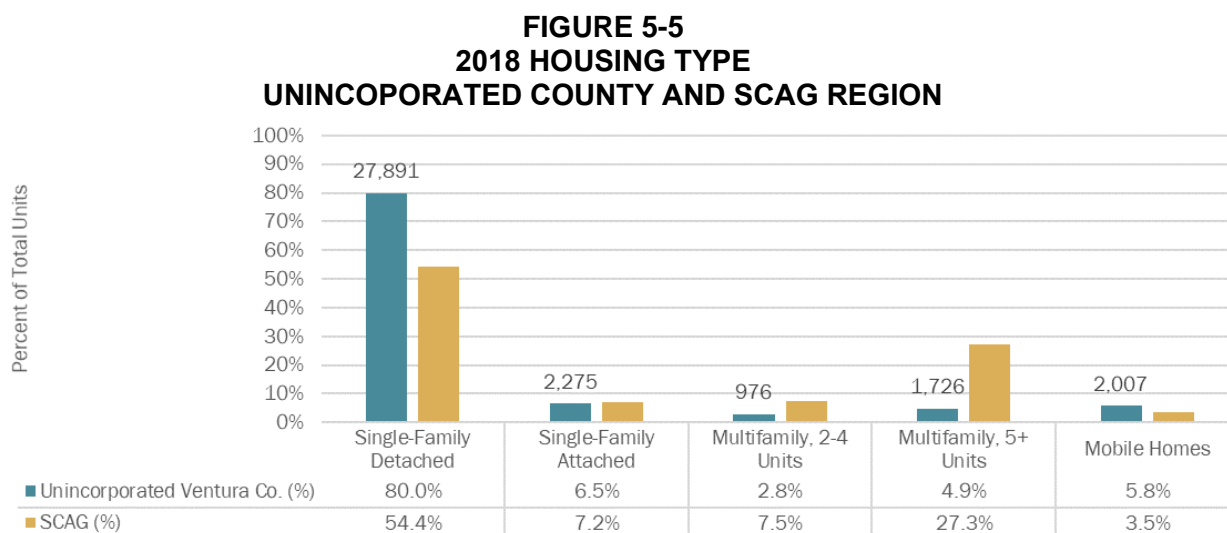
## Housing Stock Characteristics

The Census defines a housing unit as any of the following: a house (includes mobilehome and trailers), an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. The characteristics of the housing stock including growth, type, age and condition, tenure, vacancy, costs, and affordability are important in determining the housing needs for the community. This section details housing characteristics and trends that affect housing needs in the County.

## Household Unit Types

The housing mix within the unincorporated County reflects its rural character and land use patterns. As explained previously, about 97 percent of the land within the unincorporated County is planned for agriculture and open space. The housing mix in rural areas is dominated by detached, single-family dwelling units, which comprised approximately 80 percent of all units. Very low-income households would typically rely on manufactured homes, mobilehomes, accessory dwelling units, and farmworker dwelling units. The housing mix within the unincorporated area also reflects the fact that very little land has municipal water or sewer service, which is a necessary component for the development of multi-family housing.

Table 5-5 below provides detailed information on the housing stock in unincorporated County, which has a total of 34,875 housing units. The most prevalent housing type in the county is single-family detached with 27,891 units. The share of all single-family units in unincorporated County is 86.5 percent, which is higher than the 61.7 percent share in the SCAG region. Of the total housing units in unincorporated County there are 31,953 occupied units, which equates to an 8.4 percent total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2,851.



Source: CA DOF E-5 Population and Housing Unit Estimates

## Housing Age and Conditions

The age and condition of the County's housing stock is an important indicator of potential rehabilitation needs. Housing that is over 50 years of age is more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Table 5-8 depicts the statistics on the age of the housing units in the County.

**TABLE 5-8  
YEAR STRUCTURE BUILT: BEFORE 1939 TO 2017  
VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY**

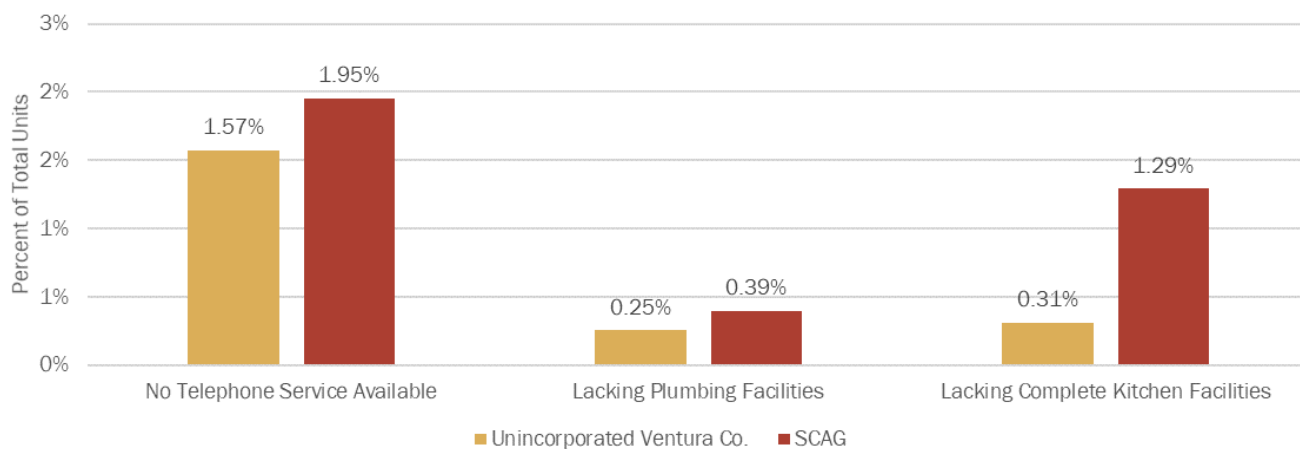
<b>Jurisdiction</b>	<b>Before 1939</b>	<b>1940-1949</b>	<b>1950-1959</b>	<b>1960-1969</b>	<b>1970-1979</b>	<b>1980-1989</b>	<b>1990-1999</b>	<b>2000-2009</b>	<b>2010 to 2013</b>	<b>Built 2014 or later</b>	<b>Total</b>
Camarillo	165	178	1,032	4,025	7,643	5,026	3,573	3,464	212	217	25,535
Fillmore	533	293	602	555	1,071	458	469	482	31	64	4,558
Moorpark	98	173	622	332	1,300	5,441	1,542	1,833	61	201	11,603
Ojai	355	347	779	622	531	491	111	99	5	0	3,340
Oxnard	997	1,997	7,417	10,748	12,495	6,416	5,672	7,095	1,411	219	54,467
Port Hueneme	96	269	1,118	1,575	2,408	1,547	310	316	161	3	7,803
Santa Paula	1,195	704	1,495	1,959	1,528	1,148	555	490	101	24	9,199
Simi Valley	309	247	1,603	11,880	8,728	9,321	5,319	5,469	301	37	43,214
Thousand Oaks	228	383	1,653	9,554	15,794	9,138	5,572	5,125	432	51	47,930
San Buenaventura	3,275	1,839	6,576	9,650	8,622	5,674	3,460	3,457	428	165	43,146
<b>Unincorporated</b>	<b>2,351</b>	<b>1,993</b>	<b>5,036</b>	<b>6,095</b>	<b>6,052</b>	<b>6,273</b>	<b>4,056</b>	<b>2,994</b>	<b>204</b>	<b>148</b>	<b>35,202</b>
<b>Percent of the Unincorporated County housing stock</b>	<b>6.7%</b>	<b>5.7%</b>	<b>14.3%</b>	<b>17.3%</b>	<b>17.2%</b>	<b>17.8%</b>	<b>11.5%</b>	<b>8.5%</b>	<b>0.6%</b>	<b>0.4%</b>	<b>100%</b>
<b>Countywide Total</b>	<b>9,602</b>	<b>8,423</b>	<b>27,933</b>	<b>56,995</b>	<b>66,172</b>	<b>50,933</b>	<b>30,639</b>	<b>30,824</b>	<b>3,347</b>	<b>1,129</b>	<b>285,997</b>
<b>Percent of the County housing stock</b>	<b>3.4%</b>	<b>2.9%</b>	<b>9.8%</b>	<b>19.9%</b>	<b>23.1%</b>	<b>17.8%</b>	<b>10.7%</b>	<b>10.8%</b>	<b>1.2%</b>	<b>0.4%</b>	<b>100%</b>

Source: American Community Survey (ACS) 2012-2017 5-year data. B25034

As summarized in Table 5-8, approximately 44 percent of the housing units in the unincorporated County were constructed prior to 1970 and may be in need of rehabilitation or replacement. Although age does not always correlate with substandard housing conditions, neighborhoods with a concentration of homes 50 years old (or more) are more likely than newer neighborhoods to experience housing problems stemming from deferred maintenance, inadequate landscaping, and outdated utilities. Examples of neighborhoods with dwellings over 50 years old in the unincorporated area include Meiners Oaks, Casitas Springs, North Ventura Avenue, Saticoy, East Santa Paula, Piru, Camarillo Heights, Home Acres, and the neighborhoods near Chatsworth at the Los Angeles County line.

As shown in Figure 5-6 below, the ACS included surveys about three factors of what may be considered substandard housing. In the unincorporated County, 500 units were identified to lack telephone services, 81 units lacked plumbing facilities and 99 units lacked complete kitchen facilities.

**FIGURE 5-6**  
**2018 SUBSTANDARD HOUSING**  
**UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

According to the County's Code Compliance Division, there were approximately 258 residential code violation cases between January 2014 and May 2021. These cases are generally spread throughout the unincorporated areas of the County. A majority of the cases (approximately 46 percent) were for illegal conversions of non-habitable space into habitable spaces or housing units that lacked potable water, and/or heat. Approximately 37 percent of the cases were associated with unpermitted construction activity and incorrect installation of electrical wiring, plumbing and/or appliance and the rest (approximately 17 percent) of the cases were for excessive open storage.

Although the County has a significantly older housing stock (approximately 14,475 units built before 1970), the number of substandard housing from the ACS survey (approximately 680 units) and number of residential code violation cases in the last eight years (258 violations) have been minimal. Based on the data, it is estimated that approximately 2.6 percent or 938 units of the County's housing stock may be in need of rehabilitation.

The goal of the County's Code Compliance Division is to work with residents, tenants, and the businesses of Ventura County to promote and maintain a safe and desirable living and working environment. The County's Code Compliance officers actively respond to calls from residents regarding zoning and building code potential violations, which upon investigation may result in citations including those that are determination of substandard housing. To assist property owners, the County proposes to work with nonprofit organizations, such as Habitat for Humanity, to help address housing rehabilitation and code compliance as described in Housing Element Program. Additionally, the County Resource Management Agency is proposing to report to the Board of Supervisors and the state on code violations and resolutions for substandard housing improvements bi-annually through Program V.

## Housing Costs and Affordability

Housing affordability is a major consideration in providing suitable housing and can lead to housing problems such as overpayment and overcrowding as detailed in the section below. The cost of housing itself is not a problem, unless households in the area cannot find adequately sized units at an affordable price. Affordability is defined as paying 30 percent or less of gross monthly household income on housing costs, based on both State and Federal standards. According to the department of Housing and Community Development's State Income Limits for 2020 the median income for a family of four in Ventura County was \$97,800. Based on the 30 percent threshold, the affordability thresholds for a family of four living in Ventura County is shown in Table 9.

TABLE 5-9 2020 INCOME AND HOUSING PAYMENT AFFORDABILITY FOR A FAMILY OF FOUR IN VENTURA COUNTY		
Income Category	Maximum Monthly Affordable Housing Payment	Maximum For-Sale Unit Cost
Above Moderate (>120% of Median)	Over \$2,934	Over \$852,275
Moderate (80-120% of Median)	\$2,259 to \$2,934	\$656,183 to \$852,275
Low (50-80% of Median)	\$1,411 to \$2,259	\$409,978 to \$656,183
Very Low (30-50% of Median)	\$846 to \$1,411	\$245,842 to \$409,978
Extremely Low (<30% of Median)	Up to \$846	Up to \$245,842

Source: Ventura County 2021 General Plan Annual Progress Report

## Rental Housing

According to Dyer Sheehan Group, in July 2019, the average rent for apartments in Ventura County was \$2,000, as shown in Table 10 below. The County has seen a 45 percent increase since 2009 when the average rent was \$1,382. The vast majority of cities and unincorporated areas throughout the County have seen year-to-year increases in average rents and the County as a whole is considered to be among the most expensive in the Nation.<sup>2</sup>

TABLE 5-10 2018 RENTAL PRICES VENTURA COUNTY	
Apartments	Average Rent
Studio	\$1,500
1 Bedroom	\$1,782
2 Bedrooms	\$2,131
3+ Bedrooms	\$2,559
Total Apartment Rent	\$2,000

Source: Dyer Sheehan Group, Inc. (2019)

<sup>2</sup> Rode, E. (2020, January 10). The past decade of Ventura County housing: low supply, tight rental market, rising prices. Ventura County Star. <https://eu.vcstar.com/story/news/2020/01/08/ventura-county-california-housing-market-predictions-2020/2758220001/>



## For-Sale housing

According to a housing report prepared by the Southern California Association of Governments, between 2010 and 2018, the median sale price of existing home in the unincorporated County increased 36.7 percent from \$563,00 to \$769,000.<sup>3</sup> At a median home price of \$769,000 and using an interest rate of 4.54 percent (2018 average as calculated by Freddie Mac), on a 30-year fixed rate mortgage with a 20 percent down payment, monthly mortgage payments for a median priced home would be approximately \$3,100.

## Housing Needs

Typical income-based housing needs include overpayment, overcrowding, and substandard housing. Lower and moderate-income households cope with the housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit.

## Cost Burden/Overpayment

Housing cost burden is defined as a housing cost that exceeds 30 percent of a household's gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household's gross income. Housing cost burden is particularly problematic for low- and moderate-income households in that it leaves little resources for a household to pay for other living expenses. The data in Table 5-11 shown below indicate the number of households in Unincorporated areas by their income relative to the surrounding area and their share of income spent on housing.

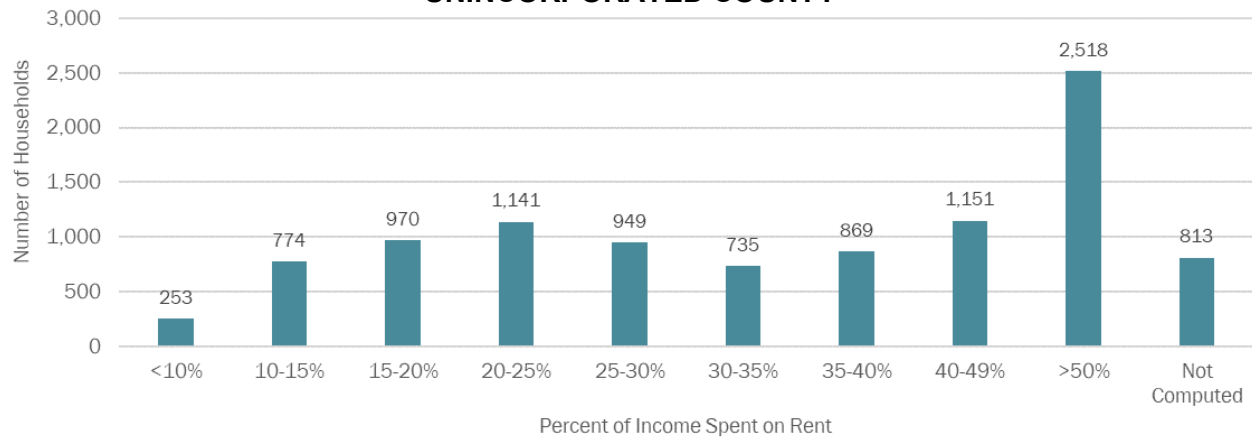
TABLE 5-11 NUMBER OF HOUSEHOLDS BY SHARE OF INCOME SPENT ON HOUSING COST IN 2016 UNINCORPORATED COUNTY			
Income	Less than 30%	30-50%	Greater than 50%
< 30% HAMFI	325	292	1,354
30-50% HAMFI	419	463	674
50-80% HAMFI	1,243	737	722
80-100% HAMFI	887	670	147
> 100% HAMFI	8,658	1,562	237
<b>Total Households</b>	<b>11,532</b>	<b>3,724</b>	<b>3,134</b>

Source: HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

As seen in Figure 5-7 below, across the unincorporated County's 10,173 renter households, 5,273 (51.8%) spend thirty percent or more of gross income on housing cost, compared to 55.3 percent in the SCAG region. Additionally, 2,518 renter households in unincorporated Ventura (24.8%) spend fifty percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

<sup>3</sup> Southern California Association of Governments. (2019, May). Profile of Unincorporated Ventura County. <https://scag.ca.gov/sites/main/files/file-attachments/unincareaventuracounty.pdf?1604709464>

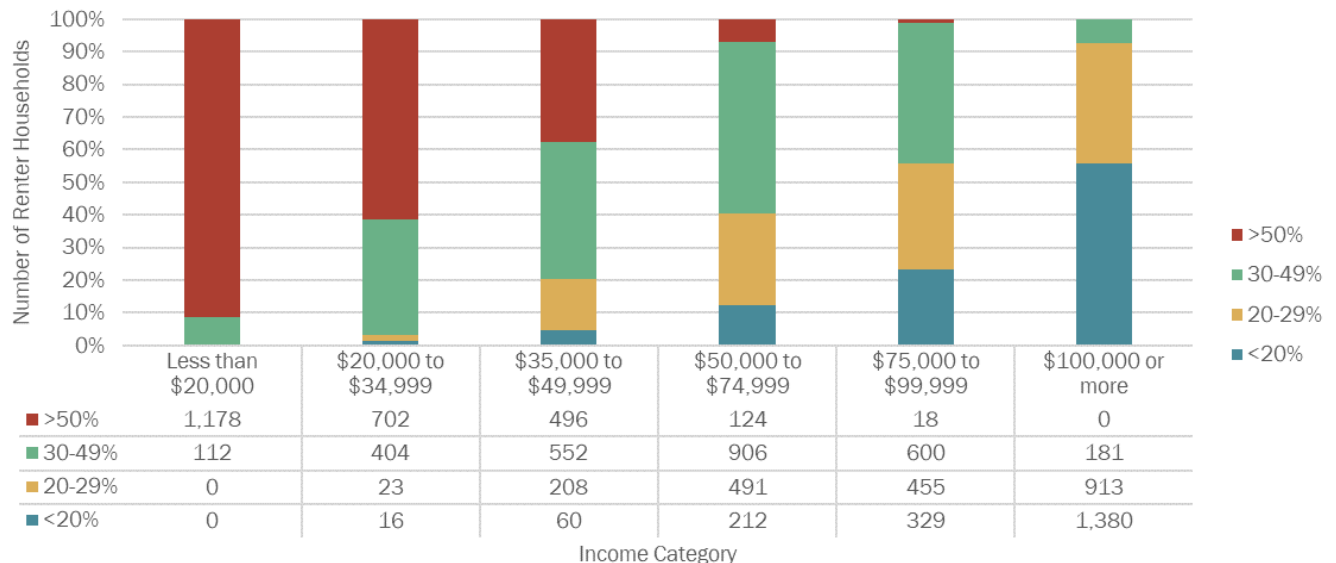
**FIGURE 5-7  
2018 SPENDING ON RENT  
UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates.

While the previous figure breaks down cost burden by area-relative income, the ACS also allows for the analysis of unincorporated Ventura county's 9,360 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of their income on housing (e.g. over 50%) while high-income households are more likely to spend under 20 percent of income on housing as seen in Figure 5-8.

**FIGURE 5-8  
2018 SPENDING ON RENT BY INCOME  
UNINCORPORATED COUNTY**

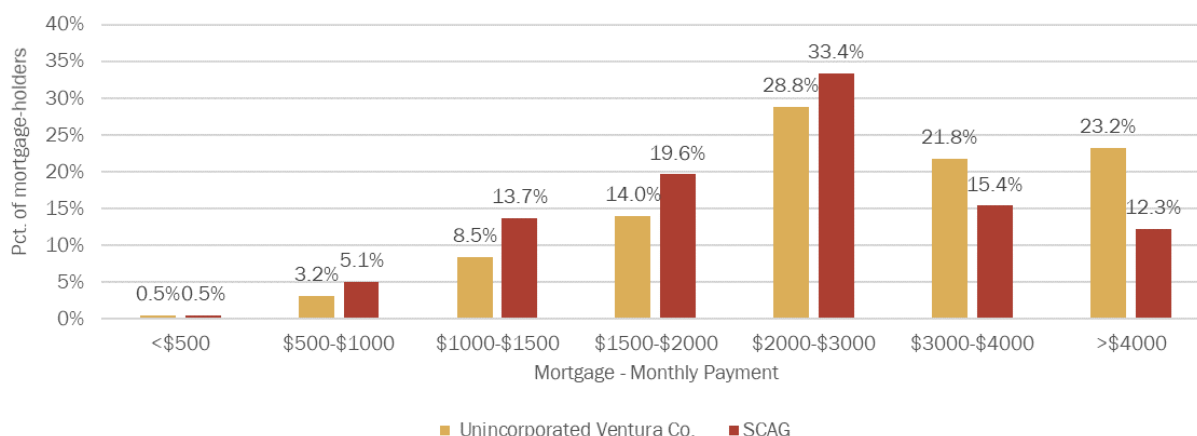


Source: American Community Survey 2014-2018 5-year estimates.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 68 percent of the unincorporated area and 52.5 percent of the SCAG region. The

most commonly occurring mortgage payment in unincorporated County is \$2,000-\$3,000 per month which is the same for the SCAG region as shown in Figure 5-9.

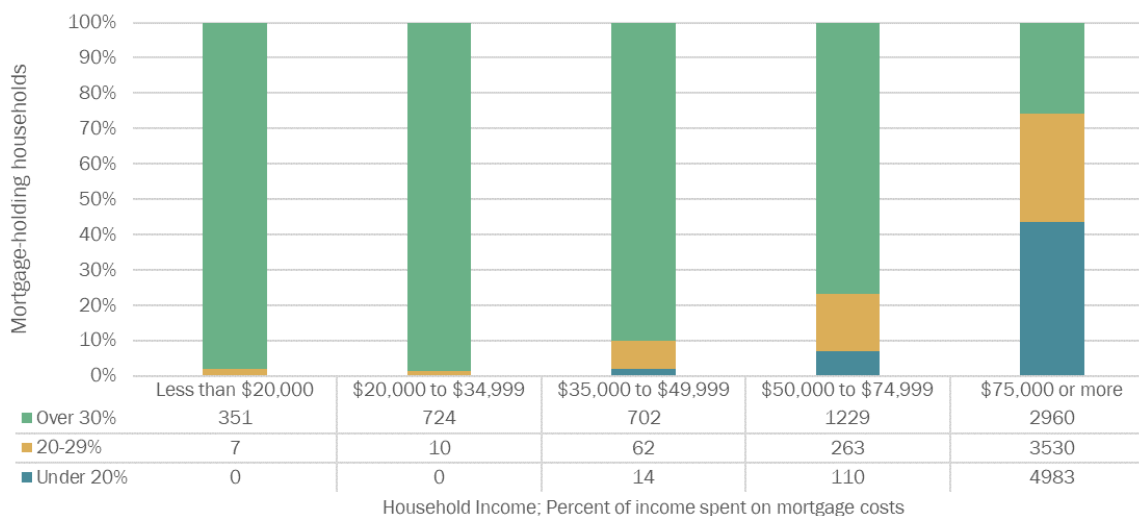
**FIGURE 5-9**  
**2018 MONTHLY OWNER COSTS FOR MORTGAGE HOLDERS**  
**UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

Mortgage holding households in unincorporated areas of the County can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst unincorporated County mortgage-holding households is \$75,000 or more (11,473 households) and the most prevalent share of income spent on mortgage costs is over 30 percent (5,966 households) as seen in Figure 5-10.

**FIGURE 5-10**  
**2018 COSTS FOR MORTGAGE HOLDERS BY INCOME**  
**UNINCORPORATED COUNTY**

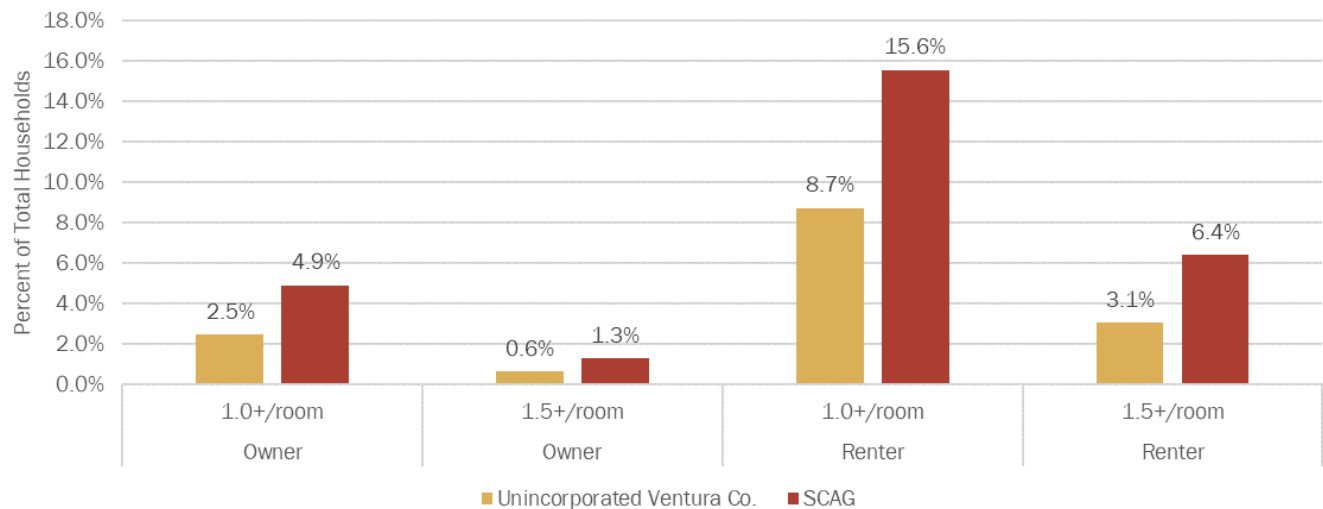


Source: American Community Survey 2014-2018 5-year estimates.

## Overcrowding

Overcrowding occurs when high housing costs lead households to double up or live in smaller units to meet other basic needs. It can also occur when there is a lack of adequately sized housing units for large households. As defined by the Census, overcrowding occurs when a household has more than one person per room (excluding bathroom, kitchen). Severe overcrowding occurs when there are more than 1.5 persons per room. As seen in Figure 5-11, in unincorporated areas of the County 535 owner-occupied and 887 renter-occupied households had more than 1 occupant per room, which meets the ACS definition for overcrowding. 140 owner-occupied households and 311 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

**FIGURE 5-11  
2018 CROWDING BY EXTENT AND TENURE  
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates

## Special Needs Populations

Demographic information on household characteristics helps define the changing needs of a community over time. Section 65583 of the Government Code specifically requires that the Housing Element include an analysis of special housing needs such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter. Special needs housing warrants additional consideration, because these households are more likely to have trouble obtaining decent, safe, and affordable housing due to their unique housing requirements. Drawing on the most current statistics, studies, and reports available, the discussion below evaluates existing housing needs for homeless individuals and families, mentally and physically disabled individuals, senior citizens, female single parent households, large families, and farmworkers.

## Housing Resources

The County of Ventura Human Services Agency hosts a webpage and provides brochures that lists of all available local government, non-profit organizations, faith-based organizations and community service groups within the County that provide housing or housing-related assistance to homeless, low-income and

special needs persons. The list of services can be found on their webpage: [www.ventura.org/human-services-agency/services-for-homeless-people/](http://www.ventura.org/human-services-agency/services-for-homeless-people/).

### Seniors

A senior citizen household is defined as one in which the head of household is 65 years in age or older. The special housing needs of seniors stem from several factors: their relatively low fixed incomes, high health care costs, and physical limitation. Being on a low, fixed income makes it difficult for many elderly to afford adequate housing or maintain their homes. This is further compounded by rising health care costs due to health problems that rise with older age. As persons age and face reduced physical mobility, accessibility improvements are often necessary to maintain safe and independent living.

TABLE 5-12 HEAD OF HOUSEHOLD BY AGE: 2010-2018 UNINCORPORATED COUNTY				
Householder Age	Total Households 2010	% of Total	Total Households 2018	% of Total
Up to 64 Years	24,630	77.1%	22,513	70.7%
<b>65 Years and Over</b>	<b>7,300</b>	<b>22.9%</b>	<b>9,325</b>	<b>29.3%</b>
Total	31,930		31,838	

Source: American Community Survey (ACS) 2014-2018 5-year data. B25007

According to the 2018 five-year ACS (see Table 5-12 above), approximately 9,325 households in the unincorporated County (29.3 percent of the total population) were headed by seniors. Of these senior-headed households, the vast majority (85 percent) owned their homes and just 15 percent rented their homes. The number of senior households in the unincorporated County has increased by approximately 28 percent (2,025 households) since 2010.

Disabilities greatly impacted the County's senior population. As shown in Figure 5-13 below, approximately 18 percent of the unincorporated County's senior population experienced an ambulatory disability which would make it difficult to do errands alone such as visiting a doctor's office or shopping due to a physical, mental or emotional condition, and 12.9 percent reported being unable to perform daily activities like bathing, dressing, and getting around inside the home.

Ideally, affordable housing for senior citizens should be located in urbanized areas, near public transportation and services such as doctors, hospitals, and grocery stores. Many senior citizens may require 24-hour care, which is commonly provided through residential group care facilities. For those who are aging but independent enough to remain at home, the potential to add an accessory dwelling unit can be a beneficial housing type because accessory dwelling units may be used for on-site caregivers or to accommodate senior citizen parents as they age.

Several businesses and non-profit organizations provide licensed care for seniors in the County, see Table 5-13. Licensed care that is available includes adult day care,<sup>4</sup> adult residential facilities,<sup>5</sup> and residential care for the elderly.<sup>6</sup>

TABLE 5-13 LICENSED ADULT CARE FACILITIES VENTURA COUNTY		
Type of Facility	Number of Facilities	Capacity
Adult Day Care	22	1,436
Adult Residential Facility	80	559
Residential Care for the Elderly	214	4,214
<b>Total</b>	<b>316</b>	<b>6,209</b>

Source: 2020-2024 Ventura County Regional Consolidated Plan, CDSS December 2019

In addition, many of the unincorporated County's mobilehome parks have long been an important resource for seniors seeking affordable, owned housing in walkable communities. Eight of the unincorporated County's mobilehome parks are marketed as senior mobilehome parks and must reserve at least 80 percent of their spaces for senior households, as codified in the County's Senior Mobilehome Park Overlay Zone. Some of these senior mobilehome parks are exclusively occupied by senior households, and a number of other mobilehome parks in the County, even if they are not designated as senior mobilehome parks, have a majority of their spaces occupied by senior households.

## Persons with Disabilities

The living arrangement of persons with disabilities depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with family. Independent living can be enhanced through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

Persons with disabilities have special needs. The most obvious is housing that is adapted to the specific needs of a disabled person. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family unit complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

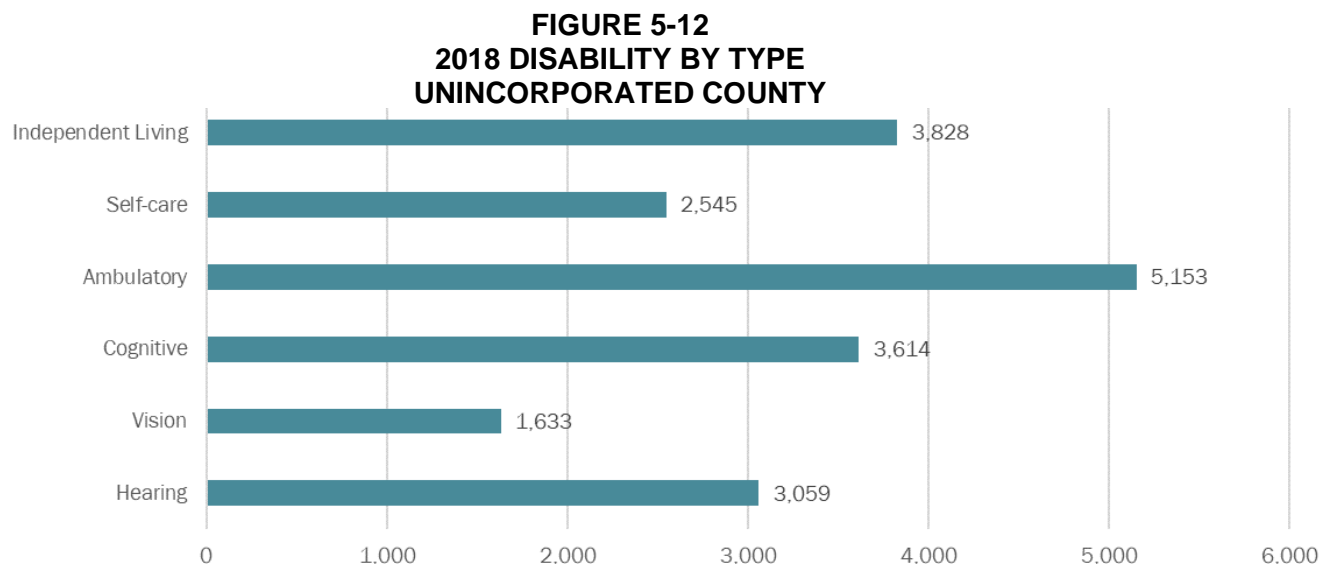
<sup>4</sup> Adult Day Care Facilities – Facilities of any capacity that provide programs for frail elderly and developmentally and/or mentally disabled adults in a day care setting.

<sup>5</sup> Adult Residential Facilities – Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

<sup>6</sup> Residential Care Facilities for the Elderly – Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

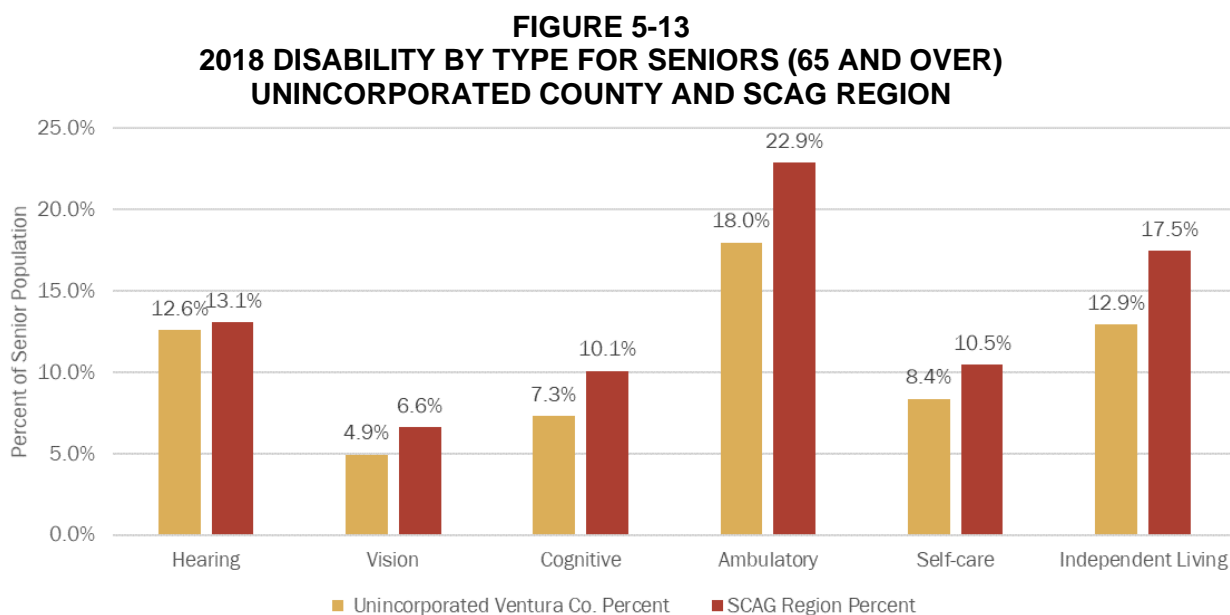


Figure 5-12 below provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.



Source: American Community Survey 2014-2018 5-year estimates.

In the unincorporated County, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 18 percent of the County's seniors (and 22.9% of seniors in the SCAG region) as shown in Figure 5-13.



Source: American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In unincorporated County, 38.3 percent of the population with a disability is employed, compared to 72.8 percent of the non-disabled population.<sup>7</sup>

### ***Persons with developmental disabilities***

As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.” This includes intellectual disability, cerebral palsy, epilepsy and autism.

Many people with developmental disabilities are able to independently live and work. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

According to the Tri-County Regional Center, who is charged by the State of California with the care of people with developmental disabilities, the center served 7,915 residents in 2018 with developmental disabilities in the Ventura County region, see Table 5-14 below.

TABLE 5-14 DEVELOPMENTAL DISABILITY BY TYPE VENTURA COUNTY		
Disability Type	Number	Percent
Autism	2,697	34.1%
Cerebral Palsy	581	7.34%
Epilepsy	598	7.56%
Intellectual Disability	3,586	45.3%
Other Diagnosis	453	5.72%
Total	7,915	100%

*Source: Tri County Regional Center (data received in February 2020)*

### **Large Households**

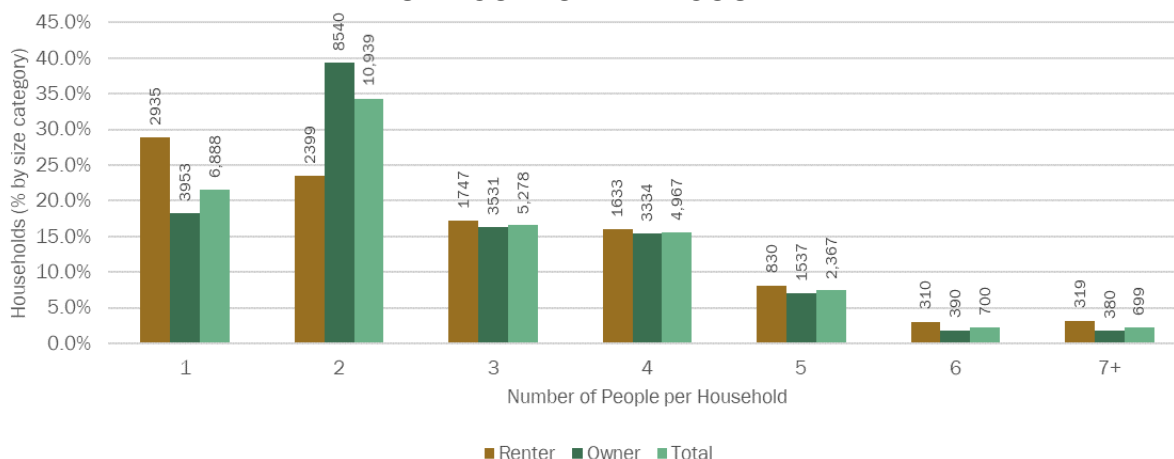
“Large Households” are defined as households with five or more members in the unit. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations.

Large households comprise a special needs group because of their need for larger units, which often commands higher prices that are not affordable to many large households. In order to save for other necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units, frequently resulting in overcrowding.

<sup>7</sup> Source: American Community Survey 2014-2018 5-year estimates.

According to the 2018 ACS, approximately 12 percent of the households in the unincorporated County are considered large households. Among the County's large households, 61 percent were homeowners and 39 percent were renters. Figure 5-14 below illustrates the range of household size in unincorporated county for owners, renters, and overall. The unincorporated County has a lower share of single-person households than the SCAG region overall (21.6% vs. 23.4%) and a lower share of 7+ persons households than the SCAG regional overall (2.2% vs. 0.1%).

**FIGURE 5-14**  
**2018 HOUSEHOLDS BY HOUSEHOLD SIZE**  
**UNINCORPORATED COUNTY**



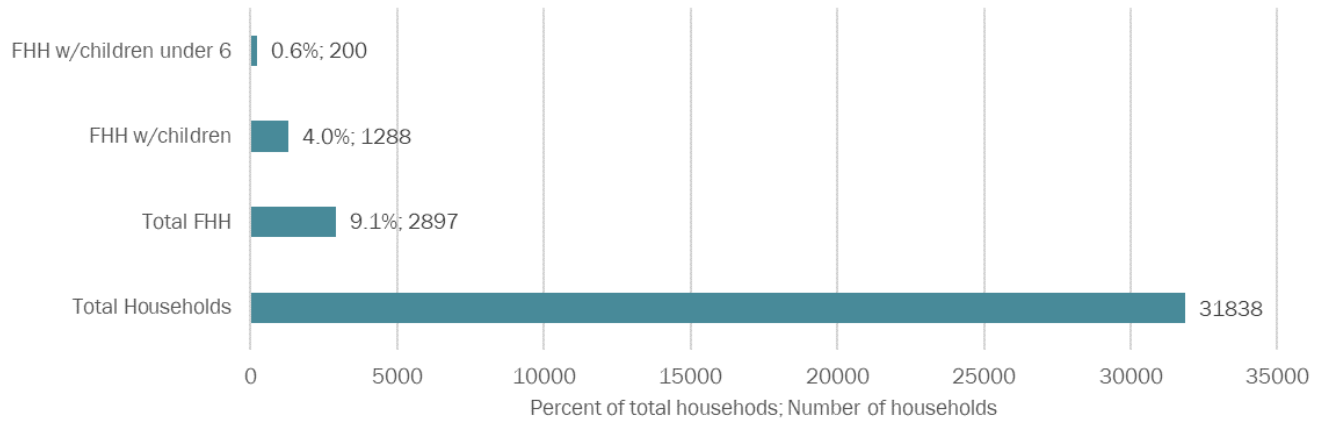
Source: American Community Survey 2014-2018 5-year estimates.

## Female-Headed Households

Female-headed households is another special needs group that requires special consideration and assistance. Due to generally lower incomes, single female-headed households often have more difficulties finding adequate affordable housing than do families with two adults. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special housing needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services and medical facilities.

Figure 5-15 shows that of the total unincorporated County's 31,838 households, 9.1 percent are female-headed (compared to 14.3% in the SCAG region), 4 percent are female-headed and with children (compared to 6.6% in the SCAG region), and 0.5 percent are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

**FIGURE 5-15**  
**2018 FEMALE-HEADED HOUSEHOLDS**  
**UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018, 5-year estimates.

## Farmworkers

The US Department of Agriculture has noted that although hired farmworkers make up less than one percent of all US wage and salary workers, they play an essential role in U.S. agriculture. Due to the generally low wages associated with labor related work such as field workers, packing house workers, and nursery workers; farmworker households can generally be classified as very low- or extremely low-income. This makes farmworkers and their families particularly vulnerable to living in overcrowded, substandard dwelling conditions along with inadequate bathroom, kitchen, and heating facilities. The agricultural nature of Ventura County shows comparable demographic characteristics as those listed by the Census. Farm laborers often have not had opportunities for higher education, are more likely to be of Hispanic or Mexican origin and are less likely to be US citizens than are workers in other occupations in agriculture.

### Farmworker Population

Official counts of farmworkers significantly underestimate the true numbers, with undocumented and poor residents most likely to be undercounted. Farmworkers are notoriously difficult to count due to their mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.<sup>8</sup>

Nonetheless, data from the 2018 American Community Survey (ACS) reports that there is a total of 18,319 farmworkers in Ventura County with 2,668 living in the unincorporated areas of the County. The ACS data is not a good representation of the farmworker population since the data combines persons employed in farming with persons employed in forestry, fishing, and hunting, and does not provide any distinction between high and low wage occupations. The ACS also excludes labor provided by farm labor contractors, which significantly underestimates the number of farmworkers. It is estimated that roughly

<sup>8</sup> The Agricultural Worker Health Study: Case Study No. 3 - Oxnard and Santa Clara Valley. Kurt Schroeder et. Al., California Institute for Rural Studies, January 2003.

one third of all California farmworkers are employed by farm labor contractors.<sup>9</sup> The 2017 U.S. Census of Agriculture, prepared by the Department of Agriculture, reported that there were 22,694 farmworkers in the County. Of the total, 10,529 (46%) worked 150 days or more, and 12,165 (54%) worked less than 150 days.

A Farm Labor study conducted by the University of California in Davis, estimates an even higher number of farmworkers in Ventura County.<sup>10</sup> The study utilized wage and tax data from the California Employment Development Department, and estimated that Ventura County employed approximately 36,500 farmworkers in 2012. Therefore, depending on the data source, the estimated number of farmworkers in Ventura County ranges from 18,000 to 36,500 persons. Based on information received from the Ventura County Agricultural Commissioner and the local House Farm Workers! Task Force, the higher end of the range is more accurate and should be used for estimating farmworker housing needs.

Additionally, the farmworker population in Ventura County is shifting. A significant portion of the farmworker population in Ventura County consist of indigenous migrants from Mexico that do not speak Spanish. The indigenous migrants come from the Mexican states of Oaxaca, Guerrero and Michoacan, including Mixtecs, Zapotecs, and Purepechas. These populations face unique challenges including language barriers, as they often only speak their native pre-Hispanic indigenous languages. They also have deep-rooted and unique cultural practices and beliefs that often create barriers and isolate them from other Latino populations.

### **Farm Labor Trends**

In order to understand the changing trends in farming and farmworker households and their housing needs, the County reached out to representatives in the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government such as the Agricultural Commissioner's Office, and nonprofit housing developers. Though these discussions did not result in a more accurate count of farmworkers, they did provide a more germane and local picture of farmworker households and their housing needs.

The discussions revealed that most farmworkers residing in Ventura county work either seasonally or year-round. Most farmworkers need housing which can accommodate families, such as single-family housing or multifamily apartment units. Additionally, there are two other types of farmworkers that have different housing needs:

- (1) Migrant individuals or families (defined as traveling to do farm work and unable to return to permanent residence on the same day). The numbers of migrant workers have declined in the past decade. Migrant workers still need permanent homes.
- (2) H-2A crews of workers. These are farmworkers who enter under a federal guest worker program for a limited number of months (no more than 10) before they return to their country of origin. H-2A visa workers require a sponsoring employer, who provides housing, meals and transportation to the job site. Anecdotally, it appears that the number of H-2A visa workers in Ventura county are increasing yearly due to a shortage of locally based farm labor available for seasonal work such as harvesting. According to the Mexican Consulate in Oxnard, there were 1,500 H-2A visas issued in

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<sup>9</sup> University of California Agricultural Personnel Management Program, <http://are.berkeley.edu/APMP/pubs/flc/farmlabor>, 2004-5.

<sup>10</sup> Hooker, B., P.L. Martin, and A. Wong. "California Farm Labor: Jobs and Workers." *ARE Update* 18(6): 5-8. University of California Giannini Foundation of Agricultural Economics.

2020. H-2A visa workers can share homes or apartments to be housed in bunkhouses, dormitories, or single occupancy rooms. Since very few bunkhouses exist, the employers of H-2A workers now compete with permanent farmworkers for scarce affordable homes and apartments.

Notwithstanding the difficulties associated with procuring a precise count of the farmworker population, the total number of farmworkers in Ventura County appears to have increased over the last two decades. This may be partly explained by changes in crop type and the related value of the specialty crops, which are more labor intensive. The Ventura County Agricultural Commissioner's 2019 Crop and Livestock Report estimated that the gross value of Ventura County's agricultural industry was approximately two billion dollars, making it one of the top 10 agricultural counties in the state. Over the last two decades, the cultivation of labor-intensive and high yield crops has increased. Ranked in order of financial yield, the report listed strawberries as the highest value crop in the County, followed by celery, lemons, raspberries, nursery stock, avocados, tomatoes, cut flowers, peppers, and hemp. Industrial hemp was reintroduced into Ventura County in 2018, replacing cabbage as the tenth leading crop.

### ***Types of Housing Needed for Farmworkers***

Like most families, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services. For this reason, the vast majority of farmworker households reside in conventional, lower-income housing located within the existing cities near the irrigated farmland (e.g., Oxnard, Santa Paula, Fillmore, and Ventura) and the existing unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Anecdotal information provided by sources close to the agricultural community indicates that many farmworker households reside in single family residences with multiple families sleeping in garages or detached accessory buildings. The global pandemic of 2020-21 made it clear that a safe and secure food supply requires a healthy trained and stable workforce, which is more attainable when essential workers have the ability to live in affordable, quality housing. The California Department of Public Health listed "transmission in overcrowded housing" as one of the top contributing factors to the high rate of COVID-19 virus infections in Ventura County <sup>11</sup>. Farmworker families sharing private rentals and farmworkers in the H-2A visa program living in dormitory style housing are likely to live in more overcrowded conditions.

In addition to the lower-income housing options available throughout the incorporated and unincorporated County, there are two housing types specifically for the farmworker population available in the unincorporated areas of the County.

- (1) Farmworker or Animal Caretaker dwelling units (one to four dwelling units) on existing farms or ranches.
- (2) Farmworker complexes, which generally fall within the following sub-categories:
  - Farmworker camps (five or more dwelling units) on existing farms or ranches and licensed by the State and exempt from local building inspection; or
  - Farmworker housing projects developed by non-profit corporations and subsidized with Federal, State and/or local funding.

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<sup>11</sup> Rode, Erin (2020, July 4). Overcrowded housing is contributing to coronavirus spread in Ventura County. Ventura County Star. <https://eu.vcstar.com/story/news/local/2020/07/03/overcrowded-housing-contributing-rise-county-s-covid-19-cases/3278476001/>



Since the housing types listed above are specifically for the farmworker population, the County's Zoning Ordinance requires that the property owner provide an annual verification to the Planning Director, demonstrating that the residents in the farmworker dwelling units or farmworker housing complexes meet the employment criteria established in the Zoning Ordinance. As of March 2020, the verification forms mailed to the property owners by the County included 97 farmworker/animal caretaker dwelling units which have zoning clearances, and an additional 206 units which were permitted through Conditional Use Permits. Of the 206 units with Conditional Use Permits, 165 units are located within two farmworker complexes (Valle Naranjal and Rancho Sespe).

HCD maintains a list of employee housing<sup>12</sup> and H-2A worker housing licensed by the State of California. Table 5-15 below lists the existing agricultural employee housing and H-2A worker housing in the unincorporated County in 2020 by the facility name and location, with the number of structures that can accommodate farmworkers and their families at the facility, as well as the total number of employees in these facilities.

Data from HCD's website indicates that 182 employees in the unincorporated County live in HCD-regulated agricultural employee housing structures, and 109 employees live in HCD-regulated H-2A worker housing. An additional 231 agricultural employees and 1,441 H-2A workers live in other housing located in cities. Most of the H-2A worker housing consists of converted hotels and motels located within the cities.

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<sup>12</sup> "Employee Housing" refers to housing enforced by HCD pursuant to *California Health and Safety Code, Section 17000-17062.5* (Employee Housing Act). Although the permittee is required to get permits based on the requirements of the local government, the actual housing is regulated by HCD.

TABLE 5-15 FARMWORKER HOUSING REGULATED BY HCD UNINCORPORATED COUNTY				
Facility Name	Facility Address	Property Owner	No. of Structures	No. of Employees
<b>Farmworker Housing Regulated by HCD</b>				
Pine/Foothill	802 Pine Road, Santa Paula	Limoneira	68	68
La Campana	2297 Sycamore, Fillmore	Limoneira	6	6
Orchard Farm	12404 W. Telegraph, Santa Paula	Limoneria	11	11
Newhall Ranch	4 ½ miles east of Piru, Hwy 126, Piru	Newhall Land and Farming Company	22	11
Plant Warehouse Inc.	5612 Donlon Road, Somis	Janice Pierce	2	2
Leavens Ranches	12681 Broadway Rd., Moorpark	Leavens Ranches	3	3
B-Camp	2512 Balboa St., Oxnard	Sursum Corda Properties	18	18
Rancho Medio Día	1989 Hondo Ranch Rd., Somis	Grether Farming Co Inc	5	5
Rose House	2600 N. Rose Ave, Oxnard	Elkhorn Packing Co. LLC	1	10
<b>TOTAL number of employees in State Licensed Employee Housing</b>				<b>182</b>
<b>H-2A Worker Housing</b>				
Almond Drive	3544 Almond Drive, Oxnard	Coastal Farm Labor Services, Inc.	10	50
Heavens Honey Inc.	777 Hopper Canyon, Fillmore	Heavens Honey Inc.	1	7
Magana Family Ranches	1041 Bardsdale Ave, Fillmore	Magana Labor Services, Inc.	1	7
Berry Land Management Company, LLC	3860 Etting Rd, Oxnard	Rancho Nuevo Harvesting	1	20
GH Land Holdings LLC	2292 E Hueneme Rd, Oxnard	Rancho Nuevo Harvesting	2	25
<b>TOTAL number of employees in State Licensed H-2A Worker Housing</b>				<b>109</b>

Source: The California Housing and Community Development Division of Codes and Standards, Housing Standards Program provided a current database of active employee housing facilities in Ventura County, pursuant to CA Health and Safety Code, Section 17000-17062.5 (2020).

In addition to the farmworkers residing in the State licensed housing options listed above, farmworker housing complexes such as Rancho Sespe and Valle Naranjal apartments were built in the unincorporated area of Piru, which lies in close proximity to agricultural areas. These apartment complexes are reserved for farmworkers and their families and contain a total of 165 two, three, and four-bedroom units.

The need for additional safe, clean, and affordable housing for farmworkers in Ventura County (cities, unincorporated County) is well documented. The 2002 County of Ventura Farmworker Housing Study concluded that, based on the trends in agricultural production anticipated by local growers and farming officials, a clear need exists for all types of farmworker housing. That is, housing for permanent farmworkers and seasonal migrant farmworkers, housing for large farmworker families, and housing tailored to single male day laborers.

### **Farmworker Resources**

In 2018, the County Building Division released a set of free template building plans for three sizes of farmworker dwelling units (700, 900, and 1,200 sq. ft.). The intent was to increase the supply of affordable farmworker housing. There was no charge for use of the architectural drawings and using them would reduce plan review times in the Building Department. Although County staff held public informational meetings touting the plans and received statewide publicity, further public outreach is recommended. One of the Housing Element programs includes more targeted outreach with bilingual (Spanish/English) materials on the County website. It could be helpful to interview stakeholders for insight into why so few farmers have taken advantage of the free plans.

In Fall 2018, the Ventura County Board of Supervisors approved the implementation of a new Farmworker Resource Program to build trust and relationships among the agricultural community and provide assistance to farmworkers in seeking prompt resolution to workplace issues and understand existing labor laws protecting them. The Farmworker Resource Program includes interpretation services in both Spanish and Mixtec.

There is significant collaboration among organizations interested in farmworker housing in Ventura County, including the following: House Farm Workers!, the Ventura County Farm Bureau, VC CoLAB, MICOP, CAUSE, Friends of Fieldworkers, the Vulnerable Populations Group, and others.

Affordable housing developers who are developing and operating farmworker and/or very low-income housing in the county include the Cabrillo Economic Development Corporation, Many Mansions, People's Self Help Housing, AMCAL, Housing Authority of Ventura County Area, and the Housing Authority of the City of San Buenaventura. These farmworker housing developments are typically designed around a community center that offers an array of programs and services. Residents enjoy English as a Second Language and citizenship classes, computer lab, music classes and events, tutoring, holiday celebrations, and crafts onsite. Despite the various financial resources available for farmworker housing as listed in Table 5-38, below, farmworker housing developed or operated with any federal funds requires tenants to be legal residents of the United States. This poses a significant barrier for some farmworkers to access housing since many farmworkers in California are undocumented. Eventually this may be resolved by federal immigration reform, but another solution involves committing local private and public funds to supplement State funding to develop and maintain farmworker housing.

### **Extremely Low-Income Households**

Extremely low-income households are defined as those households with incomes under 30 percent of the county median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. In Ventura County, a household of

four persons with an income of \$33,850 or less<sup>13</sup> in 2020 was considered an extremely low-income household. According to the CHAS 2012-2016 data, of the 18,630 households in the unincorporated County, 2,154 (11 percent) households were identified to be extremely low-income households. Of the households identified to be extremely low-income, 1,057 (49.1 percent) were property owners and 1,097 (50.9 percent) were renters.

## **Families and Persons in Need of Emergency Shelter**

Homelessness is caused by several social and economic factors, including a breakdown of traditional social relationships, unemployment shortage of low-income housing, cuts to public subsidies to the poor, and the deinstitutionalization of the mentally ill.

Collecting data on homeless on homelessness is an important component in the overall process of ending homelessness. Data on homeless individuals and families can increase public awareness, attract resources, help communities plan services and programs to address the needs of the population and to measure the progress of current local homelessness responses. One way the number of people who are homeless in the county is counted is through the annual Point in Time (PIT) homelessness survey, an unduplicated count of the people in a community who are experiencing homelessness, including both sheltered and unsheltered populations, on a single night.

Counts of homeless individuals and families can also be determined through data collected every day (throughout the year) by Ventura County Continuum of Care (CoC) participating service providers through the Homeless Management Information System, which serves as an entry point to all homeless shelters and services.

Counting the unsheltered homeless population can be more difficult than the sheltered population. The Ventura County CoC has worked to improve their survey collection in unsheltered homeless encampments countywide. In some areas, such as river bottoms, this population is difficult to access, making the population challenging to survey and engage in services.

The number of homeless individuals within the county has increased in recent years. While some of the increase in the recent 2020 PIT count (up 51 percent since 2017, see Table 5-16 below) may be attributed to increased survey collection within homeless encampments, the total population increase may also reflect an increase in people reporting first-time homeless (more than a 20 percent increase over the past two years). The increase in the homeless population is also an effect of natural disasters (wildfires) that occurred within the county in 2017, 2018, and 2019 which strained the local housing market, with more than 800 housing units destroyed countywide and hundreds more damaged. These disasters permanently and temporarily displaced households and created even lower vacancy rates and higher rental rates for available housing units.

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<sup>13</sup> 2020 HCD State Income Limits. (2020, January 8). *California Department of Housing and Community Development*. Retrieved from [www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml](http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml)

TABLE 5-16 NUMBER OF HOMELESS INDIVIDUALS (SHELTERED AND UNSHELTERED): 2015-2020 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY						
Jurisdiction	2015	2016	2017	2018	2019	2020
Camarillo	35	24	27	49	33	30
Fillmore	7	6	0	2	10	10
Moorpark	7	4	7	3	2	0
Ojai	40	29	19	31	47	49
Oxnard	603	584	461	335	548	567
Port Hueneme	22	7	18	19	30	19
Ventura	334	300	301	516	555	531
Santa Paula	20	56	35	44	106	95
Simi Valley	202	99	105	143	121	162
Thousand Oaks	83	104	102	80	103	152
<b>Unincorporated Areas</b>	<b>64</b>	<b>58</b>	<b>77</b>	<b>77</b>	<b>114</b>	<b>128</b>
Ventura County	1,417	1,271	1,152	1,299	1,669	1,743

Source: [Ventura County 2020 Homeless Count and Subpopulation Survey, April 2020](#)

Homelessness in California is a continuing and growing crisis. In 2018, Ventura County saw the first significant increase in the annual Point-In-Time Homeless Count and Survey. A 12.8 percent increase in homelessness countywide was found during this one-day survey with a nearly 24 percent increase in unsheltered homelessness. The unincorporated County saw a drastic 48 percent increase in homeless population from 2018 to 2019. Of the 114 persons counted in the unincorporated areas of the County in 2020, 56 persons were unsheltered. The other 58 individuals were either staying in a shelter (11) or in transitional housing (61). This significant increase in homelessness despite efforts to improve access and coordination of the homeless service system indicates the work of preventing and ending homelessness is more important than ever.

In 2016, the Ventura County CoC launched a coordinated entry system which is intended to connect individuals and families to services needed to move them out of a state of homelessness as quickly as possible. The CoC is partnering with community partners to link to the coordinated entry system for broader coverage and increased ease of access for people in need of services. Table 5-17 below, lists some of the shelters and transitional housing operating countywide.

**TABLE 5-17  
SPECIAL NEEDS HOUSING INVENTORY  
VENTURA COUNTY**

<b>Organization</b>	<b>Services Provided</b>	<b>Population Served</b>	<b>Number of Beds</b>
Turning Point - Safe Haven Shelter	Emergency Shelter	Individuals with mental illness	14
Turning Point – Veterans Transitional Housing	Transitional Housing	Homeless veterans	15
Turning Point – River Haven	Temporary shelter	n/a	20
<a href="#">Salvation Army</a>	Emergency Shelter	Single adults, homeless veterans	12
<a href="#">RAIN Transitional Living Center</a>	Transitional Housing	Homeless families and adults	65
<a href="#">Kingdom Center Women’s Shelter</a>	Emergency shelter and Transitional housing.	Single women and women with children	39
<a href="#">Rescue Mission Alliance/Lighthouse Women’s Shelter</a>	Emergency Shelter and Transitional Housing	Single women and women with children, single men.	93
<a href="#">The City Center</a>	Transitional Housing	Victims of domestic violence and their children	67
Tender Life Maternity Home	Transitional Housing	Pregnant women	12
Khepera House	Transitional Housing	Substance Abuse Treatment and Recovery	n/a
<a href="#">Coalition for Family Harmony and Interface Children and Family Services</a>	Emergency Shelter and Transitional Housing	Victims of domestic violence and their children	n/a
Seasonal Winter Shelters: West County, Ojai, Simi Valley, Santa Paula and Thousand Oaks	Emergency Shelter	n/a	211
ARCH Ventura	Permanent Year-Round Emergency Shelter	Homeless individuals and their pets	55

Source: Ventura County Regional Consolidated Plan, 2020-2024

## At-Risk Low-Income Housing Units

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. According to CHP, the unincorporated areas of the County does not have any multifamily rental projects financed by the government that are at risk of being converted to market-rate housing within the next 10 years.



A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of affordable housing developments. Not limited to organizations located solely in Ventura County, the qualified entities that HCD lists for Ventura County are as follows<sup>14</sup>:

- Innovative Housing Opportunities, Inc. (Irvine)
- Abbey Road Inc. (North Hills)
- ROEM Development Corporation (Santa Clara)
- Coalition for Economic Survival (Los Angeles)
- Many Mansions, Inc. (Thousand Oaks)
- Nexus for Affordable Housing (Orange)
- Housing Corporation of America (Laguna Beach)
- Long Beach Affordable Housing coalition, Inc. (Long Beach)
- Peoples’ Self-Help Housing Corp. (San Luis Obispo)
- A Community of Friends (Lafayette)
- Century Housing Corporation (Culver City)

### Coastal Building Activity

Government Code Section 65588(d)(1)(2)(3) and (4) requires that the Housing Element also evaluate housing activities in the Coastal Zone, if appropriate, and report on any federal, state, or local assisted housing projects eligible (at risk) to convert to market rate housing within 10 years.

A total of six new single-family dwelling units were constructed in the unincorporated Coastal Zone between December 1, 2012 and December 31, 2020. A total of eight single family units and a duplex were demolished and replaced during this same period. There was no net loss of units. No new development containing affordable units were approved nor constructed in the Coastal Zone. In addition, no demolitions of 10 or more units occurred in the coastal areas. The County actively implements the Mello Act during its development review process in the coastal zone for residential development. For example, since 2018, two applications were reviewed for Mello Act compliance but both applications were withdrawn. There are no units that are currently at risk to convert from low or moderate-income in the Coastal Zones.

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<sup>14</sup> California Department of Housing and Community Development. (2020, October). HCD’s Current List of Qualified Entities. <https://www.hcd.ca.gov/policy-research/docs/Qualified-Entities.xlsx>

## Fair Housing Assessment

California Assembly Bill 686, signed in 2018, requires each city or county to take deliberate actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to the different types of social, cultural, and economic barriers in our society. Housing elements must now include an assessment of fair housing practices, examine the relationship of available housing sites to areas of high opportunity, and include actions to affirmatively advance fair housing. The purpose of this analysis is to foster equitable communities by identifying and replacing segregated living patterns with integrated and balanced living patterns. Ensuring that sites for housing, particularly lower income units, are distributed with equitable access to opportunities rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to socio-economic settlement patterns and accessibility of various opportunities including jobs, transportation, good education, and health services.

This section serves as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10) in the County of Ventura. It examines existing conditions and demographic patterns — concentrated areas of poverty within the County, concentrated areas of low- and median- income housing, and concentrated areas of low and high opportunity — to identify how past discriminatory housing practices have affected fair housing practices, pursuant to the Fair Housing Act of 1968 (FHA), and housing choice for communities with protected characteristics. It is primarily focused on identifying community issues related to fair housing practices in the unincorporated areas of the County; however, countywide data and analysis has been included for contextual comparison.

As authorized by Government Code section, 65583 (c)(10)(B), the information in this section is from the U.S. Census American Community Survey (ACS) data between 2015-2019, the California Department of Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool, and the 2020 Ventura County Regional Analysis of Impediments to Fair Housing Choice (AI)<sup>15</sup>.

The U.S. Department of Housing and Urban Development (HUD) requires each jurisdiction that receives Community Development Block Grant, HOME Investments Partnership Program and Emergency Solutions Grant, to complete an analysis of impediments to fair housing choice at least once every five years, consistent with the Consolidated Plan cycle, as part of their obligations under the Community Development Act of 1974 and the Cranston-Gonzalez National Affordable Housing Act. The Ventura County AI is an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing throughout Ventura County. The analysis also provides solutions and measures that will be pursued to mitigate or remove identified impediments. The AI prepared in 2020 assessed the extent of housing needs among specific income groups and evaluated the availability of a range of housing choices for residents throughout Ventura County, including those living in cities and residents of the unincorporated areas of the County. The impediments identified in the AI and discussed below are also addressed in the analysis of government constraints in Chapter 3. Fair Housing Enforcement and Outreach

Pursuant to Title VIII of the Civil Rights Act of 1968 [42 U.S. Code Section 3601 et seq. (“The Fair Housing Act”)] and the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual’s “race,

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<sup>15</sup>The Cloudburst Group, 2020. Ventura County Analysis of Impediments to Fair Housing Choice. [https://vcportal.ventura.org/CEO/community-dev/docs/Regional\\_VenturaAI\\_2020.pdf](https://vcportal.ventura.org/CEO/community-dev/docs/Regional_VenturaAI_2020.pdf)

color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code.” The Fair Housing Acts protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. Fair housing complaints can be used as an indicator to identify consistent issues regarding fair housing and the characteristics of households experiencing discrimination in housing. Fair housing issues that may arise in any jurisdiction include but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability;
- Discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or purchasing a housing unit; and,
- Disproportionate impacts on housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

The County of Ventura and the cities within county contract with the Housing Rights Center of Los Angeles (HRC) a private, non-profit organization to assist each jurisdiction with fulfilling their fair housing obligations and to provide fair housing services. HRC’s mission is to actively support and promote fair housing through education, advocacy, dispute resolution and litigation to the end that all persons can secure the housing they desire and can afford, without regard to personal characteristics protected by law. Services offered through HRC include free landlord/tenant counseling, housing discrimination investigation, community outreach and education on fair housing laws. In addition, HRC enforces and performs investigations into housing discrimination by lenders and landlords throughout Ventura County.

The services provided by HRC are augmented by the State of California’s Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisements. DFEH dual-files fair housing cases with HUD’s Region IX Office of Fair Housing and Equal Opportunity (FHEO), as part of the Fair Housing Assistance Program. Countywide, a total of 35 housing discrimination cases were opened by the HRC between 2017 and the first half of 2019, with most of the allegations of housing discrimination filed by the residents of Simi Valley (31 percent), Camarillo (29 percent), and Thousand Oaks (14 percent). Complaints pertaining to physical disability (66 percent) and mental disability (20 percent) were the most common. Discrimination based on national origin (6 percent), familial status (6 percent), and religion (3 percent) were less frequently reported. Over half of the complaints (57 percent) were successfully conciliated by HRC, with about 17 percent withdrawn by the client or 9 percent closed with no enforcement action taken. As of October 2019, 14 percent (5 complaints) were reported as pending.

Additionally, HRC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used to promote the conference and scheduled workshops and to provide general information on fair housing. In addition, the County has fair housing information on its website: [www.ventura.org/county-executive-office/community-development/fair-housing/](http://www.ventura.org/county-executive-office/community-development/fair-housing/). With respect to substandard living conditions, the County is committed to enforcement through its Code Compliance division, as described in Policy 1.1 and through the implementation of Programs V and W in the Housing Element, which states that the County will assist homeowners in identifying resources for code violation cases related to substandard housing.

## Integration and Segregation Patterns and Trends

Ventura County is a diverse area that is home to 840,830 people and comprised of 268,970 households. Ventura County is located northwest of Los Angeles County and the Los Angeles Metropolitan Statistical Area. It is comprised of over 1,800 square miles, though just over 50 percent of this land is undeveloped and comprises a sizeable portion of the Los Padres National Forest. The largest population centers within the county are along the Highway 101 corridor.

Ventura County has grown significantly in recent decades as households have steadily moved north from Los Angeles and south from the Bay Area to find affordable housing, scenic rural land, and lower-density neighborhoods. While this growth occurred countywide, it has been most concentrated in the eastern side, which includes the cities of Thousand Oaks, Moorpark, Camarillo and unincorporated communities such as Oak Park, Santa Rosa Valley, and Newbury Park.

Although Ventura County has grown in diversity and population size in recent years, the effects of past systemic segregation and exclusion in housing still disproportionately impact members of protected classes (i.e., Non-White, seniors, and persons living with a disability). These effects can be seen in residential segregation based on race and/or income levels resulting in persistent wealth gaps and disparities in access to opportunity. This section will describe patterns of integration/segregation for unincorporated County based on race and ethnicity, disability status, familial status, and household income.

### ***Race and Ethnicity***

The County of Ventura which consists of unincorporated communities throughout Ventura County is less diverse than Ventura County in general. In 2018, there was a higher proportion of Non-Hispanic White residents in the unincorporated County (58 percent) than the countywide regional average (46 percent and 31 percent).<sup>16</sup> However, Non-White communities have increased throughout the unincorporated County over the past three decades, similar to trends countywide. The population of Non-Hispanic Whites in the unincorporated County has steadily decreased throughout the years (73.0 percent in 2000, 61.9 percent in 2010, and 57.6 percent in 2018). During this same time (2010-2018), the share of Hispanic/Latino communities in the unincorporated areas increased from 22.8 to 31.7 percent, with rates ranging from 5 to 97 percent in certain census tracts. Asian and Black residents account for 5.5 percent and 1.4 percent of the unincorporated population in 2018.

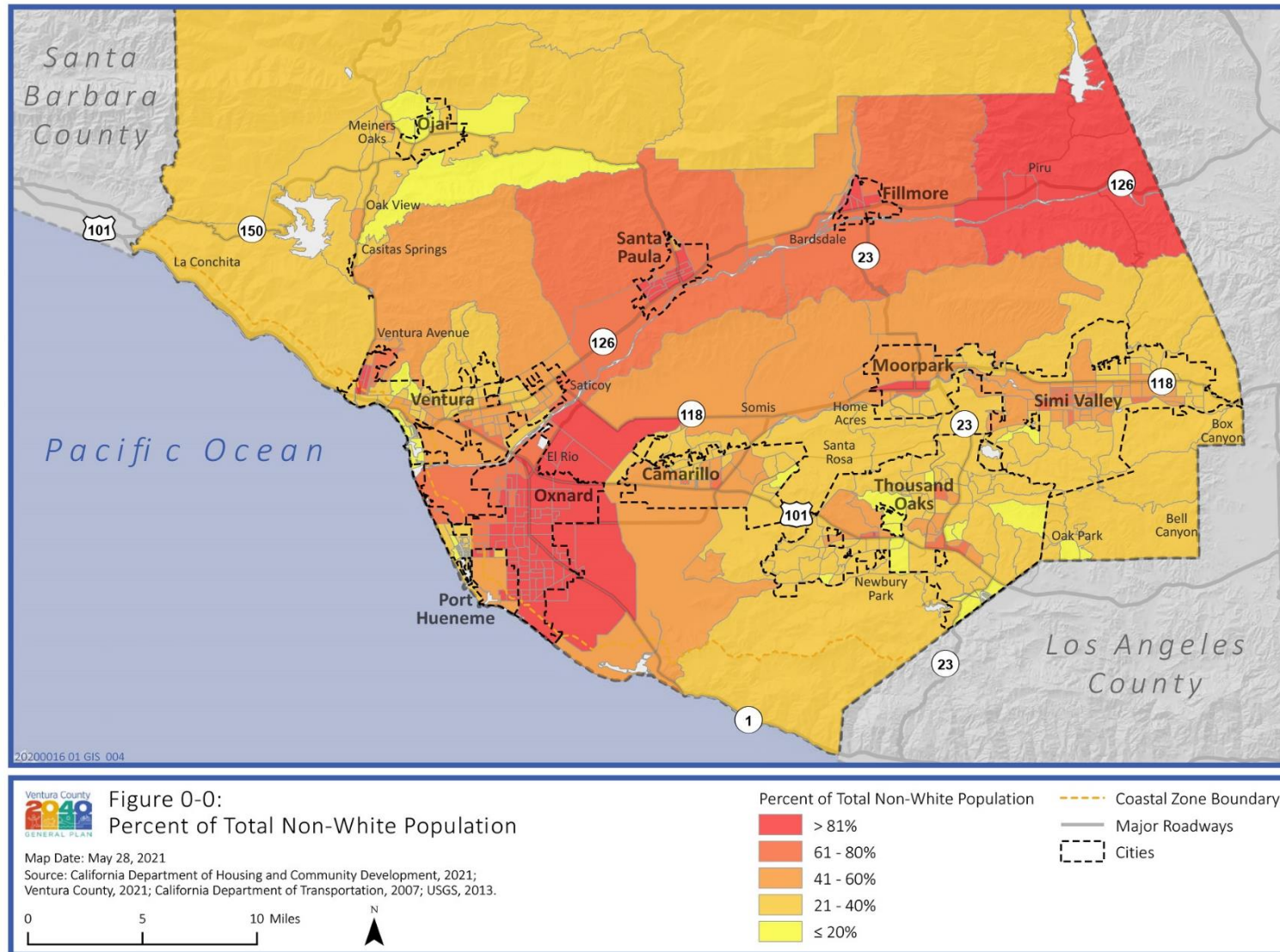
Figure 5-16 shows racial demographics by census block group countywide. Most census block groups ranged from 21 to 40 percent Non-White in 2018. Non-White communities in unincorporated County are generally located along Highway 126 through Piru, Fillmore, Santa Paula, and down to the City of Oxnard. There is also a high portion of Non-White households in North Ventura Avenue and in the inner census block groups of each incorporated city.

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<sup>16</sup> Southern California Association of Governments (SCAG). Ventura County Local Profile - Unincorporated County. May 2019. [https://scag.ca.gov/sites/main/files/file-attachments/unincareaventuracounty\\_0.pdf?1606015128](https://scag.ca.gov/sites/main/files/file-attachments/unincareaventuracounty_0.pdf?1606015128)

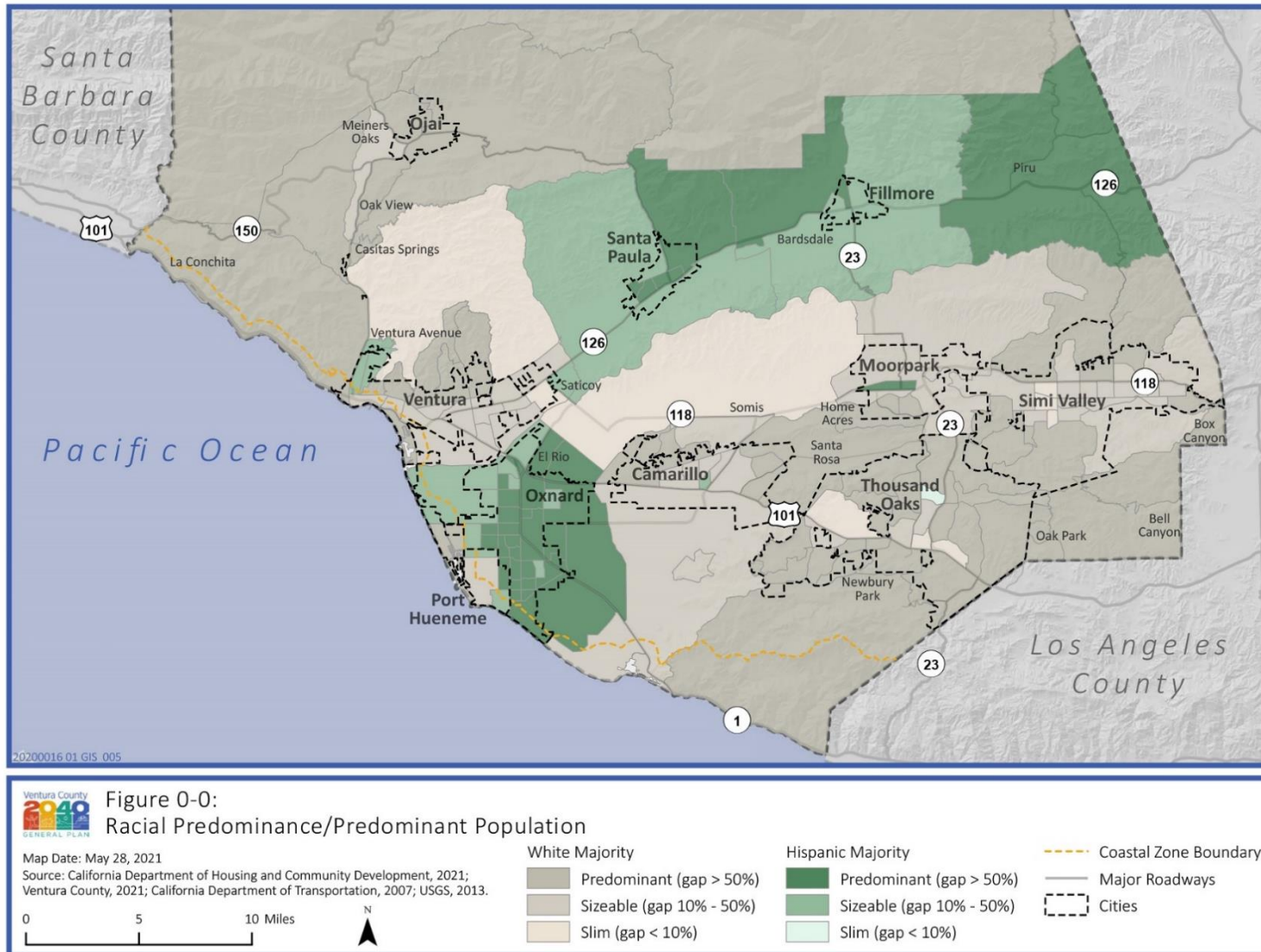


**FIGURE 5-16**  
**RACIAL DEMOGRAPHICS, VENTURA COUNTY, 2018**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-17**  
**PREDOMINANT RACE/ETHNICITY BY CENSUS TRACT, VENTURA COUNTY**



Source: HCD AFFH Data and Mapping Tool, 2021.



### ***Dissimilarity Index***

HUD and HCD have determined that a primary metric for determining the magnitude of segregation within a city or county is the dissimilarity index (DI)<sup>17</sup> based on research from Massey and Denton (1993) and Glaeser and Vigdor (1999). The DI is a measure of whether members of one group are located evenly across census tracts in the county. The value of this index can be between 0 and 100, with low values indicating a low amount of segregation and high values indicating a high amount of segregation. The exact value is the percent of people who would need to move census tracts for the groups to be evenly distributed within the county. According to research, an index score higher than 60 is considered high (i.e., 60 percent of people would need to move to eliminate segregation), while 30 to 60 is considered moderate, and below 30 is considered low.<sup>18</sup>

The DI analysis from the Ventura County's AI, as shown in

Figure 5-18, reveals that Ventura County is moderately segregated with people of different races and ethnic backgrounds tending to live in relative isolation to one another. Based on 2010 Census data, the highest level of segregation in Ventura County existed between Hispanic/Latinos and Non-Hispanic Whites (54.5 percent) and the lowest between Asians and Non-Hispanic Whites (28.5 percent). More than half of the Hispanic/Latino population, approximately 54.5 percent, would have to move across census tract neighborhoods to achieve desirable integration levels. Additionally, an estimated 37 percent of Black residents and 29 percent of Asian residents would need to move to achieve more even distribution of Non-Hispanic White/Black and Non-Hispanic White/Asian populations within Ventura County.

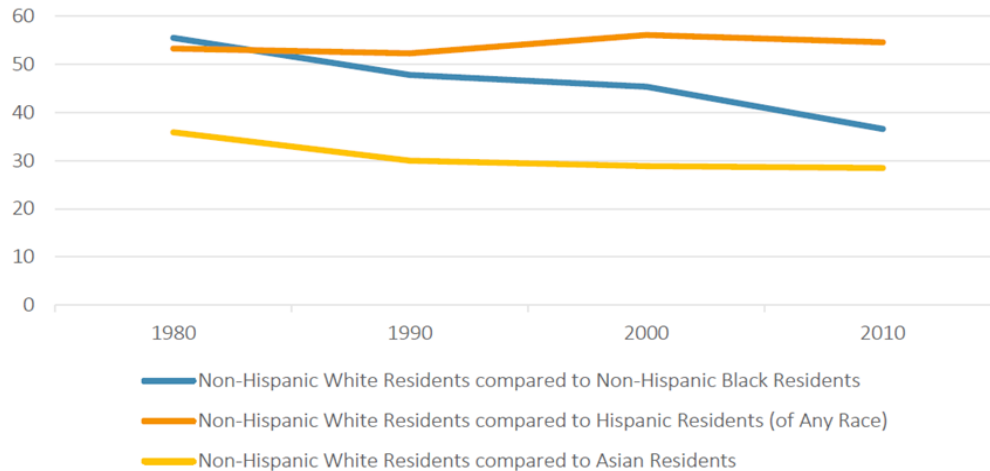
Generally, the dissimilarity index between Non-Hispanic White and Hispanic/Latino households stayed constant between 1980 and 2010, indicating that geographical integration has not improved over time nor worsened. The data shows a slight decrease in the DI between Non-Hispanic White and Asian households and Non-Hispanic White and Black households, which could indicate a slight improvement in geographic integration.

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<sup>17</sup> 2021, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, [www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](http://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf).

<sup>18</sup> Massey, D.S. and N.A. Denton. (1993). American Apartheid: Segregation and the Making of the Underclass. Cambridge, MA: Harvard University Press

**FIGURE 5-18**  
**DISSIMILARITY INDEX BY RACE AND ETHNICITY IN VENTURA COUNTY**



Source: Diversity and Disparities, American Communities Project, Brown University, Oxnard-Thousand Oaks Ventura MSA 1980,1990,2000,2010 Decennial Census; Ventura County Regional AI 2020

### **Familial Status**

Discrimination based on certain protected classes, including "familial status," which refers to the presence of at least one child under 18 years old is also banned under the FHA. Familial status discrimination can occur when a landlord, property manager, real estate agent, or property owner treats someone differently because of the presence of one or more children under 18 years of age. A "family" could also describe people who are pregnant and people who are in the process of securing legal custody of a person under 18 years of age, including a family that is in the process of adopting a child, or foster parents. All families with children are protected by the FHA against familial status discrimination, including single-parent households and same-sex couples with children.

Rules that unreasonably restrict children or limit the ability of children to use their housing or the common facilities at the property may violate the FHA. Moreover, enforcing certain rules only against families with children may also violate the FHA. The following are the types of conduct that may violate the FHA:

- Refusing to rent, sell, or negotiate with a family because the family has one or more children under 18 years of age.
- Advertising a preference for households without children or otherwise discouraging such families.
- Telling an individual or family no unit is available even though a unit is in fact available.
- Forcing families into housing units that are larger than necessary.
- Designating certain floors or buildings for families with children or encouraging families with children to reside in particular areas.
- Charging additional rent, security deposit, or fees because a household has children under 18 years of age.

This section examines the spatial distribution of households by familial status to determine the potential of familial status discrimination in the County. Figure 5-19 displays the percent of children in married couple households in the County while Figure 5-20 shows the distribution of children in female-headed households with no spouse present.

Most children living in Ventura County are living in a household with a married couple. As shown in Figure 5-19, this household type is highest for children in communities in the unincorporated County. During the 2015-2019 ACS survey period, Ventura County had a larger proportion of family households (55.2 percent) compared to the state as a whole (31.3 percent). About 22.7 percent of the total households in Ventura County (61,641) were married-couple family households with children under 18 years old in the home. Figure 5-19 generally shows more children living in households with married-couple families in and around the eastern areas of the County (i.e., Newbury Park, Somis, and Box Canyon). Lower percentages of children live in married-couple households near El Rio, along Highway 126 and north of Bardsdale, and between Casitas Springs and the City of Ventura.

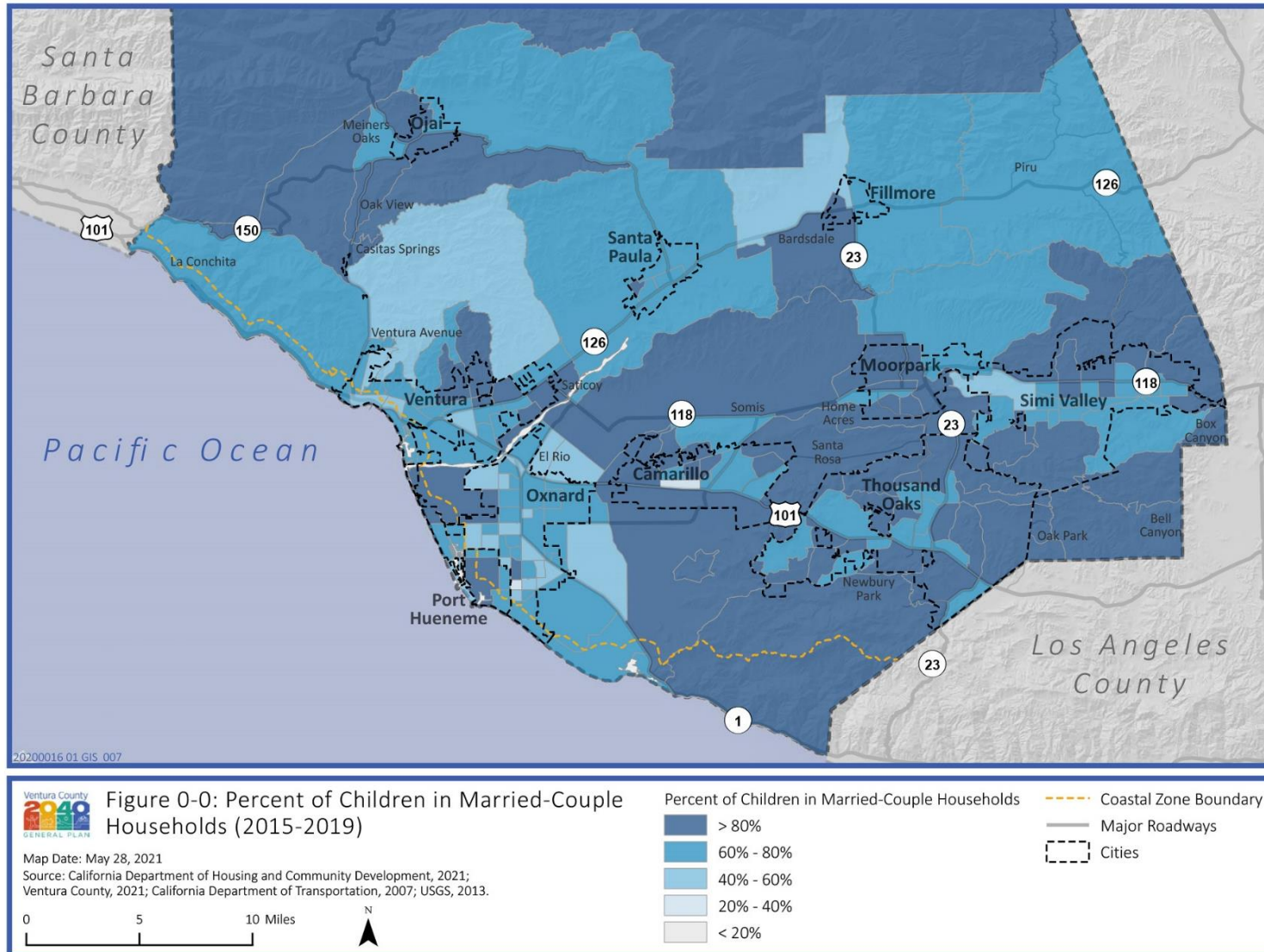
Figure 5-20 indicates that less than 20 percent of children in most census tracts throughout Ventura County live in single female-headed households with larger percentages located around the City of Santa Paula, near Piru and the Somis/Moorpark area, and along North Ventura Avenue. The El Rio community within the City of Oxnard, has the census tract with the highest portion of children living in single female headed households (40-60 percent). Overall, Ventura County had a lower proportion of single parent households with children (7.7 percent) than the state on average (8.7 percent) between 2015-2019. About 5.5 percent of households were headed by a single female with a child under 18 years old. Although the low proportion of children in single-female headed households throughout the County does not indicate a distinct fair housing issue, the higher portion of children from the El Rio community in northern Oxnard living in single-female headed households indicates a concentration of more accessible housing that is affordable for single-headed, one-income households with children.

### **Disability Status**

The U.S. Census Bureau defines disability as having difficulty with one or more of the following: hearing, vision, self-care and/or independent living. This demographic also includes individuals with a cognitive difficulty, ambulatory difficulty, and developmental disabilities. As was discussed in the Special Needs Population section of Chapter 6, Persons with Disabilities, calculating the average proportion of residents (total non-institutionalized) living with a disability in the unincorporated County may not be accurate. According to ACS data from 2015-2019, 91,637 residents in all of Ventura County had a disability. This is about 10.9 percent of the population in the County which is comparable to the percent of people living with a disability in the state of California (10.6 percent). Disabilities typically make it harder to live independently, especially as individuals grow older. The County currently administers a number of programs that serve people with various special needs, including those that have developmental disabilities. The County's Reasonable Accommodation Ordinance sets out a process for ensuring that reasonable accommodations can be made for persons with disabilities. Providing flexibility to accommodate access-mobility needs for persons with disabilities affirmatively furthers fair housing choice and practices for persons with disabilities.

Figure 5-21 shows the population of persons with a disability by census tract in the County using ACS data from 2015-2019. At a County level, the County is relatively homogenous in that most census tracts have 20 percent or less of residents living with a disability. The Saticoy community, and the cities of Camarillo and Ventura, show that more than 30 percent of the sample population have a disability. Conversely, many smaller tracts between Port Hueneme and El Rio, and the Santa Monica Mountains area, have less than 10 percent of people living with a disability.

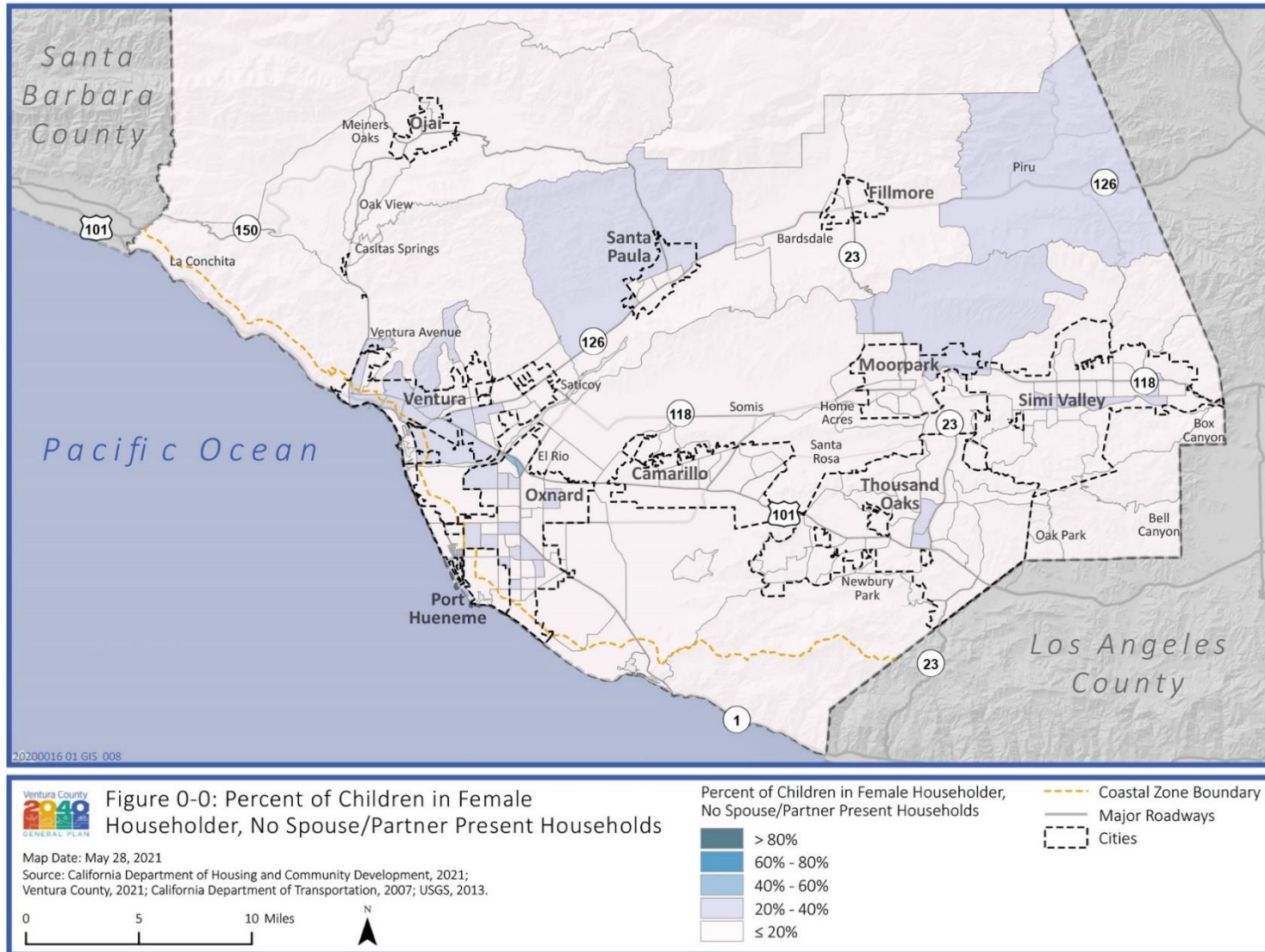
**FIGURE 5-19**  
**PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS**



Source: HCD AFFH Data and Mapping Tool, 2021.

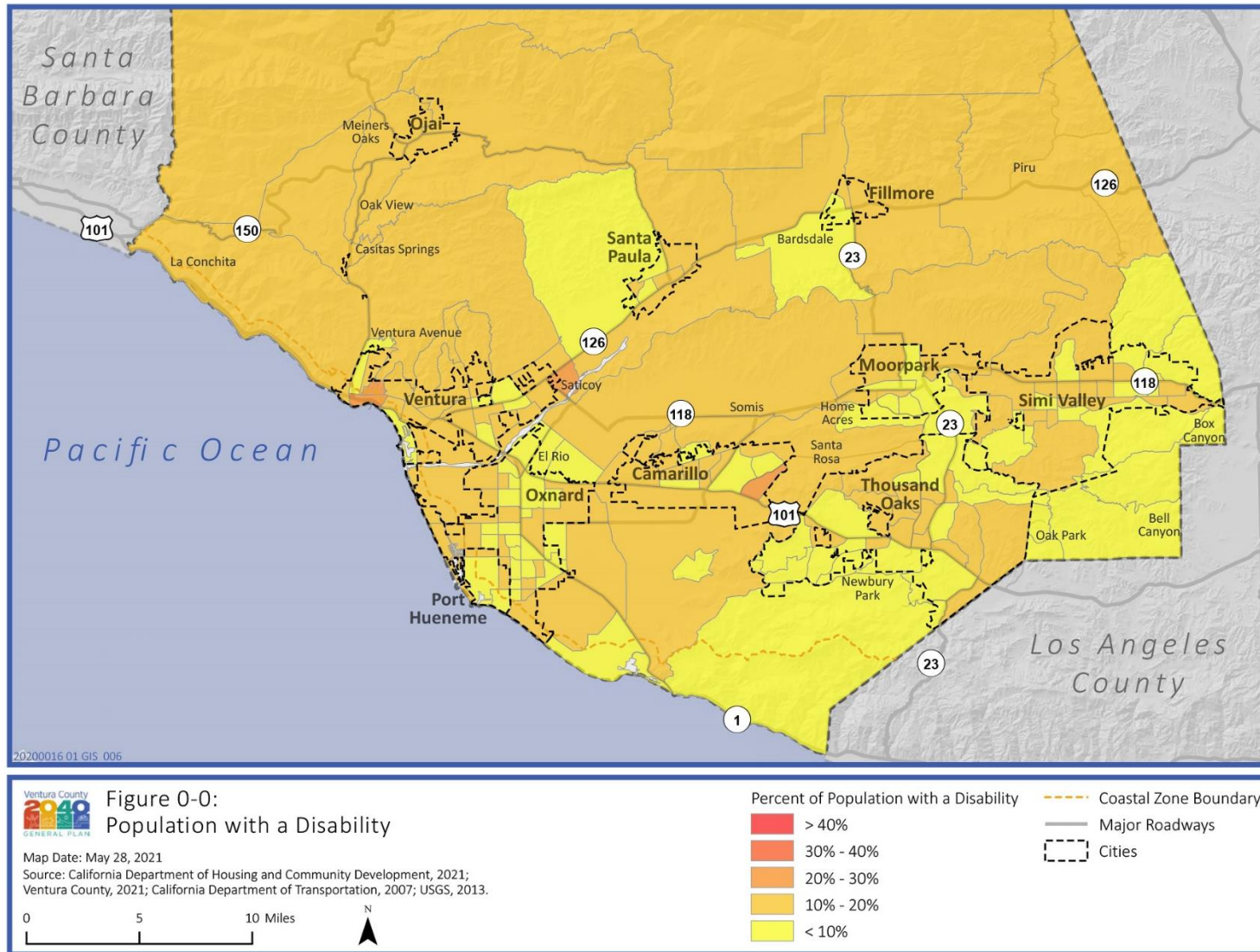


**FIGURE 5-20**  
**PERCENT OF CHILDREN IN SINGLE-FEMALE HEADED HOUSEHOLDS**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-21**  
**PERCENT OF POPULATION WITH A DISABILITY**



Source: HCD AFFH Data and Mapping Tool, 2021.



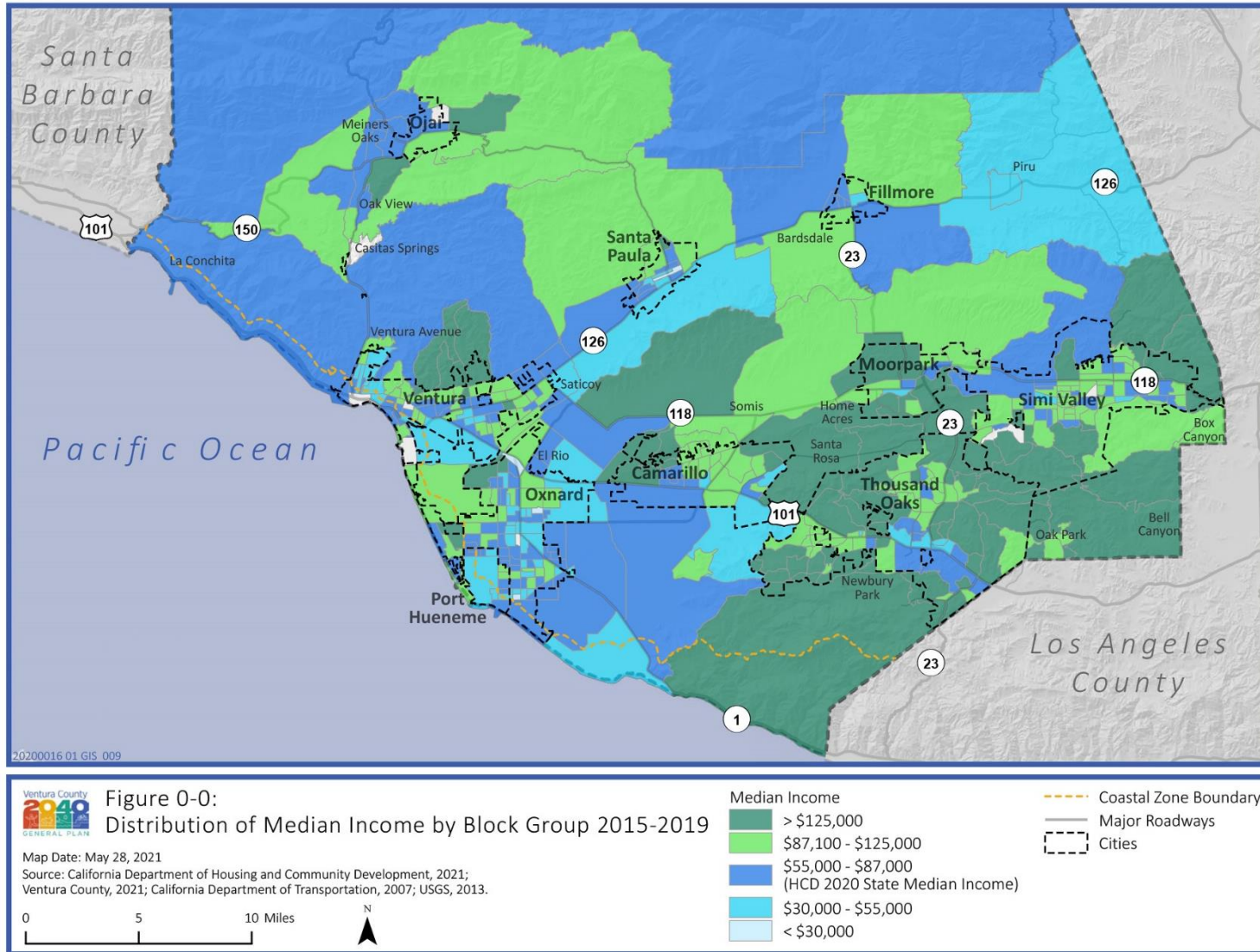
### ***Income Status***

Like any county, Ventura County has a mix of residents with extremely low incomes to high incomes, and families/ individuals with special housing needs at each level. In 2019, the area median income in Ventura County was \$97,800, which was higher than the state median income (\$82,200). Approximately 11.5 percent of households in the County earned less than \$25,000 in 2019 while 43.9 percent of households earned more than \$100,000. Figure 5-22 shows the geographic distribution of households by median household income by block groups in Ventura County. Many block groups in the County are greater than or equal to the 2020 State Median Income (\$87,100). Households in the unincorporated County with the highest incomes are surrounding the City of Ojai, north of Camarillo, in the Santa Monica Mountains and throughout the unincorporated eastern County. Households with lower median incomes (less than \$55,000) generally live along the Highway 126 corridor (Piru to Saticoy), near El Rio, and around the cities of Ventura and Oxnard.

Figure 5-23 further displays this information by showing the percentage of low- to moderate- income households by census tract. As displayed in the figure, tracts with the highest percentage of low- and moderate- income households are located in and around Port Hueneme, El Rio, and the City of Oxnard while the lowest percentages (or households with higher incomes) are located near Meiners Oaks, Santa Rosa Valley and eastern portions of the county.

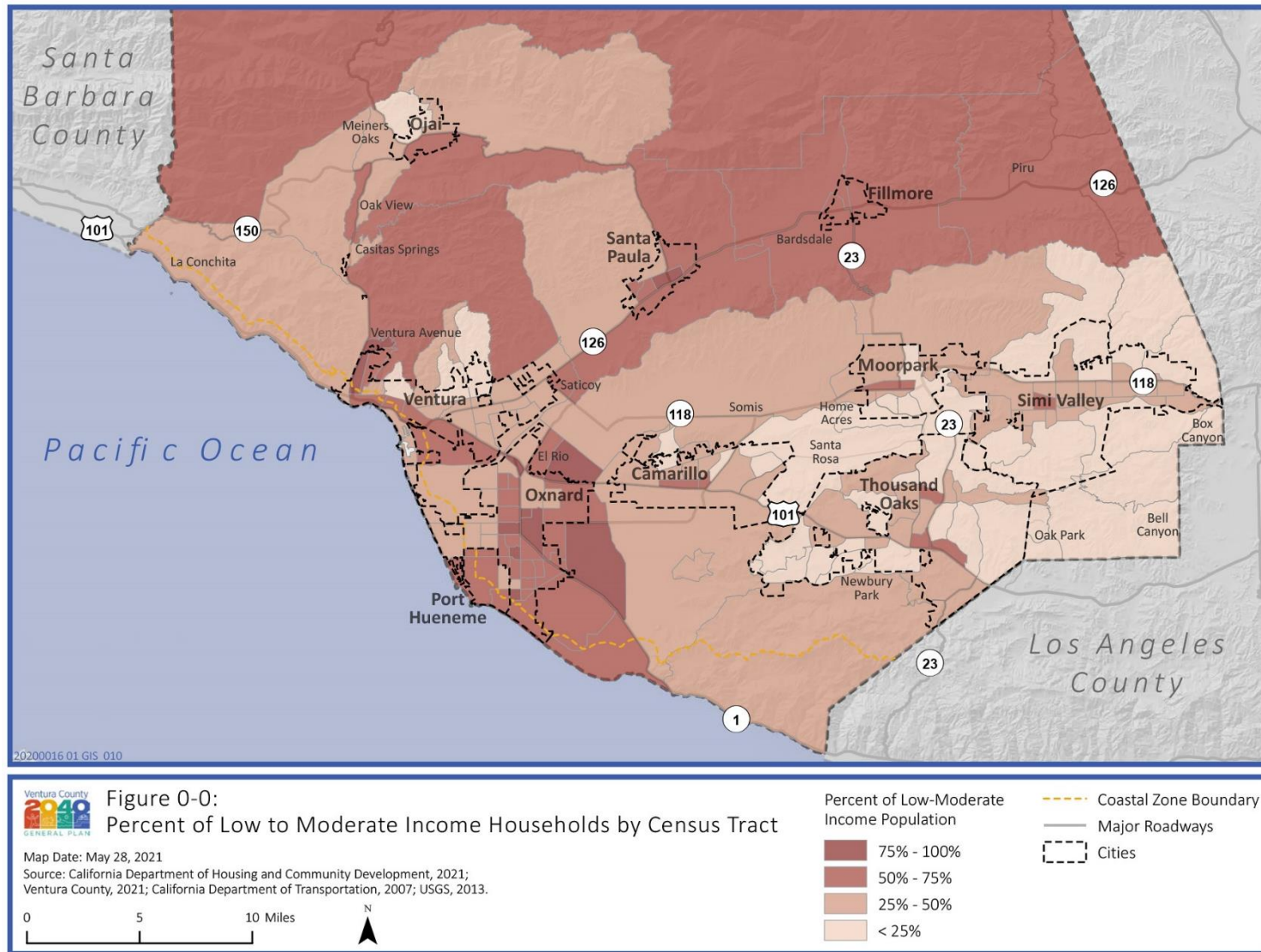
As shown in Figure 5-24, which displays poverty status by census tract in the County, the areas with the highest percent of population with incomes below the poverty level (20 percent or more) are in Piru, Santa Paula, El Rio, Oxnard and Ventura.

**FIGURE 5-22**  
**DISTRIBUTION OF MEDIAN INCOME, VENTURA COUNTY, 2015-2019**



Source: HCD AFFH Data and Mapping Tool, 2021.

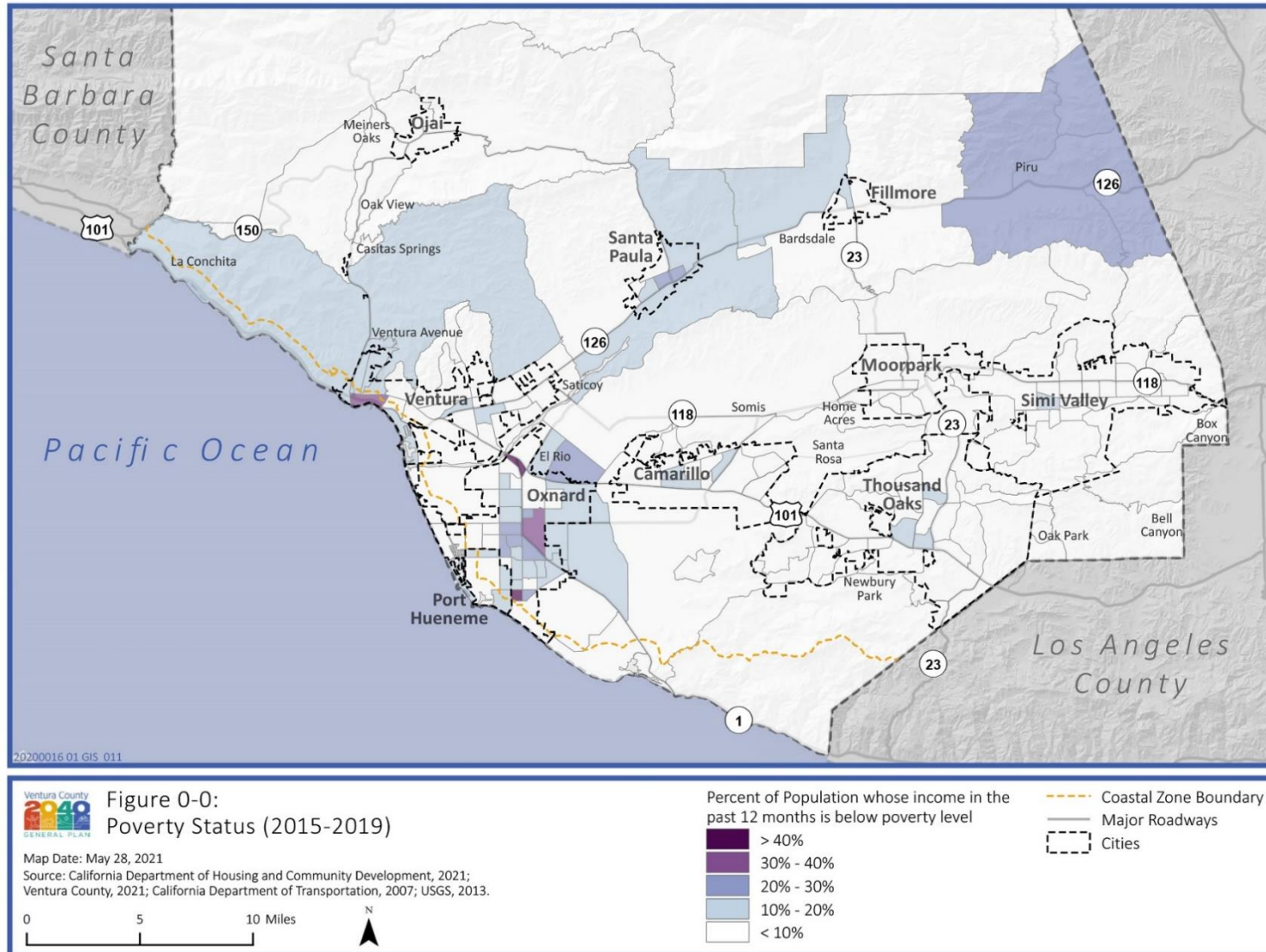
**FIGURE 5-23**  
**PERCENT OF POPULATION WITH LOW-MODERATE INCOMES**



Source: HCD AFFH Data and Mapping Tool, 2021.



**FIGURE 5-24**  
**POVERTY STATUS, VENTURA COUNTY, 2015-2019**



Source: HCD AFFH Data and Mapping Tool, 2021.

## **Racially or Ethnically Concentrated Areas of Income**

### ***Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)***

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, and a poverty rate of 40 percent or more; or,
- A census tract that has a non-White population of 50 percent or more (majority-minority) and the poverty rate is three times the average poverty rate for the county, whichever is lower.

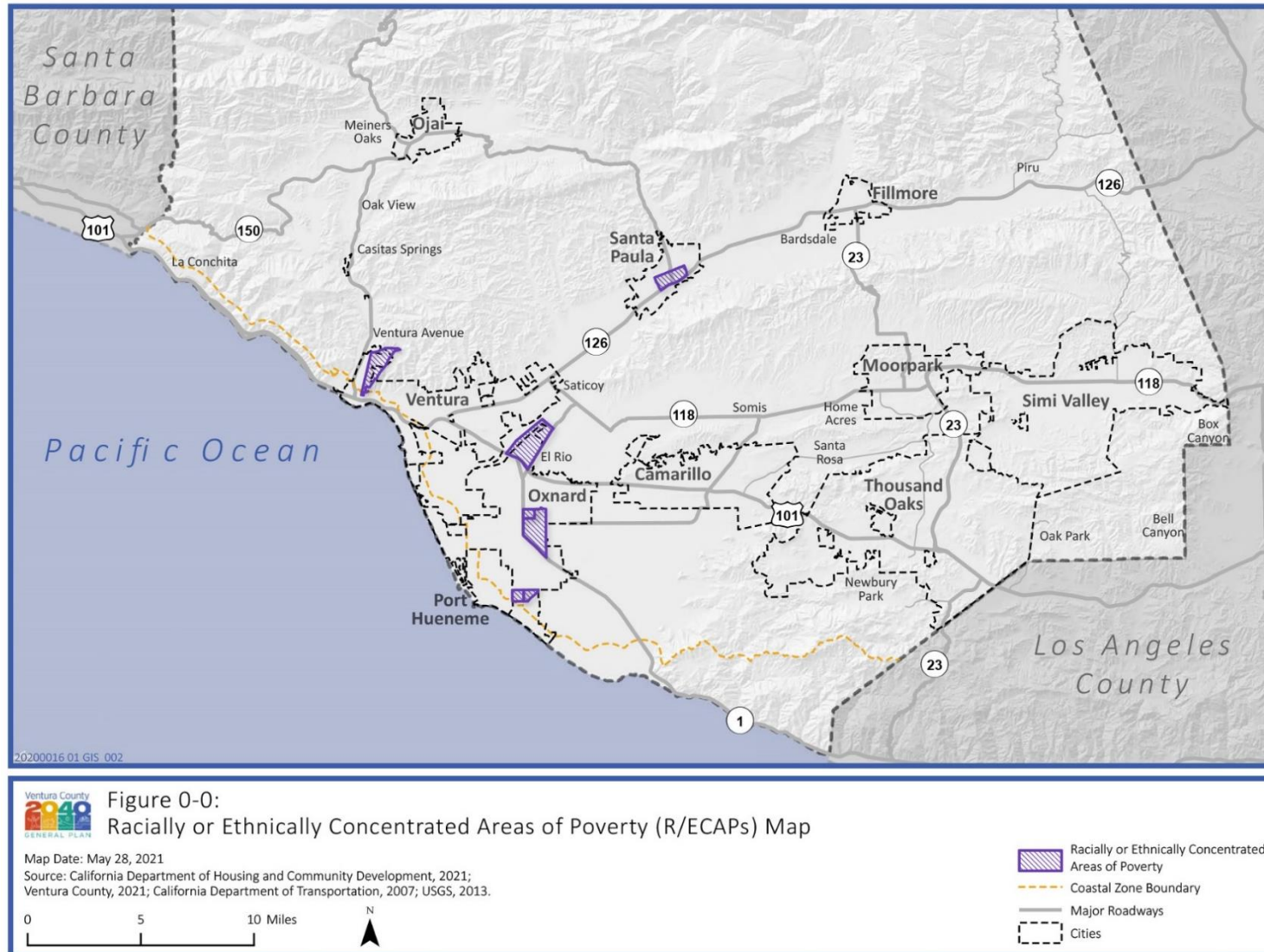
Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. Ventura County has seven census tracts designated as R/ECAP (in five contiguous areas), located in the cities of Ventura, Santa Paula, Oxnard, and Port Hueneme (see Figure 5-25). Two R/ECAP locations are located in portions of the unincorporated County. These are existing communities in El Rio and in the North Ventura Avenue area.

In 2013, one in 20 residents in Ventura County were living in a R/ECAP, equating to approximately 43,000 people. Every R/ECAP has a majority (minimum of 52 percent) of households that are cost burdened (i.e., spending more than 30 percent of income on housing). R/ECAPs in the County align with concentrations of Hispanic/Latino households (see Figure 5-16 and Figure 5-17), with all R/ECAPS having either a predominant (gap > 50 percent) or sizeable (gap between 10 percent to 50 percent) Hispanic/Latino majority. In the County in 2019, White residents and Asian residents have low poverty rates relative to other racial and ethnic groups, at 5 percent and 3 percent, respectively; Hispanic/Latino households and those identifying as some other race alone have the highest rates, at 12 percent and 13 percent, respectively.

### ***Racially or Ethnically Concentrated Areas of Affluence***

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) have not been formally defined by HCD or HUD; however, they are generally understood to be neighborhoods in which there are both high concentrations of Non-Hispanic White households and high household incomes. In Ventura County, most of the eastern County has higher median incomes and lower racial/ethnic diversity especially in comparison to the cities and communities along the Highway 126 corridor. As was discussed previously and shown in Figure 5-17, Non-Hispanic Whites are the predominant racial/ethnic group in the County, with established predominance in the northwestern agricultural communities near Meiners Oaks and the City of Ojai; and the eastern communities of Newbury Park, Bell Canyon, and Box Canyon. Additionally, the median household income in most census tracts throughout the County is greater than or equal to the 2020 State Median Income. Several census tracts in the eastern County have median household incomes above \$125,000 (see Figure 5-22) and are predominately white neighborhoods (see Figure 5-17) and could therefore be considered RCAAs.

**FIGURE 5-25**  
**RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY, VENTURA COUNTY**



Source: U.S. Department of Housing and Urban Development, 2013. HCD AFFH Data and Mapping Tool, 2021.



### Access to Opportunity

#### Historic Context

The City Project's report, *Healthy Parks, Schools, and Communities: Mapping Green Access and Equity for Southern California*<sup>19</sup>, provides the following historical context of segregation patterns in Ventura County:

*Ventura County's first inhabitants were the Chumash tribe of Native Americans. Though the first European explorers arrived in the 1500s, it was not until 1769 that Spaniards began settling on the land. Spanish religious leaders named the area Buena Ventura, meaning "good fortune." In the middle of the 1800s, large migrations of white Europeans, land ownership, and commercial agricultural production changed the landscape.*

*By the 1860s, development of municipal infrastructure such as a post office, schools, rights to the ownership of land, and the incorporation of cities had begun in earnest. Non-Hispanic white Europeans began buying parcels of land based on the land's capability for agricultural production and, to a lesser extent, petroleum extraction. Within a short period of time, a small number of white landowners controlled large areas of land throughout Ventura County. The need for laborers brought an influx of immigrants, particularly from Mexico. Keenly aware that they were severely outnumbered by the immigrant workers, these wealthy landowners set up a political and economic power system that ensured that the labor force would be subservient.*

*A series of discriminatory laws were passed preventing Mexicans and Native Americans from owning land, voting, or sending their children to the same schools the white children attended. The same laws applied to the Chinese and Japanese immigrants, as well as the few African Americans who had migrated to the area. These ethnic groups were relegated to live only in either certain designated areas of cities or in villages of farm worker housing. These housing conditions further segregated populations into ghettos and restricted access to parts of the county where non-Hispanic whites lived. Non-Hispanic white landowners also kept their workers' wages low so the workers would remain dependent on the landowners. This also meant that workers were forced to work long hours to earn enough money to support their families and thus had less time to enjoy recreational activities such as visiting a park.*

*In the 1940's a new wave of migration came to Ventura County when two military bases were built along the coast to support the U.S. Navy during World War II. This wave of migration brought many U.S. citizens from other parts of the country, including a significant number of African Americans, to Ventura County in search of employment.*

*Discriminatory policies and political and economic power imbalances remained intact in Ventura County through the 1950s and into the 1960s. People of color faced discrimination in housing, schools, retail stores, movie theaters, transportation services, parks, pools, and beaches.*

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<sup>19</sup> The City Project. (2011). *Healthy Parks, Schools and Communities: Mapping Green Access and Equity for Southern California*. [https://scag.ca.gov/sites/main/files/file-attachments/thecityprojsouthern\\_california\\_report\\_final\\_medium\\_res.2.pdf?1605983124](https://scag.ca.gov/sites/main/files/file-attachments/thecityprojsouthern_california_report_final_medium_res.2.pdf?1605983124)

### ***TCAC/HCD Opportunity Maps***

Across the nation, affordable housing has been disproportionately developed in Non-White communities of color with higher poverty rates and not in more affluent areas, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several agencies, including HUD and HCD, in coordination with the California Tax Credit Allocation Committee (TCAC), have developed methodologies to assess and measure geographic access to opportunity (including education, poverty, transportation, and employment) in areas throughout California. Additionally, the Index of Disparity, created by Advancement Project California, summarizes overall equity in various outcomes between racial groups of a city or county. For this assessment, the opportunity indices prepared by HCD/TCAC and Advancement Project are used to analyze access to opportunity in Ventura County. Access to opportunity is measured by access to healthy neighborhoods, education, employment, and transportation.

### ***TCAC Opportunity Area Maps***

The HCD/TCAC Opportunity Maps display areas by highest to lowest resources. High resource areas are areas, which according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. As shown in the TCAC maps below, most of the unincorporated County is ranked as low to moderate resource. Communities in El Rio, Saticoy, Piru, North Ventura Avenue, and along Highway 126 have the lowest resources in the unincorporated County. The highest resource areas are located just outside the cities of Ojai near Meiners Oaks and Casitas Springs, Santa Rosa Valley, Box Canyon, Bell Canyon, and the Santa Monica Mountains area (see Figure 5-26).

### ***Educational Opportunity***

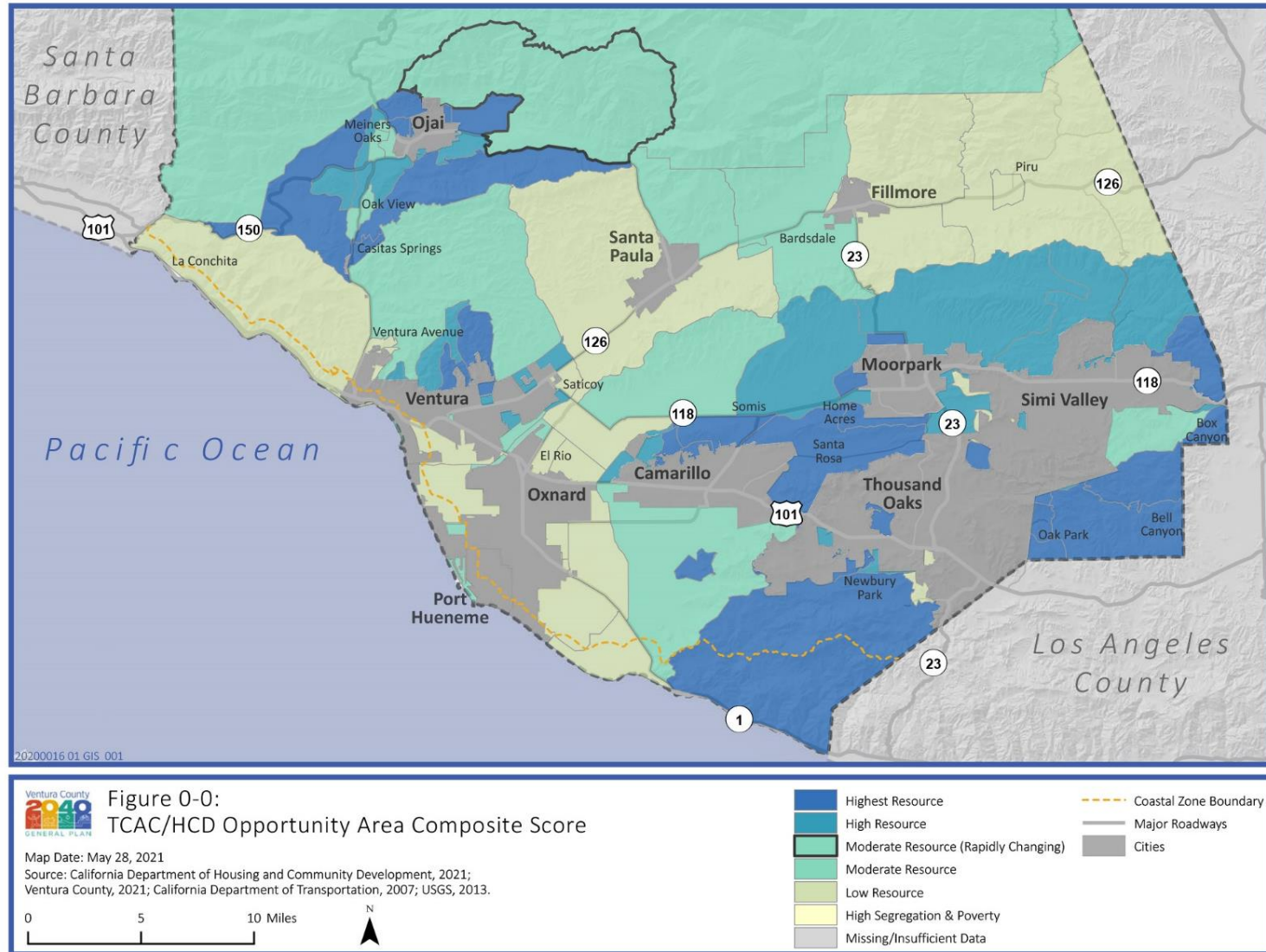
TCAC and HCD measure educational opportunity using indicators for math proficiency, reading proficiency, high school graduation rates, and student poverty rate. As shown in Figure 5-27, education scores in the County show mixed outcomes for children. The areas in and around the Highway 126 corridor from La Conchita to Piru have the lowest education domain scores per census tract (less than 0.25) and are found to have less positive educational outcomes. These areas with lower education scores also correlate with the areas that have neighborhoods with greater poverty levels (see Figure 5-24). The history behind the desegregation case of *Soria v. Oxnard School District Board of Trustees* (1971) details how Hispanic/Latino students and other Non-White residents were historically segregated into school districts which now have disproportionately low education scores per student population. The Court found that Oxnard district administrators gerrymandered attendance boundaries and schedules to separate students as much as possible<sup>20</sup>. Meanwhile unincorporated communities in the east and northwest near the communities of Oak View, Meiners Oaks, Newbury Park and Box Canyon have more positive educational outcomes and domain scores greater than 0.75.

This indicates that children of Non-White and lower-income households do not have proficient access to the most positive school opportunities throughout Ventura, especially for neighborhoods siloed in larger communities with greater poverty or limited access to proficient opportunities.

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<sup>20</sup> Leung, Wendy; 2019. *In Oxnard, segregation persisted for decades; library talk explores city's past racism*. VC Star. <https://www.vcstar.com/story/news/2019/09/19/segregation-oxnard-persisted-decades-ucla-professor-talk-explores-past/2342906001/>

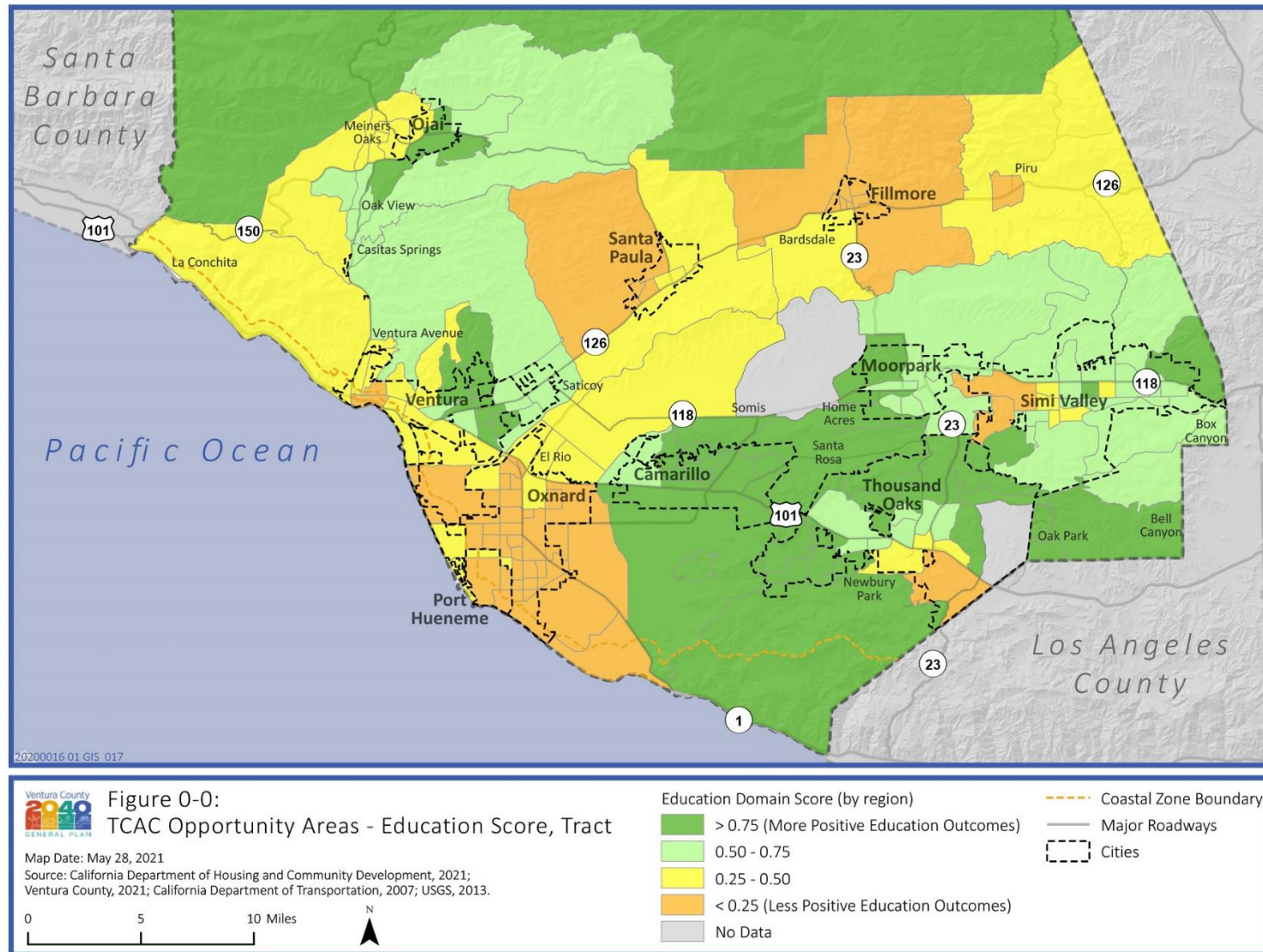
**FIGURE 5-26  
TCAC OPPORTUNITY AREA MAP**



Source: CA Tax Credit Allocation Committee, 2021. HCD AFFH Data and Mapping Tool, 2021.



**FIGURE 5-27**  
**TCAC OPPORTUNITY AREAS – EDUCATION SCORE**



Source: HCD AFFH Data and Mapping Tool, 2021.

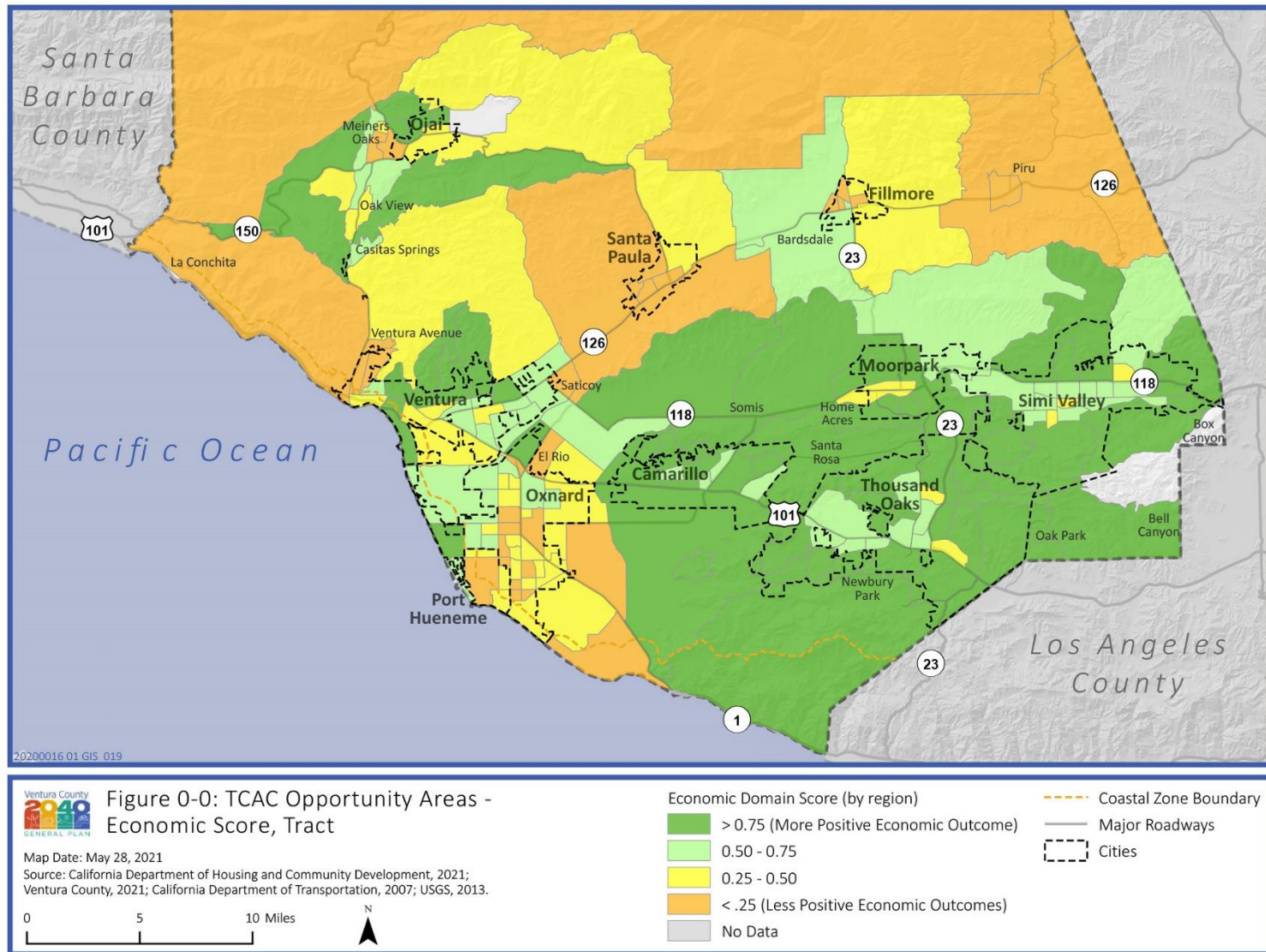
### ***Economic Opportunity and Proximity to Jobs***

TCAC and HCD measured economic opportunity using indicators for poverty, adult education, employment, job proximity, and median home value. Ventura County has mixed economic outcomes. Most of Ventura County ranks either greater than 0.75 indicating the most positive economic outcomes or less than 0.50 indicating less positive economic outcomes (see Figure 5-28). The eastern portion of the County has more positive economic scores (greater than 0.75) and tracts along the Highway 126 corridor have the lowest scoring census tracts for economic outcomes. These areas also have the highest percentage of low- and moderate-income households (see Figure 5-23), and the higher percentages of households in poverty (see Figure 5-24). The rest of the county has a moderate economic score (0.25-0.5 or 0.5-0.75), indicating that there are more positive economic outcomes than the Highway 126 corridor, North Ventura Avenue, and the El Rio/ Port Hueneme area. This data suggests that areas along Highway 126 with concentrated poverty will continue to have difficulties obtaining positive economic outcomes in comparison to other nearby incorporated cities.

The 2014-2017 job proximity index prepared by HUD quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). CBSAs tend to be larger in size and do not follow city boundaries. CBSAs are anchored by at least one urban center with a population of at least 10,000 along with adjacent counties that are socioeconomically tied to the urban center by commuting. In this case, the CBSA generally follows county lines. Accessibility to jobs is measured by distance (“as the crow flies”) to employment centers and does not integrate transportation and commuter data. Moreover, this index more heavily weighs larger employment centers as opposed to small, neighborhood commercial centers. In Ventura County, communities with the closest proximity to jobs are near the City of Ventura and City of Oxnard sphere of influence, including North Ventura Avenue, El Rio and Saticoy (see Figure 5-29). These are also areas where there is a greater quantity of larger employment centers. The job index scores generally decline for census tracts farther away from these employment clusters. In fact, there are a few census tracts in Simi Valley, Fillmore, Santa Paula and Oak View with a job index of less than or equal to 20, which means that those residents have the furthest proximity to jobs. Several census tracts in the City of Oxnard/Port Hueneme area were also shown to have the lowest proximity to jobs.

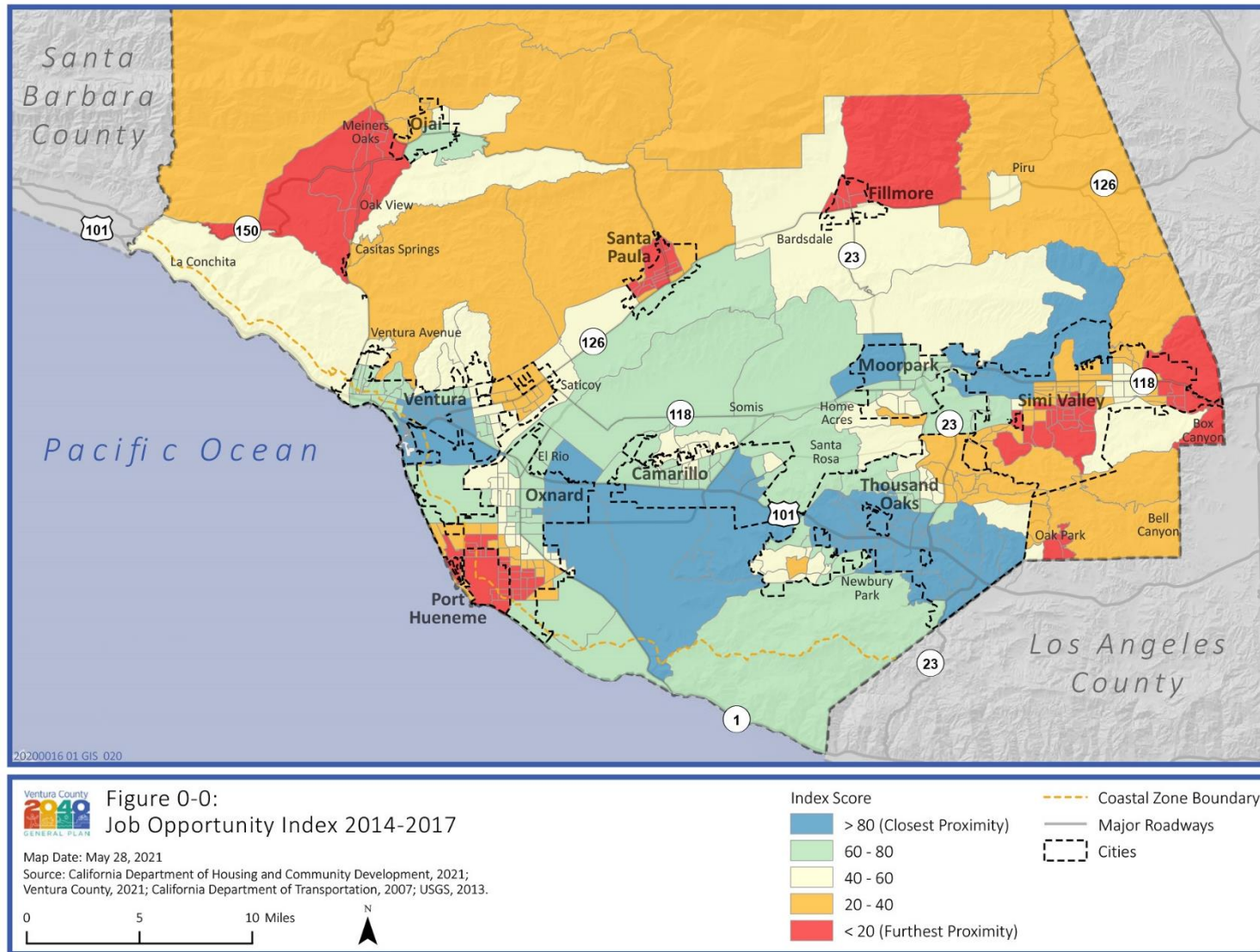


**FIGURE 5-28**  
**TCAC OPPORTUNITY AREAS – ECONOMIC SCORE**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-29  
JOBS PROXIMITY INDEX**



Source: HCD AFFH Data and Mapping Tool, 2021.

## ***Environmental Conditions***

Lower-income housing and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, freeways, industrial areas, and other toxins and pollutants. A 2016 report entitled “Poverty Concentration and the Low Income Housing Tax Credit: Effects of Siting and Tenant Composition” studied whether nationally the LIHTC affects the concentration of poverty. The study examined who lives in tax credit developments in different neighborhoods, and how neighborhoods and metropolitan areas change after LIHTC developments are built. The study concluded that the distribution of affordable housing has been disproportionately developed in neighborhoods with predominantly Non-White communities, poor environmental conditions, and high poverty rates which thereby reinforce poverty concentration and racial segregation in low opportunity and low resource areas.<sup>21</sup> The links between health and housing strongly indicate that improved housing and neighborhood environments could lead to reductions in health disparities.

TCAC and HCD measured environmental opportunity using the exposure, pollution burden, and environmental effect indicators used in California’s Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 tool. CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution. As shown in Figure 5-30, most of the County was found to have poor environmental conditions (a score of less than 0.25) despite the sizeable portion of the County that is in the Los Padres National Forest. While most communities surrounding Los Padres National Forest displayed more positive environmental conditions (ranking between 0.5-0.75) there are several pockets throughout the unincorporated County with lower environmental scores (0.25-0.50) than their surroundings. The notably heavy agricultural uses in the county would indicate that the scores in those tracts are driven by poor scores related to pesticide use, water quality, and traffic pollution as determined by CalEnviroScreen. Many of the areas along the Highway 126 corridor have CalEnviroScreen scores above the 80th percentile for pesticide use, impaired water bodies, solid waste, and traffic, indicating high negative impacts from these sources. In contrast, areas in the northern part of the county around Ojai have CalEnviroScreen scores below the 50th percentile for these categories. The environmental opportunity indicators also measure locational factors including traffic scores which are the lowest in the rural unincorporated communities which further plays a role in the poorer quality of environmental conditions in the county.

## ***Transportation Opportunities***

HUD has developed the Low Cost Transportation Index, which estimates the percentage of income that residents use to pay for transportation, measured at the census tract level. The higher an index score within a census tract, the lower the cost of transportation. The index score is influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services.

Ventura County has an average score of 79, meaning that the County, as a whole, has lower transportation costs than 79 percent of the nation. The unincorporated County has a slightly lower score of 77. These scores are higher than the statewide average (66), and higher than neighboring Santa Barbara County (65), and Los Angeles County (76). As shown in Figure 5-31, the highest scoring areas (above 90) are located in and around Ventura, Oxnard, and Camarillo, while the eastern areas in and around Moorpark,

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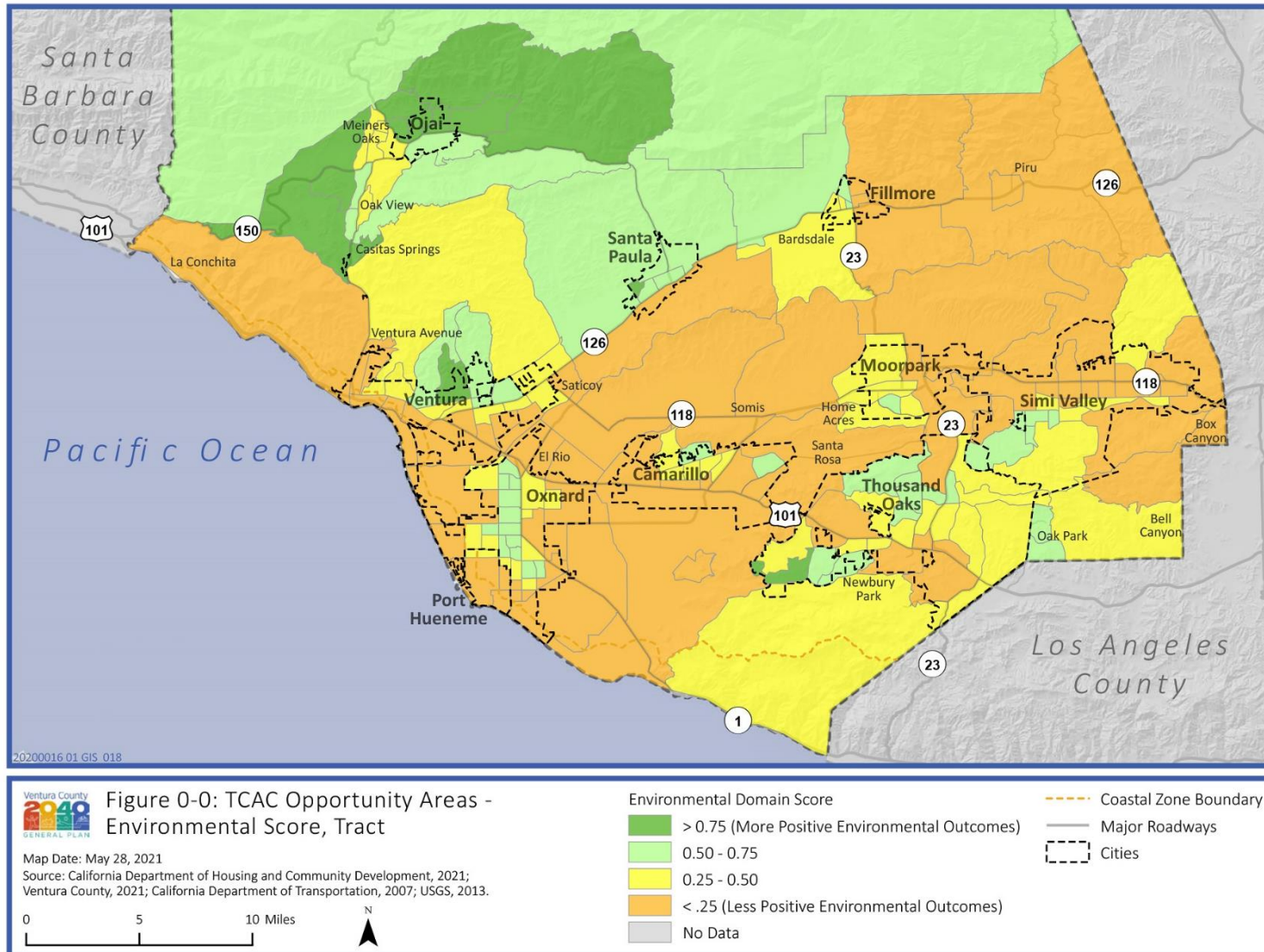
<sup>21</sup> Ellen, I.G.; Horn, K.M.; O’Regan, K.M. 2016. Poverty concentration and the Low Income Housing Tax Credit: Effects of siting and tenant composition. *Journal of Housing Economics* 34 (2016) 49-59. Elsevier Inc. <https://doi.org/10.1016/j.jhe.2016.08.001>

Simi Valley, Thousand Oaks, and Fillmore have overall index scores that are a bit lower. However, the average scores for these eastern county areas are still high (70-78) in comparison to the state average, indicating good access to transportation throughout most of the County. Ventura County's above-average scores could be due to the availability of multiple public transportation options both within cities and as regional connections. Residents are served by intercity bus routes, regional bus service, and Metrolink and Amtrak commuter rail service. The Ventura County Transportation Commission (VCTC) Intercity and Gold Coast Transit District (GCTD) provide inter-city bus service countywide. GCTD, Thousand Oaks Transit, Valley Express, and the Kanan Shuttle serve unincorporated areas. Municipal transit operators that provide primarily intra-city or community circulation service have connections with the Metrolink and Amtrak commuter rail stations to link Ventura County residents and workers with employment and activity centers in neighboring counties (Los Angeles and Santa Barbara). Additionally, the jointly-funded Coastal Express serves the counties of Ventura and Santa Barbara.

The lowest scoring area in the County is the Santa Rosa Valley, with a score of 54. Despite its proximity to Camarillo and Thousand Oaks, this area lacks a public transportation connection to these cities, which could account for the higher transportation costs since other unincorporated areas of Ventura County that have higher scores (70-78) are served by various public transportation routes that increase access to transportation and lower costs.



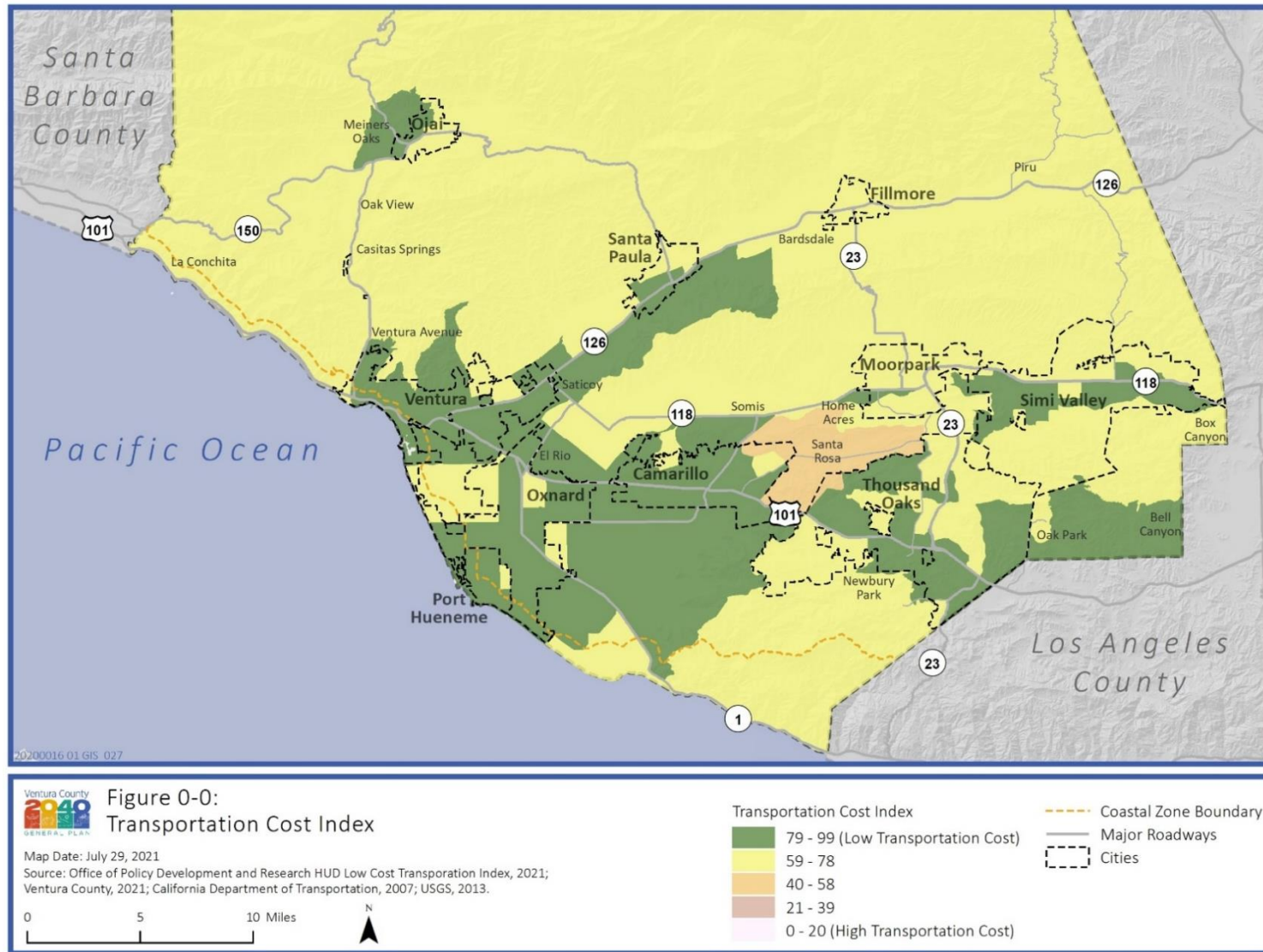
**FIGURE 5-30**  
**TCAC OPPORTUNITY AREAS – ENVIRONMENTAL SCORE**



Source: HCD AFFH Data and Mapping Tool, 2021.



**FIGURE 5-31  
HUD LOW TRANSPORTATION COST INDEX**



Source: HUD Low Cost Transportation Index, 2020.

## ***Index of Disparity***

AB 686 and HCD Guidance require local data and knowledge be included as a supplement to state/federal data. One source is Advancement Project California<sup>22</sup>, a racial justice organization, which developed the Race Counts project to maintain a comprehensive tracking tool of racial disparities across the state in seven key issue areas: democracy, economic opportunity, crime and justice, access to health care, healthy built environment, education, and housing. The tool measures the overall performance, amount of racial disparity, and impact by population size of counties and cities in California. All counties are ranked on a scale of one to four in a series of indicators, with the scale defined as follows:

- **One** indicates high racial disparity and low performance in the county. This indicates a large problem with race inequity in the county.
- **Two** indicates high racial disparity and high performance.
- **Three** indicates that racial disparity is low but that the county also has low performance.
- **Four** indicates that racial disparity is low, and that the county has high performance. This is the best ranking and racial disparity is minimal.

For each issue, the indicators used to determine ratings for the entire Ventura County are described below:

- **Crime and Justice** is measured through truancy arrests, curfew arrests, perception of safety, fatalities from police encounters, incarceration, and access to re-entry services. The Ventura County index value is 1 indicating that there is both low performance and high disparity-based race and ethnicity in the criminal justice system. Based on data from Advancement Project California, the County ranks as the most racially disparate county statewide on Crime and Justice indicators, with Fresno, Los Angeles, Orange and Yolo counties also with low performance and high disparity but not as disparate. Within this category, Ventura County ranks sixth in disparate incarcerations. Ventura County ranks ninth in disparate arrests of youth. While some of the individual indicator rankings in this category are lower, it appears that the amount of people being arrested and incarcerated by age and population size is a factor. For example, compared to Los Angeles County, Ventura County arrests 29 more youth under 18 years of age per 10,000 population.
- **Economic Opportunity** is measured through employment rates, median household income, households below federal poverty level, workforce in professional and managerial positions, internet access, denied mortgage applications, commute time to work, and business ownership. The Ventura County index value is 4, demonstrating high performance and low disparity countywide.
- **Healthy Built Environment** is measured through park access, commute time for public transportation users, drinking water contaminants, toxic release from facilities, and proximity to hazards. The Ventura County index value is 1, indicating that there are significant race-based disparities in access to healthy built environments. Ventura County ranks fourth in racial disparity in the Healthy Built Environment category. Within this category, Ventura County ranks second for disparate access to food, specifically for Native American and Latinx community members. Ventura County ranks sixth in disparate impact of toxic releases from facilities. Ventura County

<sup>22</sup> Advancement Project California. Race Counts – Disparity Index. <https://www.racecounts.org/county/ventura/>

ranks seventh in asthma. According to data from Advancement Project and the California Health Interview Survey from 2011-2018, one in five Black residents have been diagnosed with asthma in the county.

- **Housing** is measured by analyzing housing burdens —income left after housing costs —for homeowners and renters, foreclosure rates, loan types/subprime loans, housing quality, and homeownership rates. The Ventura County index value is 2, indicating that there is high performance in rates of homeownership and other indicators but there is also high racial disparity in access to housing and homeownership.
- **Education** is measured through high school graduation rates, Math proficiency, English proficiency, school discipline, diverse effective teachers, and access to early childhood education programs. The Ventura County index value is 4, meaning high performance through high test scores and low disparities based on race.

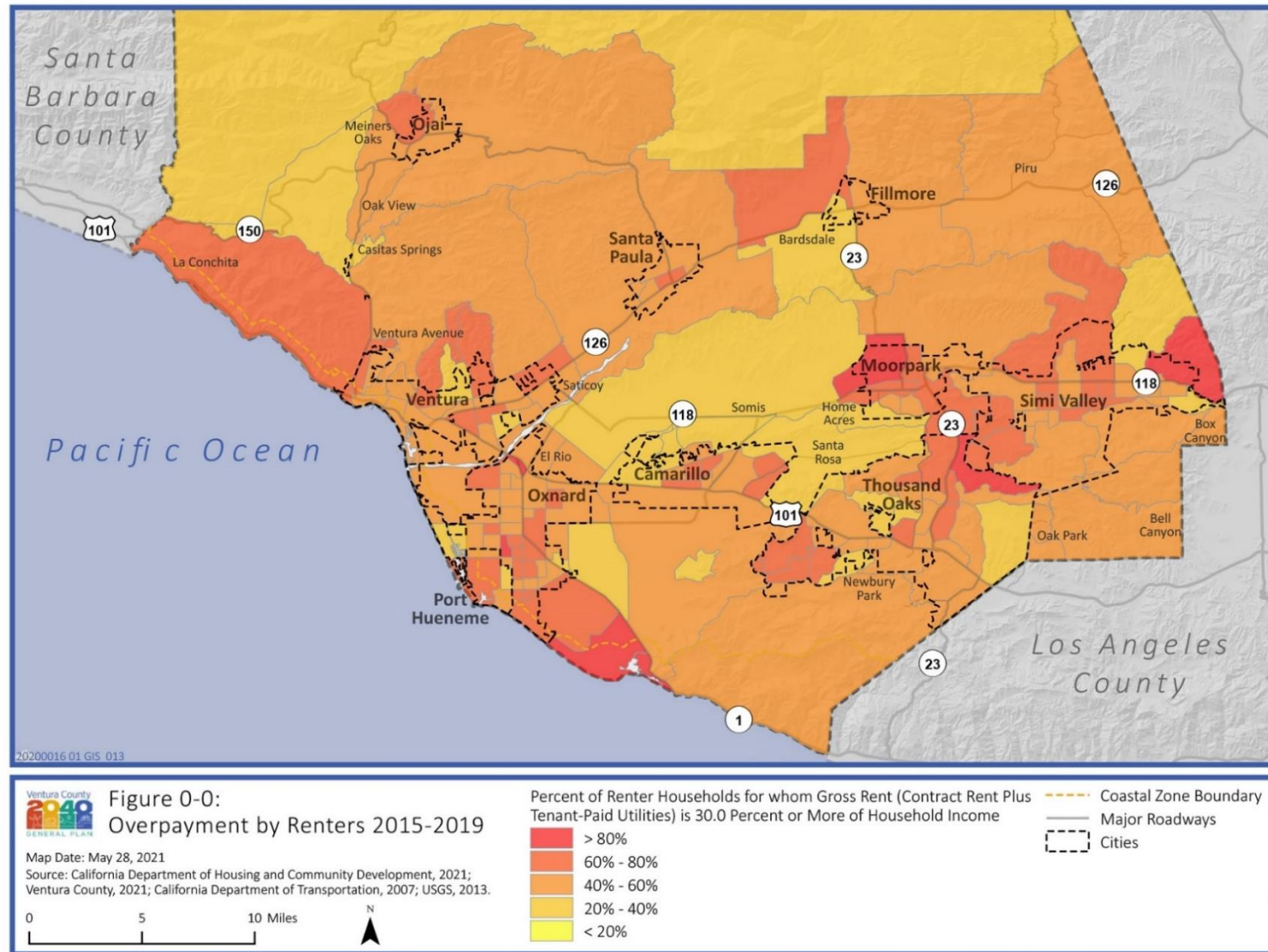
### Disproportionate Housing Needs

Disproportionate housing needs show how access to the housing market differs for members of different classes. Housing problems may include housing cost burden, overcrowding, or substandard housing conditions. Black and Hispanic/Latino households in the region have the highest rates of experiencing a housing problem such as cost burden or overcrowding, while Non-Hispanic White households, are the least likely to experience housing problems across the region.

#### ***Cost Burden/Overpayment***

As previously described in the Housing Costs and Affordability section, overpayment or cost-burden is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. In the unincorporated County, 20.3 percent of all households were overpaying for housing, and 17 percent of households were severely overpaying (spending more than 50 percent of their gross income on housing costs). As discussed in the Housing Costs and Affordability section, 51.8 percent of all renter households in the unincorporated County are burdened by housing costs (see Figure 5-7). However, overpayment trends show that at least 20 percent of households in every census tract countywide is overpaying on housing costs. Figure 5-32 shows the trends of overpayment for renters in Ventura County from 2015-2019 and Figure 5-33 shows the trends for homeowners in Ventura County in the same time period. More renters are cost burdened in and around incorporated cities compared to the unincorporated County. As for homeowners, fewer homeowners per census tract are housing cost burdened throughout Ventura County. Larger portions of homeowners are overpaying for housing costs in the rural areas around the City of Santa Paula, near Port Hueneme, and near Meiners Oaks.

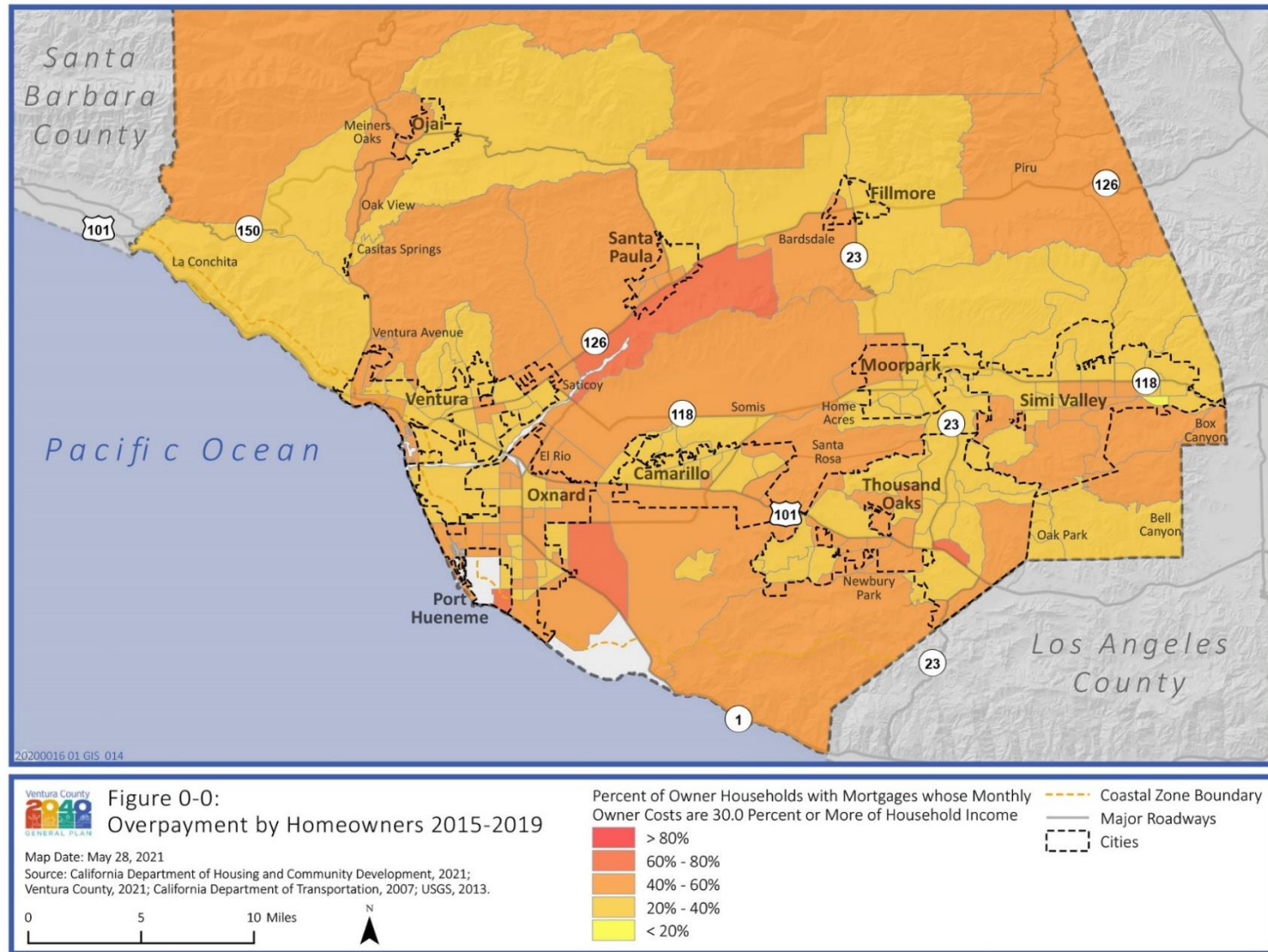
**FIGURE 5-32  
OVERPAYMENT BY RENTERS 2015-2019**



Source: HCD AFFH Data and Mapping Tool, 2021.



**FIGURE 5-33  
OVERPAYMENT BY HOMEOWNERS 2015-2019**



Source: HCD AFFH Data and Mapping Tool, 2021.

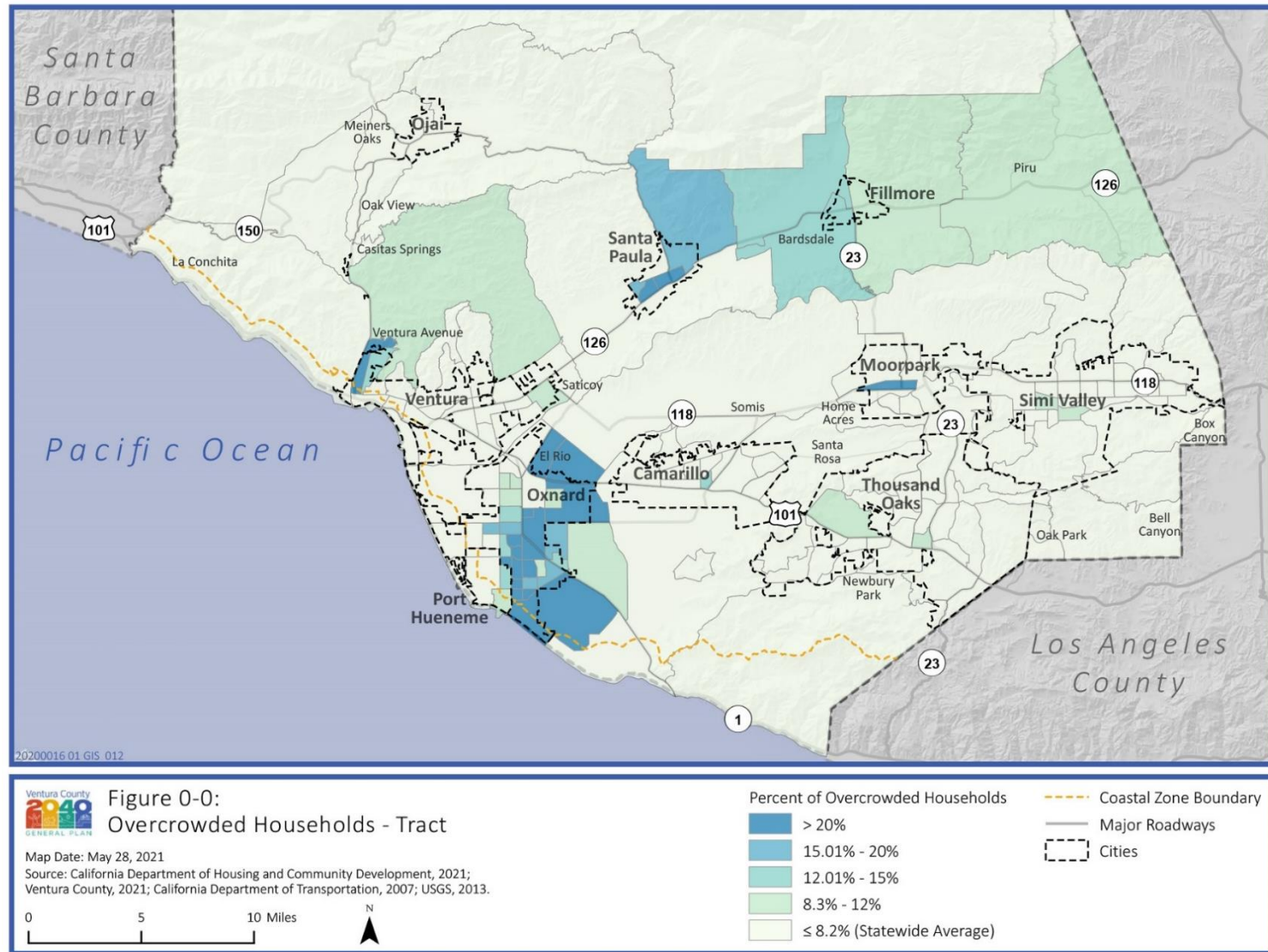


**Overcrowding**

The average household size in the unincorporated County is 3.02 persons, as of 2018, closely resembling that of the total Ventura County (3.13 persons). Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. As described in the overcrowding discussion in the Housing Needs Section, overcrowding is less common in the county compared to the SCAG region.

In 2018, 2.5 percent of owner-occupied households and 8.7 percent of renter households were overcrowded in the unincorporated County compared to 4.9 percent of owners and 15.6 percent of renters in the SCAG region (see Figure 5-11). Figure 5-34 shows the trends of overcrowded households in Ventura County by census tract. Most tracts in Ventura County are equal to or greater than the statewide average of 8.2 percent. Higher percentages of overcrowding (greater than 20 percent) tend to occur near incorporated cities including City of Oxnard, Ventura, Santa Paula, and Moorpark. In the unincorporated County, more than 20 percent of households are overcrowded in several census tracts near Port Hueneme, El Rio, and North Ventura Avenue while percentages range from 8.3–20.0 percent in the Highway 126 corridor.

**FIGURE 5-34  
OVERCROWDED HOUSEHOLDS**



Source: HCD AFFH Data and Mapping Tool, 2021.

## ***Displacement Risk***

The rising cost of housing is becoming an increasingly important housing security issue in Ventura County, especially for renters. Gentrification is the process by which the influx of capital and higher-income residents into working-class neighborhoods changes the essential character of that neighborhood and displace lower-income resident. Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. Renter occupancy and high rent burdens are the most common reasons for displacement to occur since renters may not be able to afford to stay in their unit as rents increase.

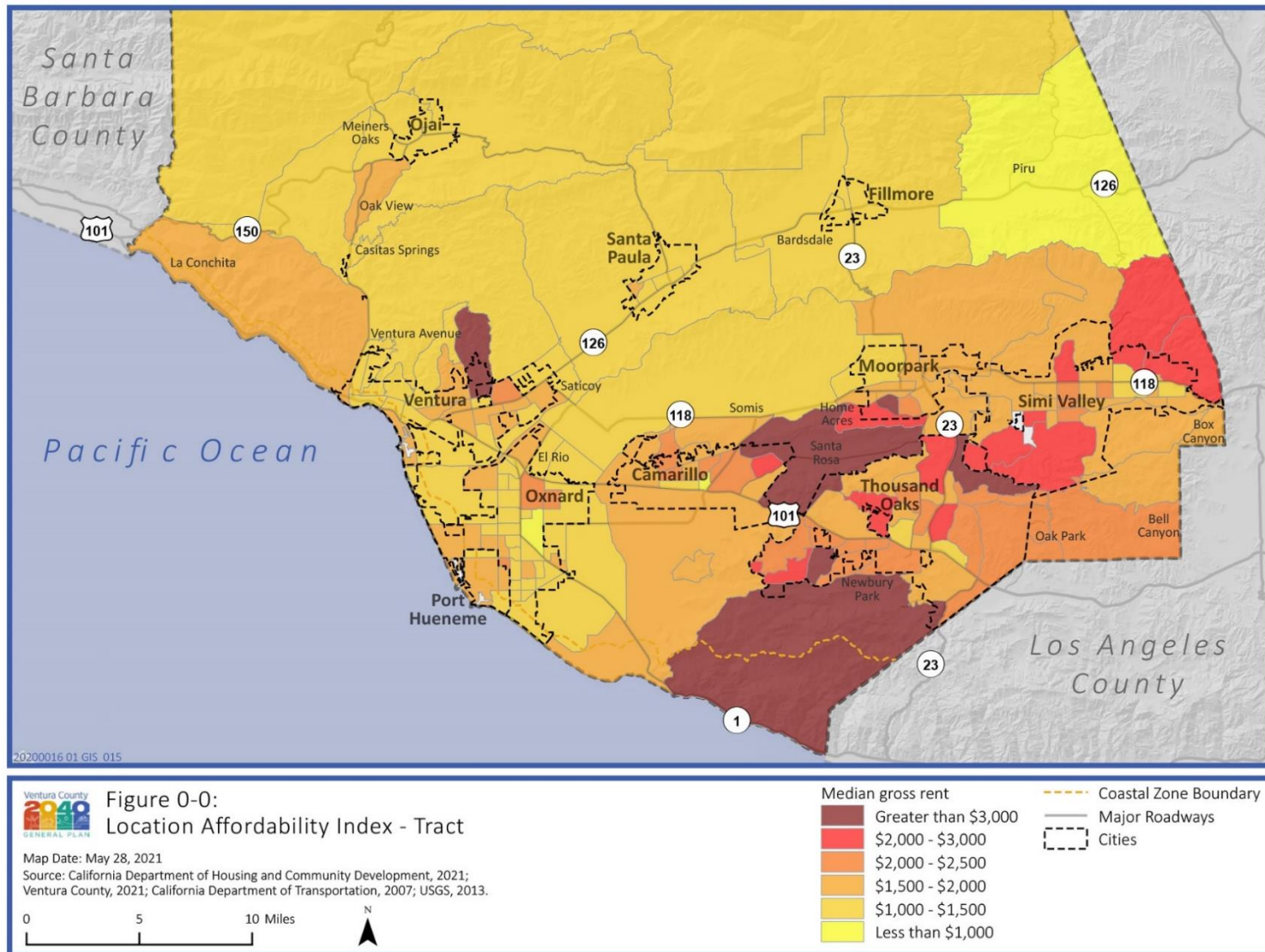
Figure 5-35 shows the Location Affordability Index in Ventura County. First launched by HUD, the index measures standardized household housing and transportation cost estimates. Using 2012-2016 ACS data, the index ratings show that the majority of the county has rents between \$1,500 and \$2,000 a month. In some areas of the county, rents are more than \$3,000 per month. As was discussed previously, the total average rent in Ventura County was \$2,000 (see Table 10 of the Housing Costs and Affordability Section in Chapter 2) in 2018. These rents are primarily affordable to moderate-income households, but out of reach for lower-income households. As shown in the figure, lower median rents are mostly in the Piru area and the City of Oxnard.

Areas with higher populations of renters and lower income households are particularly susceptible to displacement in the face of market-based pressures at the neighborhood-level. According to the UC Berkeley Urban Displacement Project, a census tract is a sensitive community if it meets the following criteria as both vulnerable and experiencing market-based displacement pressure:

- (1) Proportion of very low-income residents was above 20 percent in 2017; and
- (2) The census tract meets two of the following criteria:
  - a) Share of renters is above 40 percent in 2017;
  - b) Share of Non-White population is above 50 percent in 2017;
  - c) Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
  - d) Nearby areas have been experiencing displacement pressures.

According to these metrics, several census tracts along the Highway 126 corridor in Ventura County are susceptible to displacement because of the high proportion of households that are renters with low- to moderate- incomes (see Figure 5-36). Other census tracts susceptible to displacement are in the incorporated cities of Ventura, Ojai, Oxnard, Santa Paula, and Fillmore. Fewer neighborhoods are sensitive to displacement in the eastern part of the county near the cities of Camarillo, Thousand Oaks, Moorpark, and Simi Valley which also tend to be areas with the highest opportunities, the highest incomes, and predominantly Non-Hispanic White households.

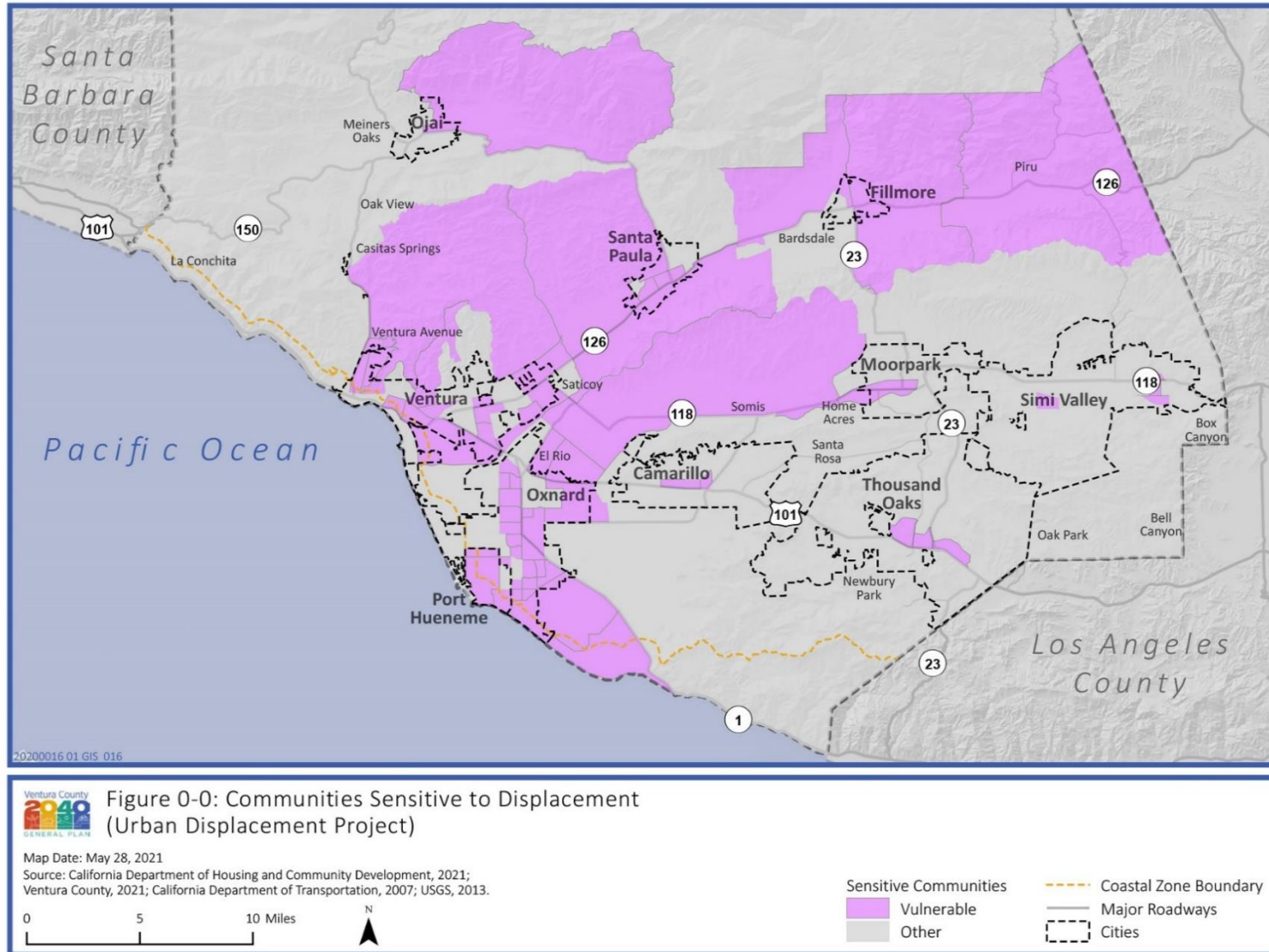
**FIGURE 5-35  
LOCATION AFFORDABILITY INDEX**



Source: HCD AFFH Data and Mapping Tool, 2021.



**FIGURE 5-36  
COMMUNITIES SENSITIVE TO DISPLACEMENT**



Source: HCD AFFH Data and Mapping Tool, 2021.



## Rates of Homeownership

Homeownership is the largest asset of most households in the U.S. and, for many low-income households, provides an opportunity for future generations to attain homeownership by increasing the family's wealth. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership.

Ventura County has a relatively high rate of homeownership, about 63.2 percent compared to 55.0 percent statewide in 2020. However, homeownership rates vary widely by race and ethnicity, both within and among jurisdictions in the county. As shown in Table 5-18, 70.2 percent of Non-Hispanic White households and 73.5 percent of Asian households in the county are homeowners. Hispanic/Latino or as Multi-Racial households have the lowest homeownership rates in the county (49.0 percent and 48.4 percent respectively); a difference of almost 21 percentage points between Hispanic/Latino and Non-Hispanic White homeownership.

Table 5-18 HOUSING TENURE BY RACE/ETHNICITY – VENTURA COUNTY					
	Owner Occupied		Renter Occupied		Total Occupied Units
Race/ Ethnicity	Number	Percent of Total	Number	Percent of Total	Number
White, Non-Hispanic	111,428	70.2%	47,368	29.8%	158,796
Black	2,328	50.2%	2,309	49.8%	4,637
Asian	13,951	73.5%	5,031	26.5%	18,982
Native Hawaiian and Other Pacific Islander	290	58.0%	210	42.0%	500
American Indian and Alaskan Native	863	51.4%	815	48.6%	1,678
Some Other Race	5,440	56.4%	4,212	43.6%	9,652
Multiracial (Two or More Races)	3,708	48.4%	3,959	51.6%	7,667
Hispanic or Latino	40,817	49.0%	42,458	51.0%	83,275
Total Occupied	171,174	63.2%	99,866	36.8%	271,040

Source: U.S. Census, American Community Survey 5 Year Estimates 2015-2019, Table S2502.

## Other Relevant Factors

### Mortgage Lending

In the 1940s and 1950s, racial discrimination in mortgage lending was a common place occurrence that was allowed, and perpetrated, by the Federal Government to limit access to homeownership and wealth-building opportunities for Black and minority populations. Discriminatory practices in home mortgage lending have evolved in the last five to six decades. From government sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. Non-White households continue to have less-than-equal access to loans at the best price and on the best terms that their credit

history, income, and other individual financial considerations merit. As a whole, Ventura County continues to experience unequal representation among loan applicants based on race or ethnicity.

The overall approval rate for loan applications in Ventura County in 2018 was 53.8 percent, which represents a slight decrease from 57.6 percent in 2013 but an increase from 47.2 percent in 2008. Of all loan initiations in Ventura County, the most common type of application in 2018 was for conventional home purchase loans, which is 30.4 percent of all loans. Of these, the most applications originated in the cities of Thousand Oaks, Simi Valley, Oxnard, and the City of Ventura, while the cities of Fillmore, Ojai, Santa Paula, and Port Hueneme comprised the fewest number of conventional home purchase loan applications. Furthermore, loan applications at banking institutions in the cities of Ojai (84.9 percent), Thousand Oaks (65.1 percent), and Ventura (64.4 percent) had the highest approval rates, while the cities of Fillmore (54.9 percent), Santa Paula (57.3 percent), and Oxnard (59.1 percent) had the lowest.

As described in the County's Regional AI, White applicants were over-represented in loan applications in 2008 whereas Black, Hispanic/Latino, and Asian households were under-represented relative to the demographics of Ventura County's population. Unequal representation among loan applicants based on race and ethnicity could be related to inequitable access to lending opportunities further limiting minority access to wealth.

Subsequent approval rates for government-backed home purchase loans were also typically highest for Non-Hispanic White applicants in 2018 at 71.9 percent, and lowest for Black and African American applicants at 60.7 percent. In 2018, Hispanic/Latino applicants experienced the lowest approval rates for conventional home purchase loans in comparison to Non-Hispanic Whites with 70.1 percent approval rates.

### ***Growth Management Policies***

Growth management policies aim to control the progression and speed of development to balance the needs of a community's existing residents while adequately preparing for those of future ones. Such policies, however, can become impediments to fair housing when a jurisdiction restricts its capacity and cannot address its own housing needs. Growth management usually is not a single policy or program, but rather a collection of codes, regulations, or standards to direct the rate and intensity of new development. Examples include general policies that require the expansion of public facilities and services concurrent with new development, to policies that establish urban growth boundaries, to numerical limitations on the number of dwelling units that may be permitted annually. One of Ventura County's distinguishing characteristics is its open space and scenic character. The County is dedicated to directing urban development to cities and existing unincorporated communities to preserve its working and rural landscapes, agricultural lands, scenic vistas, natural resources, and recreational opportunities. The County has a direct role in maintaining agricultural, rural, and open space areas and shaping the character of urban development. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future county residents. The County has adopted several regulatory measures to guide growth and development in the county, such as land use designations and greenbelt agreements, and the County implements a voter initiative to conserve open space and agriculture. These measures are described in the Housing Element – Chapter 3 as well as in the General Plan Chapters 3, Land Use and Community Character Element, and Chapter 8, Agriculture Element.

Between 2000 and 2016, 94.3 percent of the county's population growth occurred in incorporated cities, two-thirds of which occurred in just three cities: Oxnard, Simi Valley, and Thousand Oaks. This continues a longstanding trend in the county of accommodating growth primarily in the cities, which, in turn, reflects Ventura County's policy emphasis on preservation of agriculture and open space lands. The

County and the cities in the county have taken several actions to direct growth away from agricultural and open space lands including the development of, and adherence to, the Guidelines for Orderly Development, greenbelt agreements, and a voter-initiative referred to as Save Open Space & Agricultural Resources, commonly known as SOAR. Urban development is focused near existing cities and within or near Existing Community boundaries to preserve agricultural lands and prevent premature conversion to uses incompatible with agricultural uses.

While the SOAR initiative aims at preserving agricultural and open space resources, the implementing ordinance restricts the redesignation of properties in the unincorporated area to accommodate additional urban development. The cities' respective SOAR ordinances establish urban boundaries around each city, extension of which can occur only with voter approval. The SOAR ordinance also requires with limited exceptions, a county-wide voter approval for any change or amendment to the County General Plan "Agricultural," "Open Space," or "Rural" land-use designations. This thereby limits the County's discretion over which land which can be utilized for uses such as housing, commercial and industrial development. In addition to the constraints imposed by SOAR, the type and intensity of urban development is also significantly constrained due to the presence of natural resources with steep slopes and topological features, sensitive cultural resource areas, biologically important habitat, natural areas and waterways that including wildlife corridors, and significant high fire hazard zones across the county.

Since State housing law mandates jurisdictions to facilitate the development of a variety of housing types to meet the jurisdictions' fair share of regional housing needs, any growth management measure that may compromise a jurisdiction's ability to meet its regional housing needs could have an exclusionary effect. In Ventura County, the Guidelines for Orderly Development and SOAR limit the capacity for urban development, including housing, specifically in the unincorporated county. The 2040 General Plan, adopted in September 2020, which incorporates the Guidelines for Orderly Development and SOAR, accommodates future development primarily within existing unincorporated communities. Specifically, the 2040 General Plan contains 13 designations for the types of land uses (e.g., commercial, industrial, residential) allowable within areas designated as Existing Community and Urban. The residential land uses, densities, and parcel sizes in Existing Communities, as well as opportunities for infill through accessory dwelling units (ADUs), can accommodate the needs identified in the Regional Housing Needs Assessment of the 2021-2029 Housing Element. One of the first housing projects approved consistent with SOAR and the newly-adopted General Plan is the Somis Farmworker Housing Complex (Case No. PL19-0046), approved in February 2021, which includes 360 dwelling units with a community wastewater treatment facility that will provide sewer service to the housing complex and produce recycled water for use to irrigate adjacent agricultural fields. The proposed 360-unit housing complex includes a variety of one-, two-, and three-bedroom apartments in 28 buildings (mix of one, two and three stories), and associated ancillary facilities such as community centers, play fields, tot lots/playgrounds, a basketball court, a community garden area, and a network of meandering pedestrian walkways.

Unincorporated Ventura County supports an agricultural industry of state-wide importance and has made progress in providing low-cost housing for this employment sector. Farmworker housing is increasingly an important housing need in the County, along with better opportunities for educational and economic advancement. To address housing needs for vulnerable populations such as farmworkers, the County will invest in infrastructure and service upgrades in disadvantaged and low-opportunity areas, and support the development of affordable housing through the pursuit and distribution of funding (Housing Element Programs A, D, and O). The County will also provide educational tools for property owners, prepare streamlined building plans, and promote the development of ADUs (Housing Element Programs C and U). The County is working with the cities and stakeholders to complete the Farmworker Housing Study and increase farmworker housing units countywide (Housing Element Program E). Updates to the County's zoning ordinances to meet State laws for special needs housing will also be implemented (Housing Element Program N).

## **Community Data**

As part of the AI development process, Ventura County’s community engagement efforts included six community meetings, six stakeholder meetings, three focus groups, and two surveys. The following is a summary of community data received as part of AI efforts, which may be applicable to the unincorporated county.

### **Ventura County Resident Survey**

Respondents to the Ventura County Resident Survey were predominately Non-Hispanic White (72 percent), and/or homeowners (74 percent).

Of the 652 respondents to the survey, 8 percent or 51 respondents, felt they had been discriminated against in a housing-related situation. Among those who felt they had experienced discrimination; the most common response was on the basis of race.

The most common answer to the question, “What type of housing is most needed to address housing needs in your community?” was “[m]ore housing for persons with special needs (e.g., disabled, homeless, farmworkers).”

### **Community Consultation**

Based on stakeholder feedback for the unincorporated county, the renewal/extension of SOAR halts most housing development, except limited farmworker housing, to preserve agricultural land, natural areas, and viewsheds. Housing costs are high in rural areas and small cities. Additionally, homeless numbers in the county have increased with many people living in isolated areas. Other feedback from incorporated jurisdictions (cities) indicated that residents in the eastern county felt that housing costs are high and have concern about keeping workers in the area due to housing costs. Moreover, some east county residents do not support the development of multifamily housing even for senior or supportive housing. In the western unincorporated county, multifamily housing development is not keeping pace with demand, particularly for lower income residents. In addition, the Thomas Fire increased overall rental prices throughout the county.

### **Findings from Analysis of Impediments**

The AI identified several impediments to fair housing choice throughout Ventura County. While no significant barriers to fair housing or impact on housing choice were found in the County’s public policies and Zoning Code, the AI identified the presence of housing discrimination and hate crimes, lack of adequate housing for persons with special needs, and disparities in access to homeownership opportunities. Based on the identified impediments, the AI included the following recommendations:

- Implement additional outreach strategies to inform lower-income households of available local, state, and federal homebuyer assistance
- Expand fair housing information available on the County website.
- Expand testing for discriminatory practices in private rental and home sales markets.
- Facilitate more accessible housing options for seniors and persons with disabilities.
- Provide aid to seniors and residents with a disability to make accessibility modifications to their property and housing.

- Increase development of supportive housing through non-profit housing developers and service providers.
- Increase transit-oriented development to better connect residents with jobs throughout the region.

### **Affirmatively Further Fair Housing Analysis of Sites Inventory**

As part of AB 686, the sites analysis is required to be analyzed with respect to AFFH. The primary goal is to ensure that affordable housing is dispersed equitably throughout the County rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved.

The Housing Element land inventory, described in Chapter 4, shows a capacity for 2,469 housing units on vacant and underutilized sites and in approved projects (this excludes projections for Accessory Dwelling Units (ADUs) and Farmworker Dwelling Units), with 645 units affordable to lower income households.

The following section will analyze the sites inventory and its potential impact to the housing issues analyzed in the Assessment of Fair Housing including patterns of integration and segregation, disparities in access to opportunity, and patterns of disproportionate housing problems and needs for protected classes.

#### ***Existing Affordable Housing***

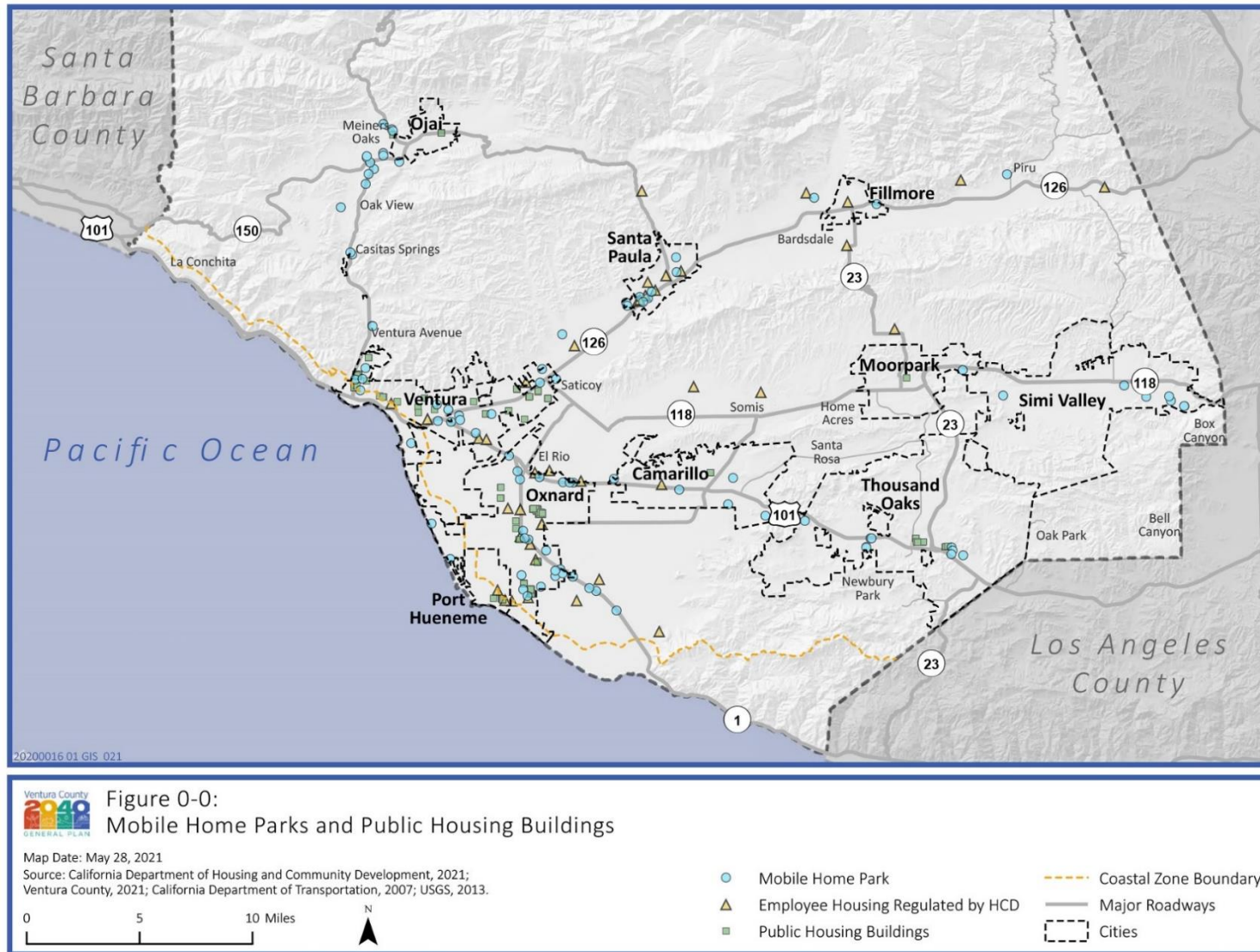
Consistent with countywide policies that direct growth to the incorporated cities, HUD-funded affordable housing in the unincorporated county accounts for less than 0.5 percent of HUD-funded affordable units in the county. As shown in Table 5-19, nearly 75 percent of the county's affordable housing is concentrated in just four cities: Oxnard, Simi Valley, Ventura, and Thousand Oaks. Areas with more affordable housing coincide with neighborhoods that have more Non-White households overall and generally lower incomes communitywide. The cities of Ojai, Port Hueneme, and Santa Paula have the greatest share of affordable units relative to their jurisdiction's housing stock, while Moorpark has the lowest. As shown in Figure 5-37, the vast majority of state monitored farmworker housing (or Employee Housing Regulated by HCD as labelled in Figure 5-37) is also located within the existing cities near irrigated farmland (i.e., Oxnard, Santa Paula, Fillmore, and Ventura) and the unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Like most families, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services; however, these areas tend to have the greatest poverty rates and more prevalent housing problems as discussed in the Disproportionate Housing Needs section.



TABLE 5-19 AFFORDABLE HOUSING UNITS WITH HUD FUNDING BY JURISDICTION					
Jurisdiction	Affordable Units (2018)	Total Occupied Rental Housing Units (2017)	Total Housing Units (2017)	Percent of Housing Stock Affordable	Percent of All Affordable Units in the County
Camarillo	625	8,100	25,535	2.4%	6.9%
Fillmore	228	1,307	4,558	5.0%	2.5%
Moorpark	167	2,810	11,603	1.4%	1.8%
Ojai	210	1,278	3,340	6.3%	2.3%
Oxnard	2,705	23,862	54,467	5.0%	29.7%
Port Hueneme	453	3,546	7,803	5.8%	5.0%
San Buenaventura	2,182	18,793	43,146	5.1%	24.0%
Santa Paula	580	3,968	9,199	6.3%	6.4%
Simi Valley	894	11,864	43,214	2.1%	9.8%
Thousand Oaks	1,010	13,789	47,930	2.1%	11.1%
Unincorporated County	43	-	-	-	0.5%
<b>Ventura County (Total)</b>	<b>9,097</b>	<b>99,368</b>	<b>285,997</b>	<b>3.2%</b>	<b>100.0%</b>

Source: HUD, 2018. U.S. Census, American Community Survey 2018. Ventura County AI, 2020.

**FIGURE 5-37  
EXISTING AFFORDABLE HOUSING – VENTURA COUNTY**



Source: HCD AFFH Tool, 2021. HCD Employee Housing, 2021. HUD, 2018.

### ***Potential Effect on Patterns of Segregation***

The inventory has the potential to contribute to existing patterns of segregation as above moderate-income sites are mostly identified in predominantly Non-Hispanic White areas with higher incomes. While lower-income sites are distributed throughout the unincorporated county, the small number of sites will not significantly improve patterns of segregation for Non-White communities. Many of the above moderate-income sites identified in the Housing Element are located in concentrated areas of affluence in the Oak Park/Bell Canyon, Santa Rose, and Camarillo areas, while lower-and mixed-income sites (i.e., CSUCI University Glen Phase II, and the Piru Expansion Reider and Finch Subdivisions) are located in areas identified as 60 percent or less Non-White as shown in Figure 5-17. In comparison to the percentage of low to moderate income areas, the distribution of the moderate and above-moderate incomes sites are primarily in areas with higher incomes and lower percentages of low-moderate households (see Figure 5-38).

### ***Potential Effects on Access to Opportunity***

Table 5-20 displays the percentage of unit capacity in the sites inventory within each of the TCAC opportunity areas, and Figure 5-39 identifies the sites relative to TCAC opportunity areas in the County. The data shows that the majority of the County's proposed inventory, both in total and within each income category, is within areas with the highest resources (see Figure 5-39). Of the sites identified with capacity for lower-income development, 29 percent of the unit capacity is within low resource areas, compared to 62 percent in the high resource and highest resource areas combined.

Many of communities identified as those with high or highest resources within concentrated areas of affluence in Figure 5-22 are either master planned communities with pre-approved tract maps on smaller lots or located in rural areas with limited infrastructure access, or has natural hazards on site (e.g., high fire hazard zone, and steep slopes), all of which limits the ability to rezone these sites for multifamily housing. For example, the Somis Farmworker Housing project, referenced in the Resource Inventory section, is located in a highest resource area. This development was approved because farmworker housing complexes are allowed on agriculturally zoned lots and the project included a package treatment plant to address the lack of sewer access. To facilitate more housing choices in areas of opportunity, the Housing Element includes the following programs, which aligns with several of the suggested programs listed in HCD's Guidance Memorandum on Affirmatively Furthering Fair Housing<sup>23</sup>:

- Program Nos. C, M, S, T, and U provide zoning, fee waivers, and permit streamlining incentives to increase housing choices and affordability;
- Program K proposes to explore options for an inclusionary requirement;
- Program R provides down payment assistance to future homeowners; and
- Program X includes the County's HomeShare program which leverages in-home supportive services in exchange for living arrangement in the home at little to no rent

As shown in Table 5-20 below, most the County's lower-income residential inventory sites are located in high and highest opportunity areas, which typically constitute of areas that can offer access to good schools, jobs, and result in more positive economic outcomes to future households. On the other hand, the

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<sup>23</sup> 2021, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, [www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](http://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf)

residential sites identified in lower resource areas are located in the communities of Piru and El Rio, which are also Designated Disadvantaged Communities in the County. The County's General Plan has several policies aimed at providing equitable access to the quality of life to these communities which are listed later in the Fair Housing Issues and Contributing Factors section. For housing located in these areas, the following policies and programs offer place-based strategies to encourage community conservation and revitalization, which is also aligned with HCD's Guidance Memorandum:

- Program A and Policy EV-1.2 in the Economic Vitality Element proposes to target federal and state grant investment in areas of most need. Additionally, on March 9, 2021, the Board of Supervisors approved a Statewide Park Development and Community Revitalization Grant Program application available through Prop 68 for improvements to the Nyeland Acres community center and park, to be administered by the County Parks Department;
- Program D proposes to seek funding to prioritize water and sewer infrastructure improvements in disadvantaged communities
- Policy LU-17.5 in the Land Use Element discourages the establishment of housing near incompatible land uses in disadvantaged communities
- Policy LU-18.5 in the Land Use Element encourages stakeholders in disadvantaged communities to participate in the decision-making process for adaption planning related to climate change within Ventura County;
- Program Y and Policy LU-18.2 in the Land Use Element proposes to facilitate opportunities for residents from areas of concentrated poverty and disadvantaged communities to serve on boards, committees, task forces and other county government decision making bodies; and
- Program Nos. C and T as well as Policy LU-18.1 in the Land Use Element expands on access to community meetings and materials to encourage meaningful dialogue. This may include live interpretation offered at meetings, offering planning materials in Spanish, and holding meeting times after work hours.

**TABLE 5-20  
RESIDENTIAL SITE CAPACITY BY TCAC OPPORTUNITY AREA**

	Lower-Income		Moderate Income		Above Moderate		Total	
TCAC Opportunity Area	Units	Percent of Total Low Units	Units	Percent of Total Mod Units	Units	Percent of Total Above-Mod Units	Units	Percent of Total
Low Resource	184	29%	157	34%	92	22%	433	28%
Moderate Resource	50	8%	0	0%	0	0%	50	3%
High Resource	41	5%	0	0%	0	0%	41	3%
Highest Resource	370	57%	310	66%	321	78%	1,001	66%
<b>Total</b>	<b>645</b>	<b>-</b>	<b>467</b>	<b>-</b>	<b>413</b>	<b>-</b>	<b>1,525</b>	<b>-</b>

Source: County of Ventura, 2020; Ascent, 2020.

### **Potential Effects on Disproportionate Housing Needs**

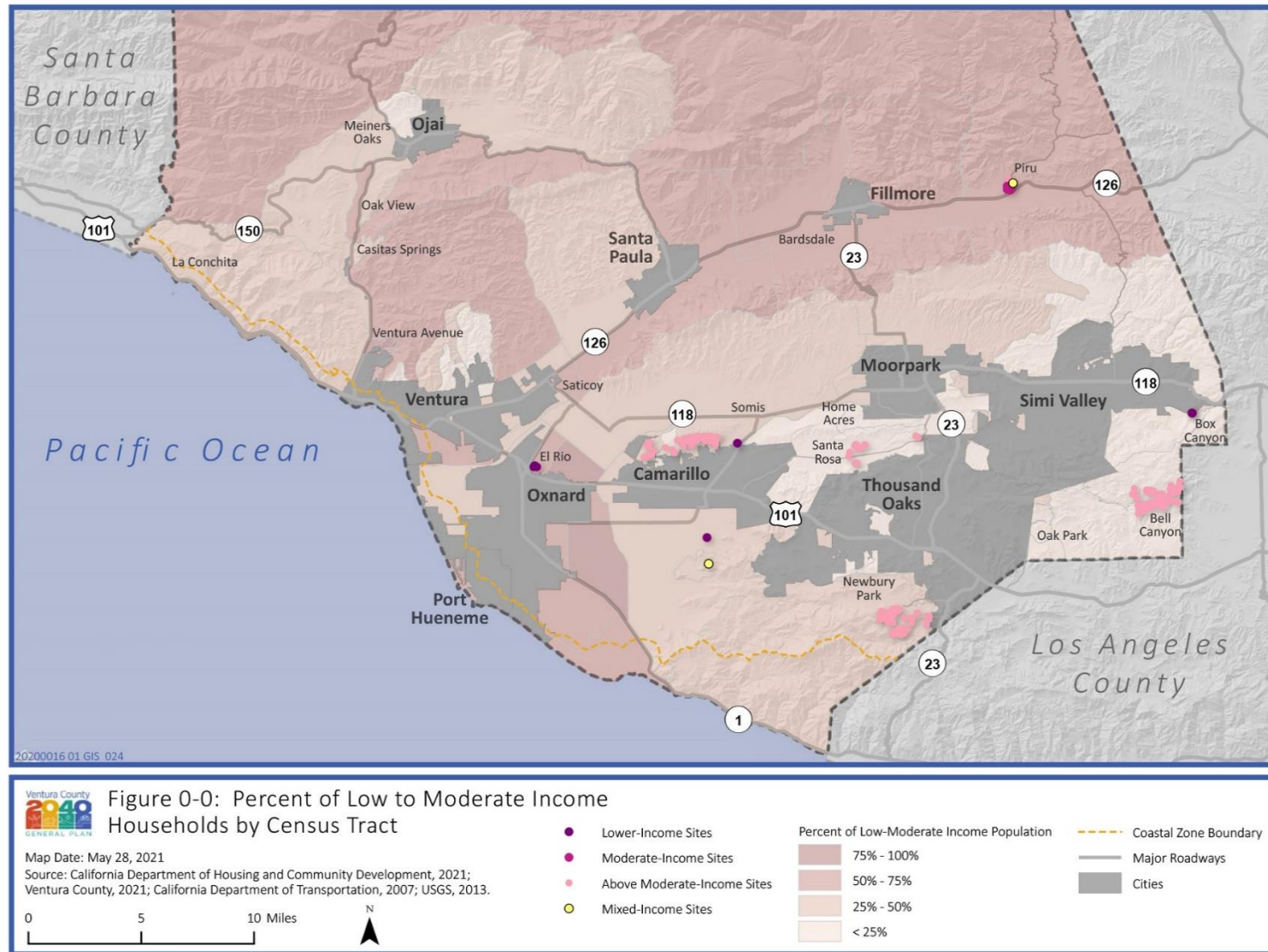
Figure 5-40 overlays the inventory on a map of communities sensitive to displacement. Many of the same areas that are considered low resource also face disproportionate housing needs such as overpayment, overcrowding, and are more vulnerable to the risk of displacement. The County must, therefore, balance the need to create affordable housing opportunities in high and moderate resource areas with the need to create affordable housing opportunities in areas that are at risk of displacement and face overpayment and overcrowding issues. By providing lower-income sites in El Rio and lower/mixed-income sites in Piru, the inventory may potentially provide some relief to the impact of disproportionate housing needs in these communities. Table 5-21 shows the number of units identified in at-risk areas by income level. Approximately 20 percent of all units (433 units) identified in the inventory are in communities at risk of displacement overall.

<b>TABLE 5-21 RESIDENTIAL SITE CAPACITY BY DISPLACEMENT RISK</b>		
	<b>Units Identified in At-Risk Communities</b>	
<b>Income Level</b>	<b>Number</b>	<b>Percent of Total</b>
Low	184	13%
Moderate	157	20%
Above Moderate	92	17%
Total	433	20%

Source: County of Ventura, 2020; Ascent, 2020.

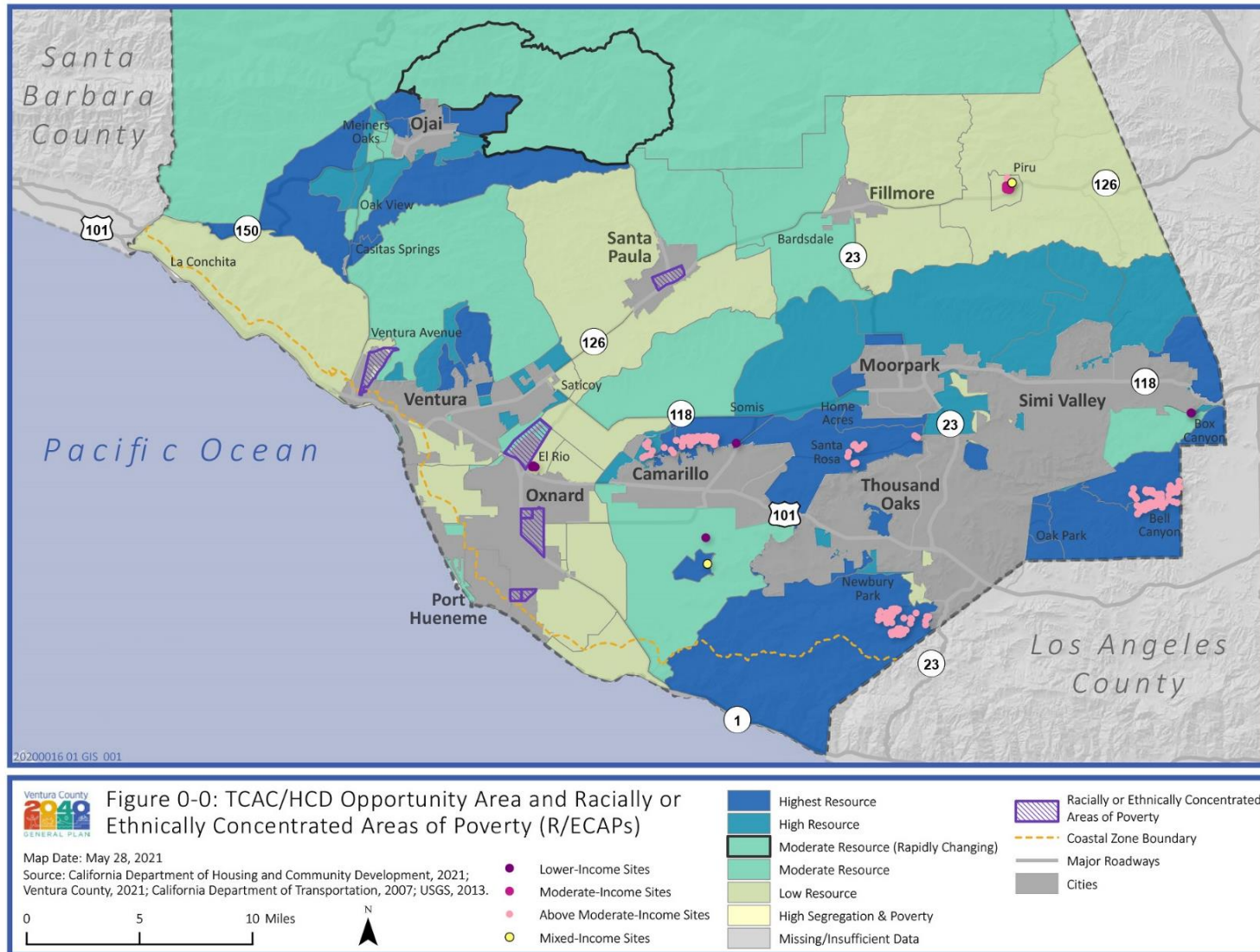


**FIGURE 5-38**  
**SITES INVENTORY AND LOW-MODERATE INCOME AREAS**



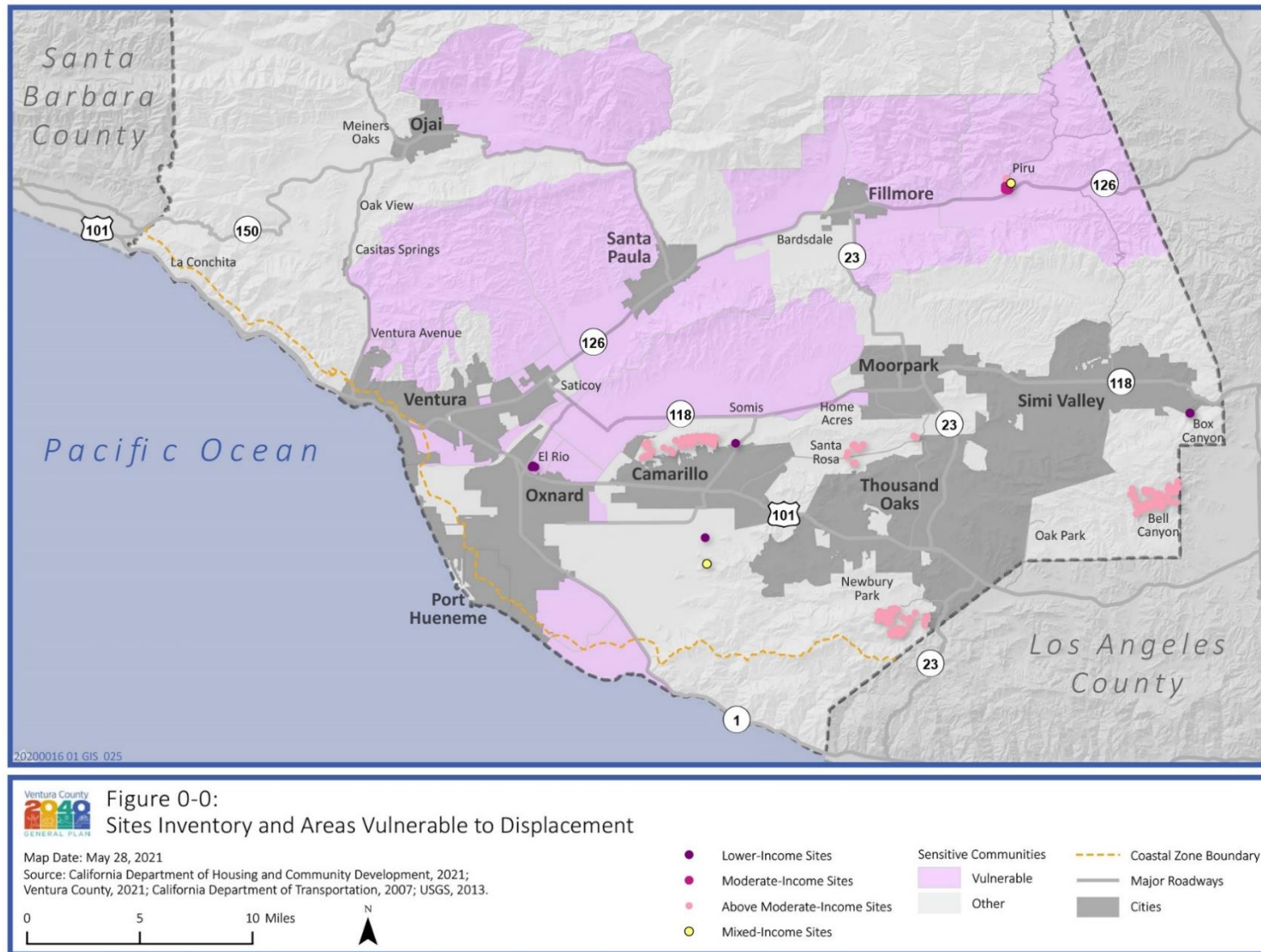
Source: HCD AFFH Tool, 2021. Adapted by Ascent, 2021.

**FIGURE 5-39  
SITES INVENTORY AND TCAC/HCD OPPORTUNITY AREAS**



Source: HCD AFFH Tool, 2021. Adapted by Ascent, 2021.

**FIGURE 5-40**  
**SITES INVENTORY AND AREAS VULNERABLE TO DISPLACEMENT**



Source: HCD AFFH Tool, 2021. Adapted by Ascent, 2021.



## Fair Housing Issues and Contributing Factors

The findings of this assessment indicate that fair housing issues in the County are primarily related to segregation, mostly by income and secondarily by race/ethnicity. The reasons behind segregation range from public policy, to where people can afford to live, to prejudice. As determined in the 2020 AI, there is also housing discrimination, disproportionate access to homeownership opportunities, and a limited supply of housing and services for seniors and persons with disabilities countywide. Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities.

The County has established priorities and goals to affirmatively further fair housing based on the Assessment of Fair Housing. These are included in the Housing Element's Goals, Policies and Programs (Chapter 5) as well as through other elements in the County 2040 General Plan. Table 5-22 summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in the County.

TABLE 5-22 FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES		
AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<b>Patterns of Segregation including Presence of R/ECAPs</b>	<ul style="list-style-type: none"> <li>• Past racially restrictive covenants and school district gerrymandering caused segregation in schools and neighborhoods.</li> <li>• Rural and agricultural communities (along Highway 126) have more affordable housing opportunities overall. Communities are primarily home to Hispanic/Latino, low- and moderate-income households, including farmworkers.</li> <li>• Infrastructure constraints restrict development of high-density housing in most of the unincorporated county; therefore, county is limited in rezoning for higher density development in unincorporated communities which need it most.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage home share partnerships to provide affordable housing options in exchange for services to assist senior resident homeowners (Program X).</li> <li>• Continue the rent control program for mobilehome parks, which provides housing for lower income residents in high resource areas (Program B).</li> <li>• Encourage construction of ADUs to increase supply of affordable housing, especially in high resource areas (Programs C and U).</li> <li>• Increase services and amenities to improve access to opportunity in low resource areas (Programs A, D, and E).</li> <li>• Provide training to landlords on fair housing laws and encourage them to market their rental units in high resource areas to voucher holders. (Programs L and Q).</li> </ul>

<b>Disproportionate Access to Homeownership</b>	<ul style="list-style-type: none"> <li>• Unaffordable home prices in coastal communities</li> <li>• Costs of repairs or rehabilitation for older housing stock</li> <li>• Lack of economic mobility for protected classes</li> </ul>	<ul style="list-style-type: none"> <li>• Provide down payment assistance to eligible potential homeowners (Program R)</li> <li>• Guide eligible homeowners in identifying resources for rehabilitation assistance (Programs V and W)</li> </ul>
<b>AFH Identified Fair Housing Issue</b>	<b>Contributing Factors</b>	<b>Meaningful Actions</b>
<b>Discrimination in Housing</b>	<ul style="list-style-type: none"> <li>• Lack of community support for high-density affordable housing</li> <li>• Limited housing opportunities for persons with disabilities</li> </ul>	<ul style="list-style-type: none"> <li>• Increased testing and more persistent enforcement of fair housing laws (Program L)</li> <li>• Actively recruit residents from low-opportunity/disadvantaged communities to serve or participate on boards, committees and other local government bodies (Program Y)</li> <li>• Amend County Ordinances and implement new state housing laws that mandate the use of only objective standards to approve residential projects, including projects for the special needs population. (Programs N and T)</li> </ul>

### **2040 General Plan Policies Affirmatively Furthering Fair Housing**

In 2020, the County adopted numerous policies in other elements of the 2040 General Plan focused on advancing environmental justice and increasing access to amenities in designated disadvantaged community, or low resource areas. Relevant policies from the Land Use and Character Element and the Economic Vitality Element are listed below. Additionally, the County will be conducting comprehensive Area Plan updates and will develop community specific actions aiming to address the opportunities and resources available to lower income households as well as expand amenities in lower resource areas.

#### **Land Use and Character Element**

**LU-1.7 Safe and Sanitary Homes Education and Outreach.** The County shall engage with agencies, non-profit organizations, landlords, property owners and tenants in Disadvantaged Communities to disseminate information to educate about indoor mold and lead hazards, methods for reduction, and prevention.

**LU-17.5 Placement of New Residential Uses.** Within designated disadvantaged communities, the County shall discourage the establishment of new residential and other sensitive land uses near incompatible industrial land uses unless appropriate mitigations or design consideration can be included.

**LU-18.1 Communication Channels.** Within designated disadvantaged communities, the County shall continue to improve communication channels and methods for meaningful dialogue between



community members and decision-makers, including County staff and elected and appointed representatives.

**LU-18.2 Input on Proposed Planning Activities.** Within designated disadvantaged communities, the County shall facilitate opportunities for community members and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process.

## **Economic Vitality Element**

**EV-1.2 County Investment Priorities.** The County shall prioritize investment in infrastructure, services, safety net programs and other assets that are critical to future economic vitality, including public safety, healthcare, library services, water supply and quality, transportation, energy, and environmental resources. This investment shall consider equity in investment opportunities to designated disadvantaged communities, including designated Opportunity Zones under the federal Tax Cuts and Jobs Act of 2017. The focus of these efforts shall be to improve social equity and opportunity for all.

**EV-1.3 Housing Affordability.** The County shall continue to work with cities and community organizations to implement best practices, pursue funding, and implement programs that reduce the cost of housing to retain and attract employers and employees.

**EV-1.7 Supporting Industries Fitting County Needs.** The County shall strive to attract industries based on existing and projected workforce demographics, educational attainment, skills, and commute patterns, and which provide opportunities to residents living in designated disadvantaged communities.

**EV-1.10 Grocery Stores in Underserved Communities.** The County shall strive to attract and retain high-quality, full-service grocery stores and other healthy food purveyors in Existing Communities and adjacent urban areas, particularly in underserved areas.

**EV-6.1 Workforce Readiness.** The County shall collaborate with the Workforce Development Board, the P-20 Council, job and career centers, and other organizations to maximize workforce readiness by promoting job opportunity readiness among unemployed or underemployed residents and students and coordinating with local employers to identify workforce readiness issues and education and training program needs.

## SECTION 5.2 HOUSING REGULATIONS AND POTENTIAL CONSTRAINTS

Potential constraints to the provision of adequate and affordable housing can be created by government policies and regulations as well as non-governmental factors such as costs associated with land and construction. These constraints may increase the cost of housing or may render residential construction economically and/or politically infeasible for developers. Housing production constraints can also significantly impact households with low and moderate incomes and special needs.

### Government Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls as summarized in Figure 5-41 below, site improvement requirements, fees, and permit processing procedures, among other things, may constrain the maintenance, development, and improvement of housing.

### Land Use Controls

#### *The Guidelines for Orderly Development*

Ventura County's Guidelines for Orderly Development (Guidelines) were originally adopted by the Board of Supervisors, all city councils within Ventura County, and the Ventura County Local Agency Formation Commission (LAFCo) in 1969. The Guidelines represent a regional commitment to encourage urban development within cities whenever and wherever practical and to facilitate orderly planning and development in Ventura County. One of the primary goals was to channel growth into cities and away from agricultural land. Protecting agricultural resources has been an important part of Ventura County's policy history and the agricultural industry remains a critical part of Ventura County's economy and identity today.

Through consistent application of the Guidelines over the past 50 years, the County and the cities, in coordination with LAFCo, contained urban development within city Sphere of Influence boundaries, but permitted those boundaries to expand as new urban development was approved. This was accomplished on a practical level by encouraging applicants for urban land use entitlements on sites located within a city Sphere of Influence<sup>24</sup> to apply first to the city rather than the County and to annex to the city prior to development occurring.

Urban development in the unincorporated County, therefore, can occur only where the zoning is established and is consistent with the land use plans of the respective cities. In Unincorporated Urban Centers, urban development should only be allowed when an Area Plan has been adopted by the County. The County's General Plan integrates the Guidelines for Orderly Development through Land Use policies LU-1.1, LU-1.2 and LU-1.4, which promote orderly growth in areas designated as Existing Communities and unincorporated urban centers.

Targeted growth could be seen as a governmental constraint, however, when viewed as a necessary method to direct urban growth to areas that are most suitable for development and to protect agricultural land, open space, sensitive environmental habitats and other natural resources, the benefits outweigh the

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<sup>24</sup> The Spheres of Influence boundaries can be viewed in the County of Ventura General Plan Background Report, Figure 3-2.

constraints that may be imposed. Much of the unincorporated county is environmentally sensitive wildland, such as the Santa Monica Mountains, the Los Padres National Forest and related areas, which has considerable habitat value. Directing new growth to targeted urban areas is more likely to result in affordable housing, as costs associated with providing services and developing infrastructure in support of residential development would be substantially less.

**FIGURE 5-41  
GEOGRAPHY OF GOVERNMENT CONSTRAINTS**

### Guidelines for Orderly Development

The Guidelines for Urban Development, originally adopted in 1969 by the County and all of its cities, state that urban development and municipal services should occur within incorporated cities and their Spheres of Influence, whenever practical.

### Greenbelts

Greenbelts (in green) are voluntary agreements between the County and its cities to restrict the development of open space and agricultural land beyond city limits (in gray). First adopted in 1967, these greenbelts serve to limit urban sprawl and protect valuable green space and farmland.

### SOAR

The SOAR ordinances (Save Open Space and Agricultural Resources) adopted by the County and most of its cities, require voter approval to make any changes to land designated Agricultural (in green) or Open Space (in brown), or to develop for urban use land beyond the City Urban Restriction Boundaries (dashed lines, above).

### General Plan

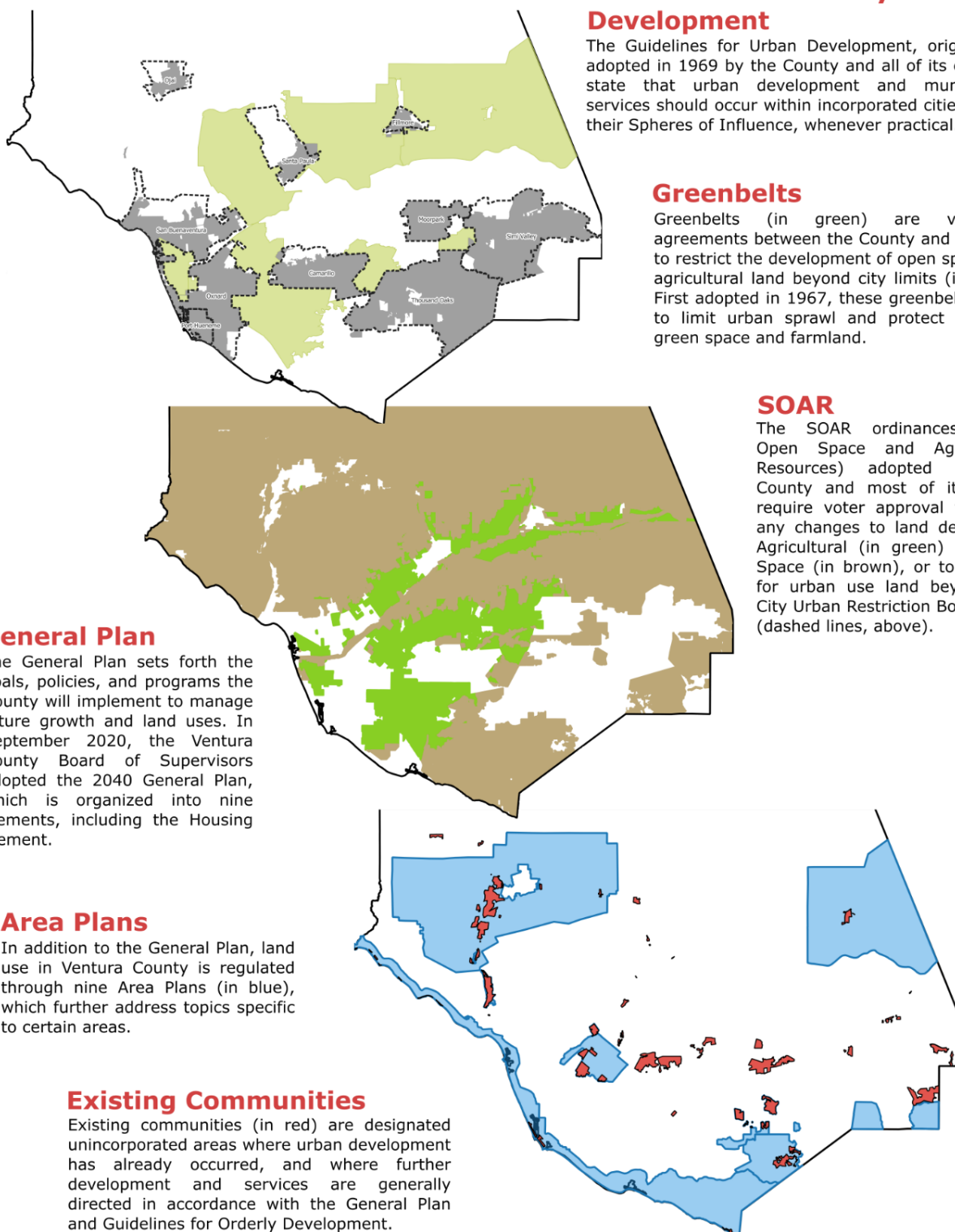
The General Plan sets forth the goals, policies, and programs the County will implement to manage future growth and land uses. In September 2020, the Ventura County Board of Supervisors adopted the 2040 General Plan, which is organized into nine elements, including the Housing Element.

### Area Plans

In addition to the General Plan, land use in Ventura County is regulated through nine Area Plans (in blue), which further address topics specific to certain areas.

### Existing Communities

Existing communities (in red) are designated unincorporated areas where urban development has already occurred, and where further development and services are generally directed in accordance with the General Plan and Guidelines for Orderly Development.



Additionally, directing growth near cities and to Existing Communities and unincorporated Urban Centers maximizes the efficient use of land by promoting higher density development within areas of the County that already have existing public infrastructure, employment centers, and proximity to services like grocery stores, banks, medical offices, and dining amenities.

The Guidelines for Orderly Development, as well as the planning principles that underlie this agreement, are consistent with Government Code sections 65561, 65562 and the intent of SB 375:

- Government Code section 65561 and 65562 recognize the need to preserve open space land not only for the maintenance of the economy but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources.
- SB 375 (2009) calls for reduction in greenhouse gas emissions through infill and other environmentally-friendly development.

### **Greenbelt Agreements**

Greenbelts are voluntary agreements between the County and one or more cities to limit urban development in agricultural areas within the unincorporated county. Between 1967 and 1986, the county and many cities adopted greenbelt agreements. They are unenforceable but politically important policy statements designed to set aside agricultural “greenbelts” and physically separate the cities from one another. There are seven greenbelts in Ventura County<sup>25</sup>. Most, if not all of this land, is also protected by SOAR initiatives, described below.

Much like the Guidelines for Orderly Development, the intent of these Greenbelt Agreements was to protect agricultural lands and to prevent premature conversion to uses incompatible with agricultural uses. Through these agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing zoning. The description, terms, conditions, and features of greenbelt agreements vary and are in effect for an indefinite time period. Over time, the boundaries of the County’s greenbelts have been amended to accommodate new development.

The Ventura County General Plan and Non-Coastal Zoning Ordinance regulate the uses in a greenbelt. The existing General Plan designations for greenbelts include Agriculture, Open Space, Rural, and Existing Community. In general, the zoning designations within a greenbelt typically include Agriculture-Exclusive (AE), Rural Agricultural (RA), and Open Space (OS).

### **Save Open Space & Agricultural Resources (SOAR)**

The Save Open Space and Agricultural Resources Initiative (SOAR) refers to a series of voter initiatives that the County and eight cities within the county approved to protect open space and agricultural land, beginning in 1995. SOAR established more formal urban growth boundaries that can’t be changed without voter approval.

First approved in 1998, the County’s SOAR initiative requires a majority vote of the county electorate in order to rezone unincorporated Open space, Agricultural or Rural land for urban development or to make any changes to a General Plan goal or policy related to those land use designations. The eight voter-approved SOAR initiatives passed by the cities of Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, Thousand Oaks and Ventura require voter approval for urban development beyond a defined

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<sup>25</sup> The County Greenbelt Map can be found in the County of Ventura General Plan Background Report, Figure 3-6.



City Urban Restriction Boundary, or, in the case of the City of Ventura, before rezoning agricultural land within the city’s Sphere of Influence.

Because the majority of land in the unincorporated area (approximately 98 percent) is subject to the County SOAR initiative, this ordinance acts as a constraint on future urban development in lands designated Open Space, Agricultural, and Rural, but does not act as a constraint on future development on land that is already designated for urban uses. Moreover, in recognition of the dire need for housing, the County SOAR initiative contains an exemption for the construction of farmworker housing on land designated Agricultural. The County’s SOAR initiative was renewed by voters in November 2016, extending the expiration date to 2050.

### **Ojai Valley Area Plan Traffic Policy**

The Ojai Valley Area Plan contains policies regarding land use and development affecting traffic levels along State Route 33, which encompasses a significant portion of the Ojai Valley Area Plan boundary. To help maintain the roads at a Level of Service of “E” or better, General Plan guidelines require any projects in this impact area to mitigate, or reduce, the negative effects of traffic congestion that may result from development and growth. An exception to this policy is for affordable housing and farmworker housing projects located in areas served by roads that are currently operating at LOS “E” or better.

Detailed evaluation of potential traffic impacts is required for development projects in the Ojai Valley. A Traffic Impact Study can be conducted to estimate the anticipated traffic impacts likely to result from new development. Potential impacts may be mitigated by reducing the size of the proposed project, changing the time of trips generated to be outside of peak traffic hours, or arranging shuttles or other alternatives to single-occupant vehicles for transportation.

### **General Plan**

The County’s 2040 General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the unincorporated County. The County’s land use designations contain a wide array of housing types – from urban multifamily complexes along the coast and in some Existing communities to rural residential uses on large acreages, as shown in Table 5-23 below. The various densities of residential development in the county not only provide housing choices, but their locations and designs play a critical role in the character and quality of life of county residents. The County has 1,129,234 acres designated by the General Plan to accommodate at least 499,612 units. However, a vast majority, 89 percent, of the residential development capacity lies within the city Spheres of Influence. This reflects the collaborative agreement memorialized in the Ventura County Guidelines for Orderly Development, which calls for urban development to occur within cities whenever and wherever practical.

TABLE 5-23 GENERAL PLAN RESIDENTIAL LAND USE		
Land Use Designation	Description	Residential Density <sup>1, 2</sup>
Very Low-Density Residential (VLDR)	This designation provides a physical transition between the outer edges of an existing community or Urban Area and nearby agricultural and open space areas and uses.	Maximum: 4 units per acre

**TABLE 5-23  
GENERAL PLAN RESIDENTIAL LAND USE**

<b>Land Use Designation</b>	<b>Description</b>	<b>Residential Density<sup>1, 2</sup></b>
Low-Density Residential (LDR)	This designation provides for a variety of single-family homes and neighborhoods.	Maximum: 6 units per acre
Medium-Density Residential (MDR)	This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density allowed should occur along major transportation routes or adjacent to commercial centers. The MDR designation generally applies to residential neighborhoods and central areas within Existing Communities and Urban Areas.	Maximum: 14 units per acre
Residential High-Density (RHD)	This designation provides for residential development in more intensely developed residential and commercial areas. The RHD designation generally applies to central areas within Existing Communities and Urban Areas.	Minimum: 20 units per acre Maximum 22 units per acre
Residential Planned Development (RPD)	The purpose of this designation is to provide areas of residential communities which will be developed using modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site.	Maximum: 20 units per acre
Coastal Residential Planned Development (CRPD)	The purpose of this designation is to provide areas for residential communities which will be developed using innovative site planning techniques. The CRPD designation generally applies to areas appropriate for modern residential development within the boundaries of an Existing Community designated area in the coastal zone.	Maximum: 36 units per acre
Residential Beach (RB)	This designation provides for small-lot, beach-oriented residential communities. The RB designation generally applies to areas appropriate for high-density residential development within the boundaries of an Existing Community designated areas in the Coastal Zone.	Maximum: 36 units per acre
Mixed Use (MU)	This designation provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses.	Maximum: 20 units per acre

<sup>1</sup>The County shall exclude from the Residential land use maximum density farmworker dwellings and accessory dwelling units. (LU-10.2)

<sup>2</sup> For qualifying residential developments, a density bonus may be provided in accordance with California Government Code section 65915.

## Zoning Ordinances

As discussed in the previous sections, urban residential development is generally directed to the cities or to specific unincorporated Urban or Existing Community designated areas. Nonetheless, some limited residential uses are allowed in Agricultural, Open Space and Rural designated areas. The County General Plan specifies in Figures 3.2a and 3.2b of the Land Use Designations chapter of the Background Report which zones of the Non-Coastal and Coastal Zoning Ordinances are consistent with each land use designation.

The County has a total of 33 zoning classifications, of which, 22 zoning classifications allow some form of a residential use. Table 5-24 below lists all zones in the County by name and abbreviation.

TABLE 5-24 ZONE ABBREVIATIONS		
Non-Coastal Zoning Ordinance		
OS (Open Space)	RES (Residential)	CPD (Commercial Planned Development)
AE (Agricultural Exclusive)	RPD (Residential Planned Development)	M1 (Industrial Park)
RA (Rural Agricultural)	RHD (Residential High Density)	M2 (Limited Industrial)
RE (Rural Exclusive)	R/MU (Residential Mixed Use)	M3 (General Industrial)
RO (Single-Family Estate)	TC (Town Center)	IND (Light Industrial)
R1 (Single-Family Residential)	CO (Commercial Office)	TP (Timberland Preserve)
R2 (Two-Family Residential)	C1 (Neighborhood Commercial)	SP (Specific Plan)
Coastal Zoning Ordinance		
COS (Coastal Open Space)	CR1 (Coastal One-Family Residential)	CRPD (Coastal Residential Planned Development)
CA (Coastal Agriculture)	CR2 (Coastal Two-Family Residential)	CC (Coastal Commercial)
CR (Coastal Rural)	RB (Residential Beach)	CM (Coastal Industrial)
CRE (Coastal Rural Exclusive)	RBH (Residential Beach Harbor)	Harbor Planned Development (HPD)

The following is a description of the various zones that allow residential use. The County's Zoning Ordinances (Non-Coastal and Coastal) are available on the County Planning Division website:

**Single-Family Residential (R1) Zone:** The purpose of the R1 zone is to provide for and maintain areas which are appropriate for single-family dwellings on individual lots with a minimum lot area of 6,000 square feet. Additional uses, necessary and incidental to single-family development, are also permitted.

**Two-Family Residential (R2) Zone:** The purpose of the R2 zone is to provide for and maintain residential areas allowing two single-family dwelling units or a two-family dwelling unit on individual lots with a minimum lot area of 7,000 square feet. As in the R1 zone, additional uses, necessary and incidental to single-family development, are also permitted.

**Residential Planned Development (RPD) Zone:** The purpose of the RPD zone is to provide areas for communities which will be developed utilizing unified design techniques. There are

various sub-categories in this zone that establish the density of housing on the individual lots which vary from the density of one dwelling unit per acre (RPD-1 du/ac) to 20 dwelling units per acre (RPD-20 du/ac). This zone provides a flexible regulatory framework in order to encourage:

- Coordinated neighborhood design and compatibility with existing or potential development of surrounding areas;
- An efficient use of land particularly through the clustering of dwelling units and the preservation of the natural features of sites;
- Variety and innovation in site design, density and housing unit options, including garden apartments, townhouses and single-family dwellings;
- Lower housing costs through the reduction of street and utility networks; and
- A more varied, attractive and energy-efficient living environment as well as greater opportunities for recreation than would be possible under other zone classifications.

**Residential High Density (RHD) Zone:** The purpose of this zone is to make available parcels that are appropriate for multifamily residential projects at densities considered by state law to be affordable by design to lower-income households. This zone allows multifamily dwelling as a permitted use by right accommodates a minimum density of 20 dwelling units per acre. The minimum lot area required for development in this zone is 0.8 acres.

**Residential (RES) Zone:** The purpose of this zone is primarily for construction of single family and duplex residential development, but triplex and quadplex residential development is allowed on larger lots within the residential neighborhood. The minimum lot areas in this zone differ for each type of housing, such as 4,000 square feet for a single-family dwelling, 7,000 square feet for a duplex, 7,500 square feet for a triplex, and 8,000 square feet for a quadplex.

**Residential Mixed Use (R/MU) Zone:** The purpose of this zone is primarily for construction of multi-family dwellings with a minimum density of 20 dwelling units per acre, along with compatible commercial uses in specific locations within the zone. In addition to three-story multi-family housing, triplex and quadplex residential development is also allowed in this zone.

**Rural Agricultural (RA) Zone:** The purpose of this zone is to provide for and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential land uses are protected. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, as well as individual dwelling units for farmworker and animal caretakers are permitted in this zone.

**Rural Exclusive (RE) Zone:** The purpose of this zone is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

**Single-Family Estate (RO) Zone:** The purpose of this zone is to provide areas exclusively for single-family residential estates where a rural atmosphere is maintained by the allowing of a range of horticultural activities as well as animals for recreational purposes. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

**Open Space (OS) zone:** The intent of the OS zone is to essentially preserve natural resources, manage production of resources, provide outdoor recreation and public health and safety, promote efficient municipal services, and be utilized to define the boundaries of existing communities and

helps prevent urban sprawl in the County. This zone includes parcels or areas of land or water that are essentially unimproved, and certain residential uses are allowed in the zone, which include single-family dwellings, accessory dwelling units, and all options for farmworker housing.

**Agricultural Exclusive (AE) Zone:** The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have detrimental effects upon the agriculture industry. Although this zone is primarily focused on encouraging agricultural uses, it allows minimal residential uses which may support the agricultural use, such as single-family homes and their associated residential uses, and all options for farmworker housing.

**Timberland Preserve (TP) Zone:** The purpose of this zone is to maintain the optimum amount of the limited supply of timberland, discourage its conversion to urban uses, or expansion of urban services into the zone, and to encourage investment in the timberlands. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, as well as individual dwelling units for farmworker and animal caretakers are permitted in this zone. However, there are only seven parcels zoned TP, consisting of 56 acres.

**Town Center (TC) Zone:** The purpose of this zone is primarily for commercial use, but the zone allows for compatible light industrial use, as well as residential units, as a secondary use. The residential options include individual residential units as well as live/work units allowed only on the second floor of this zone. Ground-floor residential units are not permitted.

**Coastal One-Family Residential (CR1) Zone:** The purpose of this zone is to provide for, and maintain, areas along the coast for more traditional single-family developments on lots with a minimum lot area of 7,000 square feet.

**Coastal Two-Family Residential (CR2) Zone:** The purpose of this zone is to provide for, and maintain, areas along the coast where single and two-family dwellings are allowed, on lots with a minimum lot area of 7,000 square feet.

**Residential Beach (RB) Zone:** The purpose of this zone is to provide for the development and preservation of small-lot, beach-oriented residential communities, with a minimum lot area of 3,000 square feet. Residential single-family dwellings are permitted in this zone.

**Residential Beach Harbor (RBH) Zone:** The purpose of this zone is to provide for development and preservation of unique beach-oriented residential communities with small lot subdivision patterns. Residential single-family dwellings are permitted in this zone.

**Coastal Residential Planned Development (CRPD) Zone:** The purpose of this zone is to provide a method whereby land may be designated and developed as a unit for residential use by taking advantage of innovative site planning techniques. There are various sub-categories in this zone that establish the density of the multi-family housing on the individual lots which vary from the density of three dwelling units per acre (CRPD-3 du/ac) to 25 dwelling units per acre (CRPD-25 du/ac).

**Coastal Rural (CR) Zone:** The purpose of this zone is to provide for and maintain a rural residential setting where a variety of agricultural uses are also permitted, while surrounding land uses are protected. The minimum lot area required in this zone is one acre. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.



**Coastal Rural Exclusive (CRE) Zone:** The purpose of this zone is to provide for residential areas with semirural atmosphere, but exclude agricultural uses to a great extent and concentrate on residential uses. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

**Coastal Open Space (COS) Zone:** The purpose of this zone is to provide for the preservation, maintenance, and enhancement of natural and recreational resources in the coastal areas of the County while allowing reasonable and compatible uses of the land. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

**Coastal Agricultural (CA) Zone:** The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in the coastal zone of Ventura County, and to protect these areas from the encroachment of nonresidential uses that, by their nature would have detrimental effects on the agriculture industry. Although this zone is primarily focused on encouraging agricultural uses, it allows minimal residential uses which may support the agricultural use, such as single-family homes and their associated residential uses.

## **Overlay Zones**

In addition to the above zoning classifications, the Zoning Ordinance also establishes overlay zones to apply additional regulations and standards to certain properties, as shown in Figures 3-25 through 3-28 of the General Plan Background Report. The following zoning overlays apply to residential development in portions of the County:

**Scenic Resource Protection (SRP) Overlay Zone:** The purpose of this overlay zone is to preserve and protect the visual quality within the viewshed of selected County lakes, along the County's adopted scenic highways, and at other locations as determined by the Area Plans, to minimize development that conflicts with the value of scenic resources and to provide notice to landowners and the general public of the location and value of scenic resources which are of significance in the County. The SRP overlay is applied to over 55,000 acres of land within the County and properties within this overlay zone are required to meet specific development standards to ensure that the proposed development minimizes visual impacts from the viewsheds. Figure 8-7 of the Background Report depicts the SRP Overlay Zone in Ventura County, which includes the visual resources in the Ojai and Thousand Oaks areas and around prominent lakes.

**Mineral Resources Protection (MRP) Overlay Zone:** The purpose of this overlay zone is to safeguard future access to an important resource, to facilitate a long term supply of mineral resources within the County, to minimize land use conflicts, to provide notice to landowners and the general public of the presence of the resource, and the purpose is not to obligate the County to approve use permits for the development of the resources subject to the MRP Overlay Zone. The MRP overlay is applied to approximately 21,000 acres of land zoned Agricultural Exclusive (A-E), Open Space (O-S), Rural Exclusive (R-E), Industrial Park (M-1), and Limited Industrial (M-2).

**Community Business District (CBD) Overlay Zone:** The purpose of this overlay zone is to identify community business districts with unique historic character which justify special permit requirements and standards so as to preserve or re-create the historic character of the district, and encourage mixed-use development projects within the district to revitalize it, encourage pedestrian circulation, maximize site development potential, and create an active environment while promoting a traditional village-style mix of retail, restaurants, offices, civic uses, multi-

family housing and other compatible land uses. The CBD overlay is applied to 11 acres of land zoned Commercial Planned Development (CPD).

**Temporary Rental Unit Regulation (TRU) Overlay Zone:** The purpose of this overlay zone is to establish standards and requirements for the temporary rental of dwellings as accessory uses within the overlay zone boundary, in order to ensure that the use of dwellings as temporary rental units does not adversely impact long-term housing opportunities within the Ojai Valley; to safeguard affordable housing opportunities for individuals working in service and other relatively low-wage sectors in the Ojai Valley so that such individuals can live in close proximity to their places of work; preserve the residential, small-town community character of the Ojai Valley, and ensure that temporary rental units are compatible with surrounding land uses; and to protect the health, safety and welfare of the temporary rental units' renters, occupants, neighboring residents, as well as the general public and environment. The TRU overlay is contiguous with the boundary of the Ojai Valley Municipal Advisory Council.

**Critical Wildlife Passage Areas (CWPA) Overlay Zone:** This overlay zone identifies Critical Wildlife Passage Areas which are located entirely within the boundaries of the larger Habitat Connectivity and Wildlife Corridors overlay zone, the extents of which are shown on Figure 8-6a through 8-6c of the General Plan Background Report. The purpose of this overlay zone is to identify areas within the Habitat Connectivity and Wildlife Corridor that are physically constrained and species movement is or will likely be restricted between the larger core habitat areas connected by the overall corridor. Although this overlay zone doesn't prohibit residential development, it encourages clustering of development to the maximum extent feasible through a compact siting standard for development.

**Habitat Connectivity and Wildlife Corridor Overlay Zone:** Ventura County contains large areas of undeveloped native habitats that are primarily conserved within the Ventura and Santa Clara Rivers, Los Padres National Forest, and the Santa Monica Mountains. However, the natural resource values within these areas are compromised by the loss of habitat connectivity between them which can result in restricted genetics and ultimately extinctions for animal and plant populations in the face of increasing isolation and climate change. The purpose of the Habitat Connectivity and Wildlife Corridor overlay zone is to preserve the functional connectivity for wildlife and vegetation between these core natural areas. The creation of the overlay zone provides a way to protect functional connectivity by implementing the following: minimizing direct barriers to wildlife movement by improving or protecting wildlife road crossing structures and restricting the use of wildlife impermeable fencing; reducing the indirect impacts of outdoor lighting; protecting the connectivity of surface water features by limiting the removal of vegetation; and, incentivizing property owners to site development outside these areas..

**Mobilehome Park (MHP) Overlay Zone:** The Mobilehome Park Overlay Zone prevents the redevelopment of mobilehome parks by only allowing land uses related to the operation of mobilehome parks. All 25 of the unincorporated county's mobilehome parks are in the Mobilehome Park Overlay Zone, representing approximately 1,400 mobilehome spaces.

**Senior Mobilehome Park (SMHP) Overlay Zone:** The Senior Mobilehome Park Overlay Zone is applied solely to the County's eight senior mobilehome parks. At least 80% of the spaces in these parks must be occupied by at least one resident 55 years of age or older. Senior mobilehome park owners or management may apply additional occupancy restrictions. The Senior Mobilehome Park Overlay Zone reserves approximately 900 mobilehome spaces for use by seniors.

### Allowed Residential Uses

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single family homes, multifamily housing, accessory dwelling units, mobilehomes, farmworker housing, homeless shelters, and transitional housing, among others. Each zoning classification, as detailed above, allows a range of residential uses that are permitted by-right or with a Zoning Clearance; however, many districts allow additional residential uses with a Planned Development Permit or Conditional Use Permit, both of which requires a public hearing. Details on the permitting process are described later in this section. Table 5-25 through Table 5-27 below, identify the various residential uses allowed in each zoning classification and whether the use is allowed by-right (i.e., with a zoning clearance) or requires a type of discretionary permit. It's worth noting that the County approves most single-family dwellings with an over-the-counter Zoning Clearance. There is no design review or architectural review process required and a low flat fee is charged. Sites that trigger discretionary review for single family homes include those in coastal locations, locations where an overlay zone requires discretionary review, or sites where other unique circumstances exist, such as the presence of environmentally sensitive habitat on the site.

### Legend for Entitlement for Table 5-25, Table 5-26, and Table 5-27

<b>E</b> = Exempt <b>ZC</b> = Zoning Clearance <b>PD</b> = Planned Development Permit <b>PDP</b> = PD Permit, Principally-Permitted (only appealable to the Coastal Commission) <b>CUP</b> = Conditional Use Permit	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
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**TABLE 5-25  
HOUSING TYPES PERMITTED BY ZONE, NON-COASTAL ZONES**

Residential Uses	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	CO	C1	CPD	M1	M2	M3
Dwellings:																
Dwellings, Single-Family	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD		ZC						
Mobilehome, Continuing Nonconforming	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP						
Dwellings, Two-Family, or Two Single-Family Dwellings							ZC	PD								
Dwellings, Multi-Family								PD	ZC							
Farmworker Housing Complex	PD	PD														
Accessory Dwelling Unit	Pursuant to Article 7 sec. 8107-1.7															
Mobilehome Parks			CUP	CUP	CUP	CUP	CUP	CUP								
Agriculture and Agricultural Operations, Accessory Uses and Structures:																
Farmworker Dwelling Units	ZC	ZC	ZC							ZC						
Animal Caretaker Dwelling Units	ZC	ZC	ZC							ZC						
Care Facilities:																
Intermediate: Care of 7 or More Persons			CUP	CUP		CUP	CUP	CUP	CUP		CUP		CUP			
Residential: Care of 6 or Fewer Persons	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD	PD							
Residential: Care of 7 or More Persons			CUP	CUP		CUP	CUP	CUP			CUP		CUP			
Emergency Shelter													ZC			
Hotels, Motels and Boarding Houses													PD			
Uses and Structures, Accessory:																
Dwelling, For Superintendent or Owner												CUP	CUP	CUP	CUP	CUP
Dwelling, Caretaker														CUP	CUP	CUP

TABLE 5-26 HOUSING TYPES PERMITTED BY ZONE, SATICOY AREA PLAN				
Residential Uses	RES	R/MU	TC	IND
Dwellings:				
Dwellings, Single-Family	ZC			
Dwellings, Two-Family, or Two Single-Family Dwellings	ZC	PD		
Dwellings, Multi-Family				
Triplex, Quadplex	PD	PD		
Apartments (min. 4 plus units)		PD		
Town Center Residential			PD	
Accessory Dwelling Unit				
Live/Work Units			PD	
Care Facilities:				
Intermediate: Care of 7 or More Persons	CUP	CUP	CUP	
Residential: Care of 6 or Fewer Persons	ZC	ZC		
Hotels, Motels and Boarding Houses			PD	
Uses and Structures, Accessory:				
Dwelling, For Superintendent or Owner		PD	CUP	CUP
Dwelling, Caretaker				CUP



**TABLE 5-27  
HOUSING TYPES PERMITTED BY ZONE, COASTAL ZONES**

<b>Residential Uses</b>	<b>COS</b>	<b>CA</b>	<b>CR</b>	<b>CRE</b>	<b>CR1</b>	<b>CR2</b>	<b>RB</b>	<b>RBH</b>	<b>CRPD</b>	<b>CC</b>	<b>CM</b>
<b>Dwellings:</b>											
Dwellings, Single-Family	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
Within exempt areas <sup>1</sup>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Dwellings, Two-Family, or Two Single-Family Dwellings						PDP	PDP	PDP	PDP		
Within exempt areas <sup>1</sup>						ZC	ZC	ZC	ZC		
Dwellings, Multi-Family									PDP		
Within exempt areas <sup>1</sup>									ZC		
Accessory Dwelling Unit	PD	PD	PD	PD	PD	PD	PD	PD	PD		
Within exempt areas <sup>1</sup>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Mobilehome, Continuing Nonconforming	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
Mobile Home Parks			CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Within exempt areas <sup>1</sup>			ZC	ZC	ZC	ZC	ZC	ZC	ZC		
<b>Agriculture and Agricultural Operations:</b>											
Farmworker or Animal Caretaker Dwelling Unit (one per lot)		PDP									
Farmworker or Animal Caretaker Dwelling Unit – nonconforming lot		CUP									
Farmworker or Animal Caretaker Dwelling Units (more than one)		CUP									
Within exempt areas <sup>1</sup>		ZC									
<b>Care Facilities:</b>											
Residential: Care of 6 or Fewer Persons	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
Within exempt areas <sup>1</sup>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Hotels, Motels and Boatels										CUP	
<b>Uses and Structures, Accessory:</b>											
Dwelling, for Proprietor (2nd or 3rd floor only)										PDP	PD

<sup>1</sup> Pursuant to Categorical Exclusion Order E-83-1, the construction of single-family dwellings on existing vacant legal lots of record in Solromar, Silver Strand, Hollywood Beach, North Coast is exempt from coastal development permit requirements (Ventura County Coastal Zoning Ordinance Sec. 8174-6.2)

### Residential Care Facilities

State law requires that group homes of six or fewer residents be regulated in the same manner as single-family residences for zoning purposes. Under the County's Zoning Ordinances, residential care facilities serving six or fewer persons, are allowed wherever single-family units are allowed. The only exception to this is in the TC and TP Zones. The TP zone applies to seven parcels Countywide and the Town Center zone comprises the commercial and civic core of the Saticoy Area Plan and may allow for compatible live/work units. For larger occupancies, residential care uses are permitted with a Conditional Use Permit issued by the Planning Commission. While not explicitly required by State law, the CUP requirement for residential care facilities for 7 or more persons could be considered a fair housing issue.

The County's definition of "family", which was amended in 1995, is in compliance with fair housing laws and does not discriminate based on household type or number of individuals. The definition is as follows:

*Family - An individual, or two or more persons living together as a single housekeeping unit in a dwelling unit; including residents and operators of a boardinghouse or other residential facility under the Community Care Facilities Act.*

Housing Program N will ensure that the County's Zoning Ordinances will be amended to address residential care facilities for six or fewer residents. Specifically, these smaller facilities will be regulated in the same manner as single-family dwelling units and the development standards for larger group homes in the Zoning Ordinances will be evaluated to ensure state fair housing laws are met for residential care facilities of 7 or more persons.

### Emergency Shelters

As required by Government Code section 65583(a)(4)(A), the Non-Coastal Zoning Ordinance allows emergency shelters in the Commercial Planned Development (CPD) Zone as a permitted use without a conditional use or other discretionary permit. The criteria used to determine viable sites within the CPD zone included the following.

- Parcel location within a Sphere of influence of a city with a minimum population of 20,000 to assure adequate services;
- Not within 300 feet of a school or another emergency shelter;
- Existing or expected future sewer line; and
- Minimum parcels size of one-half acre.

In 2011, the Housing Element Environmental Impact Report assessed 21 CPD zoned sites to allow for emergency shelters by right. Applying the criteria listed above, Planning staff identified that of the 21 sites assessed, there is the possibility of developing eight emergency shelters in the following locations: two in Montalvo, one in Strickland Acres, three in El Rio, and two in Nyeland Acres. Since 2011, three of the eight sites have been annexed to the Cities of Ventura and Oxnard. Five potential areas remain to develop emergency shelters as shown in Table 5-28 below.

**TABLE 5-28  
EMERGENCY SHELTER SITES  
UNINCORPORATED COUNTY**

<b>APN</b>	<b>Location</b>	<b>Parcel Size</b>
144-0-021-345 & 144-0-021-395	El Rio	2.51 and 1.3 acres
145-0-151-210 & 145-0-151-220	El Rio	0.65 and 0.67 acres
147-0-060-265 & 147-0-060-245	Strickland Acres	0.51 and 0.68 acres
149-0-100-485 & 149-0-100-465	Nyeland Acres	1.17 and 1.12 acres
149-0-063-170	Nyeland Acres	0.78 acre

The County's emergency shelter ordinance has a 60 beds per facility limit (Non-Coastal Zoning Ordinance Section 8107-44). Hence, it is approximated that the five shelter locations could accommodate approximately a total of 300 beds. Additionally, Planning staff has identified that the 300-foot buffer requirement from school sites may not be an allowed criterion in state law, which can open up the possibility for another emergency shelter site in El Rio. Housing Program N will ensure that the County updates the Zoning Ordinance to align with Government Code section 65583(a)(4), which outlines requirements for permitting emergency shelters.

### **Low Barrier Navigation Centers**

Assembly Bill 101, approved on July 31, 2019, added Government code sections 65660 through 65668 to require a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, Government code section 65560(a) defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing.

The County of Ventura Zoning Ordinances do not address or define low barrier navigation centers; therefore, Housing Program N will ensure that the County updates the Zoning Ordinance to address low barrier navigation centers consistent with Government Code sections 65660 through 65668.

### **Transitional and Supportive Housing**

Government Code section 65583(c)(3) states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined in Health and Safety Code section 50801(i) as "housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing." Supportive housing is defined in Government Code section 65582(g) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of section 53260, and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

Housing Program N will ensure that the County's Zoning Ordinance will be amended to define supportive and transitional housing as set forth in Government code section 65582(g) and Health and Safety Code section 50801(i) respectively. Additionally, the Zoning Ordinance amendment will address both supportive and transitional housing as a residential use in all zones allowing residential uses, subject only to the requirements applied to other residential uses of the same type in the same zone.

AB 2162, effective January 1, 2019, was adopted to address shortages in supportive and emergency housing. AB 2162 requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review. For a project to be eligible for the streamlined and ministerial AB 2162 process, it must satisfy specific criteria pursuant to Government Code section 65651, including but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- One hundred percent of the units within the development, excluding managers' units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income households; and
- A specified number of units are designated as supportive housing.

On November 2020, the County issued a Zoning Clearance for the 50-unit Sierra Vista Senior Supportive Housing Project pursuant to AB 2162. Planning staff also developed a streamlined multifamily application to facilitate the processing of housing projects that are eligible for streamlined review under AB 2162 or other state streamlining laws, as well as a webpage with information and resources for applicants who are interested in proposing housing projects eligible for streamlining (the application and webpage will be launched Summer 2021).

### **Farmworker and Employee Housing**

Health and Safety Code section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a single-family residence in the same zone. Health and Safety Code section 17021.6 requires that any employee housing consisting of no more than 36 beds in group quarters or 12 units shall be deemed an agricultural land use and permitted in the same manner as agricultural uses. The County is currently processing Non-Coastal Zoning Ordinance amendments to achieve consistency with this State law. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Spring and Summer 2021, respectively.

AB 1783 provides for streamlined, ministerial approval of agricultural worker housing that meets the requirements Health and Safety Code section 17021.8, including that the farmworker housing will be located on land zoned primarily for agricultural uses and be maintained and operated by a qualified affordable housing organization that has been certified by HCD.

Planning staff developed a streamlined multifamily application to facilitate the processing of housing projects that are eligible for streamlined review under AB 1783 or other state streamlining laws, as well as a webpage with information and resources for applicants who are interested in proposing housing projects eligible for streamlining. Both will be launched in Summer 2021.

To further reduce constraints to the development of housing for farmworkers, the Board of Supervisors will consider amendments to the Non-Coastal Zoning Ordinance that would reduce the crop density requirements needed to qualify for ministerial farmworker dwelling units, evaluate new housing options for temporary and seasonal farmworkers, and potentially expand the use of farmworker housing

complexes to the Rural Agricultural zone with a discretionary permit. Revisions to farmworker housing development standards will complete Housing Element Program 3.3.3-5(8) from the 2013-2021 Housing Element. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Summer and Fall 2021, respectively.

Additionally, implementation of Program E will identify the needs of the local farmworker population on a countywide scale and propose housing solutions.

### **Single-Room Occupancy Units**

The County of Ventura General Plan and Zoning Ordinances do not explicitly address single-room occupancy housing; however, single room occupancy units were added to the definition of both “boarding houses” and “multifamily dwellings” de facto allowing single room occupancy units area wherever boarding houses or multifamily units are allowed.

### **Accessory Dwelling and Junior Accessory Dwelling Units**

Government code sections 65852.2 and 65852.22 establish state standards for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). ADUs and JADUs provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood. Since 2014, ADUs have comprised 30 percent of the residential building permits issued in the unincorporated County and have long been identified as an important source of affordable housing for County residents.

To encourage establishment of ADUs, state law authorizes cities and counties to adopt ADU ordinances consistent with state standards requiring ministerial (“by right”) approval of ADUs that meet specified objective criteria. If an ADU ordinance is not adopted, a proposed ADU development is subject only to the standards set forth in state law (Government Code, Section 65852.2).

Several bills have further relaxed requirements for ADUs at the local level (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670). The 2016 and 2017 updates to state law included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size requirements and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot within a residential or mixed-use zone, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs and created a tiered fee structure that charges ADUs based on their size and location and prohibits fees on units less than 750 square feet. AB 671 requires local governments to include in Housing Elements plans to incentivize and encourage affordable ADU rentals and requires the State to develop a list of state grants and financial incentives for affordable ADUs. In addition, AB 670 makes any governing document, such as a homeowners’ association Covenants, Conditions, and Restrictions, void and unenforceable to the extent that it effectively prohibits or unreasonably restricts the construction or use of ADUs or junior ADUs.

The County of Ventura’s Zoning Ordinances (NCZO section 8107-1.7 and CZO section 8181-13), provide general provisions and development standards for ADUs in the County. They have been amended over time and are currently in the process of being updated to meet new state laws that went into effect January 1, 2020.

To facilitate the permitting of ADUs and JADUs in the unincorporated County, Programs C and U will be implemented. Also, the County released updated standardized plans for 700, 900 and 1,200 square foot



ADUs to be utilized for farmworker and accessory dwelling in July 2021. To ensure that permitting trends align with the projections, Program Z will monitor ADUs.

### **Persons with Disabilities (Reasonable Accommodation)**

Government Code section 65583(a)(5) requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons.

In 2011, the Planning Division processed ordinance amendments for Reasonable Accommodation pursuant to Government Code section 65583(c)(3). The County's Zoning Ordinances (Non-Coastal Zoning Ordinance section 8111-9 and Coastal Zoning Ordinance section 8181-14) set out a process for ensuring reasonable accommodation, and include provisions for making, reviewing and processing a formal request for Reasonable Accommodation. They both include factors that should be considered when reviewing a request for accommodations, applying conditions of approval, and an appeals process for denial action. It is the policy of the County to provide individuals with disabilities reasonable accommodations in land use and zoning rules, policies, practices and procedures that may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The standards in the Zoning Ordinances for determining a Fair Housing Reasonable Accommodation Request include the following:

- The applicant seeking the accommodation(s) is a qualified individual protected under the Federal Fair Housing Act or the California Fair Employment and Housing Act.
- The accommodation(s) is reasonable and necessary to afford the applicant an equal opportunity to use and enjoy a dwelling unit(s).
- The requested accommodation(s) would not impose an undue financial or administrative burden on the County.
- The requested accommodation would not require a fundamental alteration in any County program, policy, practice, ordinance, and/or procedure, including zoning ordinances.
- Other factors that may have a bearing on the accommodation request.

The County Building and Safety Division adopted the Universal Building Code (UBC) in 1947; the UBC has since been replaced by the California building Code (CBD) which addresses the provisions for access to people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint through the reasonable accommodations formal request process described above and outlined in the Non-Coastal Zoning Ordinance section 8111-9 and Coastal Zoning Ordinance section 8181-14.

The current findings to approve a Reasonable Accommodation request could be considered a fair housing issue. Through Housing Program N, County Planning Division will conduct an ordinance review to ensure that the County's Zoning Ordinances comply with the state law requirements for Reasonable Accommodation standards. If the review concludes that standards are not compliant, the Zoning Ordinances will be amended to remove potential constraints to housing for persons with disabilities and comply with state and federal laws.

### Residential High-Density (RHD) Zone

In 2011, the County created a new RHD zone for the purpose of meeting lower income category RHNA targets and rezoned seven sites at a density of 20 dwelling unit per acre. These sites were not only zoned to meet the density requirements for lower-income housing site inventory assumptions, but they were processed to allow multifamily housing as a use “by right,” meaning they require only a ministerial Zoning Clearance permit pursuant to Non-Coastal Zoning Code Section 8109-1.3. At the time, the understanding was that these sites were required to be 100 percent affordable in order to be eligible for the “by right” process. Recent state law AB 1397, Government Code section 65583.2(c), clarifies that sites identified for lower income housing only require a 20 percent affordability requirement. Housing Program H proposes to remediate this discrepancy with state law. The County will apply state law in the meantime.

### Mobile and Manufactured Homes

Manufactured homes can be integral parts of the solution for addressing housing needs. Pursuant to Government Code section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, state law requires that with the exception of architectural requirements, a local government shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject. The County’s provisions regulating mobile and manufactured homes are consistent with state law.

### Development Standards

Residential development standards in the County’s Non-Coastal and Coastal Zoning Ordinances are designed to balance the goal of providing housing opportunities for all income groups while protecting and promoting the health, safety and general welfare of residents, as well as implementing the policies of the General Plan. These standards also help preserve the character and integrity of existing neighborhoods.

Specific residential development standards are summarized in Table 5-29 below which can have an effect on the ability of property owners to construct and maintain housing. Generally, development standards can limit the number of units that may be constructed on a property. These include minimum lot areas, maximum building coverage, setbacks, and height.

TABLE 5-29 DEVELOPMENT STANDARDS FOR USES AND STRUCTURES NON-COASTAL ZONING ORDINANCE							
Zone	Minimum Lot Area	Maximum Percentage of Building Coverage (4)	Required Minimum Setbacks				Maximum Height of Structure
			Front	Side		Rear	
				Interior & Corner Lots, except Reverse Corner	Reverse Corner Lots: Street Side		
NON-COASTAL ZONING ORDINANCE							
OS	10 acres	5%	20'	10'	20'	15'	25'
AE	40 acres	5%					

**TABLE 5-29  
DEVELOPMENT STANDARDS FOR USES AND STRUCTURES  
NON-COASTAL ZONING ORDINANCE**

Zone	Minimum Lot Area	Maximum Percentage of Building Coverage (4)	Required Minimum Setbacks				Maximum Height of Structure
			Front	Side		Rear	
				Interior & Corner Lots, except Reverse Corner	Reverse Corner Lots: Street Side		
RA	1 acre	25%		5'	10'		
RE	10,000 sq. ft	25%					
RO	20,000 sq. ft	25%					
R1	6,000 sq. ft.	n/a	20' <sup>(2)</sup>	5'	10'		
R2	7,000 sq. ft. <sup>(1)</sup>		15'				
RES	4,000 sq. ft. (single family), 7,000 sq. ft. (duplex), 7,500 sq. ft. (triplex), 8,000 sq. ft. (quadplex)						
RHD	0.80 acre <sup>(3)</sup>		10'			5' (Interior Side Yard)	
R/MU	No Minimum	60%		5' (8' for three-story structure)	5'	40'	
RPD	As specified by permit	Per General Plan or Area Plan		6'	10'	35'	
TC	No Minimum	60%	0'	0'	0'	5'	30'
TP	160 acres	5%	5 feet on Corner Lots	As specified by permit			25'

**TABLE 5-29  
DEVELOPMENT STANDARDS FOR USES AND STRUCTURES  
NON-COASTAL ZONING ORDINANCE**

Zone	Minimum Lot Area	Maximum Percentage of Building Coverage (4)	Required Minimum Setbacks				Maximum Height of Structure	
			Front	Side		Rear		
				Interior & Corner Lots, except Reverse Corner	Reverse Corner Lots: Street Side			
COASTAL ZONING ORDINANCE								
COS	10 acres	5%	20'	10'	20'	15'	25'; 35' if each side yard is at least 15'	
CA	40 acres	5%						
CR	1 acre	25% - 29% depending on land use designation		5'	10'			
CRE	20,000 sq. ft.							
CR1	7,000 sq. ft.	42%						
CR2	7,000 sq. ft.							
RB	3,000 sq. ft.	65%	10'	3'	5'	14'	28'	
RBH	1,750 sq. ft. (single-family); 3,000 sq. ft. (two-family dwelling)		20'			6'		
CRPD	As specified by permit		10'	6'	10'	10'		25'

**REGULATORY NOTES:**

- (1) Minimum lot area per dwelling unit: 3,500 square feet.
- (2) 15 feet with swing driveways.
- (3) Section 65583.2(h) of the California Planning and Zoning Laws prescribes a minimum 16 units per site.
- (4) Of the several options available, the most restrictive building coverage allowances for that zone have been listed in this Table. Exceptions are made for non-conforming lots.

The setbacks and height requirements are comparable to other rural counties throughout the State. Projects that qualify for Density Bonus provisions pursuant to Government Code section 65915 may receive further reduction in site development standards, such as reduced setbacks or increased building heights, which assist in reducing development costs.

### **Parking Requirements**

Parking requirements for residential uses in the unincorporated areas of the County are summarized in Table 5-30.

<b>TABLE 5-30 RESIDENTIAL USE PARKING REQUIREMENTS</b>	
<b>Residential Land Uses</b>	<b>Minimum Motor vehicle spaces required</b>
<b>NON-COASTAL ZONING ORDINANCE</b>	
Single-family and two-family dwellings	
1-4 bedrooms (per unit)	2 covered <sup>1</sup> spaces
5 bedrooms (per unit)	3 spaces (2 shall be covered <sup>1</sup> )
6 or more bedrooms (per unit)	4 spaces, (2 shall be covered <sup>1</sup> )
Accessory dwelling units	1 space per unit or bedroom whichever is less and in accordance with Gov Code section 65852.2 (a)(1)(D)(x) and (xi). No additional parking is required for accessory dwelling units that meet the provisions of NCZO Sec. 8107-1.7.2(e).
Boarding houses or single room occupancy (SRO) units	1 space per unit, plus parking required for single-family dwelling unit
Animal Caretaker or Farmworker Dwelling Unit	1 space for 1 bedroom or less 2 spaces for 2-4 bedrooms 3 spaces for 5 bedrooms
Homeless shelters	0.2 spaces per resident plus 1 space per employee and volunteer on largest shift, plus 1 space per vehicle used in the operation of the shelter. Up to 25% of the required spaces may be held in reserve or converted to a land use related to the shelter, such as additional bicycle parking, which can be readily reverted back to motor vehicle parking at a later date.
Mobilehome parks	
Resident Parking	2 spaces per unit
Visitor Parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units, in addition to parking spaces required for residents
Multi-family dwelling units	
Studio	1 covered space and 0.25 uncovered visitor parking
One-bedroom	1.25 covered spaces and 0.25 uncovered visitor parking
Two-bedrooms	1.5 covered spaces and 0.25 uncovered visitor parking
Three or more bedrooms	2 covered spaces and 0.25 uncovered visitor parking
Each additional bedroom	0.2 covered space
<b>COASTAL ZONING ORDINANCE</b>	



**TABLE 5-30  
RESIDENTIAL USE PARKING REQUIREMENTS**

<b>Residential Land Uses</b>	<b>Minimum Motor vehicle spaces required</b>
Bachelor or Studio Type Dwelling	1 covered space per unit
Single-family and two-family dwellings	
1-4 bedrooms (per unit)	2 covered <sup>1</sup> spaces
5 bedrooms (per unit)	3 spaces (2 shall be covered <sup>1</sup> )
6 or more bedrooms (per unit)	4 spaces, (2 shall be covered <sup>1</sup> )
Accessory dwelling units	1 covered/uncovered space (in addition to the spaces required for the principal dwelling unit) No additional parking is required for accessory dwelling units that meet the provisions of CZO Sec. 8175-1.1.1.2(f).
One-bedroom dwelling in a multi-family building	1.25 covered spaces per dwelling unit
Mobilehome parks	
Resident Parking	2 spaces per unit
Visitor Parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units, in addition to parking spaces required for residents
Caretaker or farmworker single family dwellings	1 space for 1 bedroom or less 2 spaces for 2-4 bedrooms 3 spaces for 5 bedrooms

<sup>1</sup> Except that on parcels larger than 1 acre located in OS, AE, RA, RE, RO, TP, CA, COS, and CRE zones, parking may be uncovered.

Single and two-family residences that have four or less bedrooms require two covered or uncovered parking spaces, depending on the size of the lot.

Multi-family housing parking standards requires between one to two covered parking spaces per unit depending on the number of bedrooms. If the project qualifies for a density bonus, parking requirements may be reduced consistent with State law.

### **Density Bonus**

The density bonus provisions in Article 16 of the Non-Coastal Zoning Ordinance were updated in 2013 to comply with California Government Code sections 65914 through 65918. The density bonus provisions facilitate the development of affordable housing by providing development incentives for projects that include an affordability component. There have been multiple amendments to the State density bonus law since the last update, including AB 1763 which provides an 80 percent density bonus and four incentives or concessions for housing projects that contain 100 percent affordable units for low and very low income households. Housing Program M includes measures to update the County's density bonus provisions to be consistent with State law. In the meantime, the County will apply state law requirements.

### **Infrastructure Access**

As a result of policies developed to be consistent with the Guidelines for Orderly Development, as described above, the lack of sewer and water service in the unincorporated areas of Ventura County is a

significant constraint on new residential development. Water and sanitation services are often provided by independent purveyors in Existing Communities and Urban land use designations and do not have adequate infrastructure to support high density residential development. For a developer to build housing in these areas, they may have to invest in costly infrastructure upgrades, request annexation into the neighboring city, or request an out of agency service agreement to obtain access to adequate water and sanitation services.

The request for annexation and out of agency service agreement process is processed by the Local Agency Formation Commission (LAFCo). Specific policy guidelines must be met for the request for annexation or out of agency service request to be approved by the LAFCo Commission<sup>26</sup>. These policies are in place specifically to uphold State LAFCo laws and the County's Guidelines for Orderly Development.

As of July 2020, the initial cost to LAFCo for annexation to a city or district is \$5,450. There may be additional charges for a pre-application review, mapping fees, State Board of Equalization fees, publication costs, consultant or special legal counsel costs, State Department of Fish and Wildlife fees, charges by the County Assessor, County Clerk and Recorder, or other County agencies, and State Controller's costs. After an application is received by LAFCo, it normally takes about four months to process, or six months to a year if the annexation proposal is more complex.

## Development Review Process

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the following: rezoning or general plan amendment requirements, public hearings required for Planning Commission/Board of Supervisors review of discretionary projects, or a required Negative Declaration or Environmental Impact Report.

The residential development process in the County of Ventura consists principally of three types of permits under the Non-Coastal and Coastal Zoning Ordinances.

**Zoning Clearance (ZC)** is a ministerial permit which is automatically granted if the project meets all established standards set forth in the Zoning Ordinance. No public hearing is required for ministerial permits and the decision-making authority is the Planning Division staff.

**Planned Development Permit (PD)** is a type of discretionary permit that requires environmental review, a public hearing and approval from a decision-making authority (Planning Director, Planning Commission, or Board of Supervisors) as specified by ordinance for types of land use. Such permits are required to demonstrate consistency with the policies of the General Plan. As a part of the development review process, the following five specific findings of approval must be made for Planned Development Permits:

- The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;

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<sup>26</sup> Ventura Local Agency Formation Commission. (2002, January). Commissioner's Handbook: Policies of the Ventura LAFCo. <https://s29450.pcdn.co/wp-content/uploads/Ventura-LAFCo-Commissioners-Handbook-Revised-2019-07-17.pdf>

- The proposed development is compatible with the character of surrounding, legally established development;
- The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare; and,
- The proposed development will occur on a legal lot.

Since 2014, approximately 100 residential project applications in the unincorporated County were processed with a Planned Development Permit. Most of the permit applications required a PD permitting process due to the project location in the coastal zone or within the Scenic Resource Overlay. The exception to this was the 2017 approval of a 100-unit farmworker complex that was originally approved with a conditional use permit and the use was set to expire. The former conditionally approved project was approved with a PD permit since the permitting requirements for farmworker complexes changed in 2010 to allow for farmworker complexes to be approved with a PD versus a CUP permit. Although some of the findings for discretionary projects read to be subjective, there is no evidence in the County permit processing to suggest that these findings are a constraint to housing development based on historical permitting trends. However, under Program J, the County Planning Division will conduct a review of PD permits issued or denied and their associated findings, review and compare findings from other jurisdictions, including the Housing Accountability Act and determine if the County's permit findings should be revised. If so, the County would complete necessary amendments to County Zoning Ordinances.

**Conditional Use Permit (CUP)** is another type of discretionary permit that requires environmental review, a public hearing and approval from a specified decision-making authority. Unlike a PD Permit, however, the land use is not permitted by right and is only allowed if the decision-making authority determines that the use is compatible with surrounding existing and planned land uses and can meet the policies of the General Plan. As a part of the development review process, the following six specific findings of approval must be made for conditional use permits:

- The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;
- The proposed development is compatible with the character of surrounding, legally established development;
- The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare;
- The proposed development is compatible with existing and potential land uses in the general area where the development is to be located; and,
- The proposed development will occur on a legal lot.

***Review Process for Sites Listed in Residential Land Inventory***

The sites identified in the Residential Land Inventory, Appendix A, would only be subject to a ministerial Zoning Clearance. Those sites listed as zoned Residential Planned Development (RPD) permit were approved as part of a tract map approval and would only require a Zoning Clearance once construction is ready to commence.

***Permit Processing Times***

As stated earlier, the vast majority of dwellings are approved with a ministerial Zoning Clearance. For those that require a discretionary permit, the processing timeframes for residential projects can vary, depending on the complexity and location of the project, the level of environmental review required, the applicant's responsiveness, and other factors. However, recent data (July 2020) covering all discretionary permit applications submitted since the beginning of 2015 provides some insight. Of the 15 Planned Development permit applications submitted and approved over this period, the average length of time for a complete application to be processed and approved was approximately nine months. For those projects that were CEQA-exempt, the average processing time was closer to four months. There were also two Conditional Use Permits for residential projects which were submitted and approved over this time period, with an average processing time of approximately six months. As noted, variations in processing time can be attributed to many factors both internal to the County and project related, such as the amount of controversy or opposition to the project, the location of the project (e.g., coastal zone projects require additional analysis and processing), and the type of environmental document prepared.

Proposed development projects that are complex in nature, located in areas that present potential land use conflicts or that pose significant environmental impacts will inherently take more time to review and process. The CEQA review process is designed to encourage thorough review and analysis of these issues in a public forum. As CEQA review is mandated by State law, it cannot be circumvented by local agencies. Potential environmental impacts are often more prevalent in rural unincorporated areas such as Ventura County where there are more sensitive agricultural and biological resources, as well as less urban development and associated services. Another important factor that can, and commonly does cause significant delays in permit processing is an applicant's responsiveness in submitting required information. Many times projects will be inactive pending submittal by an applicant of a report, study, analysis, or other requested information.

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for a building permit. The County processed very few residential discretionary projects in the past few years. However, Table 5-31, below, provides examples of actual time passed between residential project approval and an application for a building permit. For some discretionary projects, the County offers an "Early Plan Review" agreement, which allows for the applicant to submit plans for Building and Safety Review prior to finalization of planning entitlement. It is at the applicant's risk to submit to Building and Safety with the Early Plan Review agreement, but it does reduce the length of time between project approval and building permit application submittal to less than zero days.

**TABLE 5-31  
LENGTH OF TIME BETWEEN PROJECT APPROVAL AND  
BUILDING PERMIT APPLICATION SUBMITTAL**

<b>Housing Project</b>	<b>Date of Approval (effective date)</b>	<b>Date of Building Permit Application Submittal</b>	<b>Time Lapsed</b>
Oak Grove School On-site Dormitories (PL16-0153)	12/26/17	7/3/2017	-176 days*
Single Family Dwelling in Coastal Zone (PL18-0102)	3/16/19	7/10/19	-116 days*
Single Family Dwelling with Discretionary Tree Permit (PL 16-0100)	8/30/2017	3/7/2018	190 days
Single Family Dwelling with Discretionary Tree Permit (PL18-0101)	4/15/2019	1/22/2019	-83 days*

*\*Applicant utilized the Early Plan Review agreement option.*

### **Streamlined Review and Objective Design Standards**

New California legislation addresses the housing shortage within the state, requiring a streamlined and ministerial process for some types of residential development. SB 35, which went into effect on January 1, 2018, was part of a comprehensive set of housing bills aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must satisfy specific criteria pursuant to Government Code section 65913.4 including:

- Contain a least two multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster (as defined in state statute);
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per state legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, within specified timeframes. According to State law, objective standards are those that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily residential development with an affordable housing component to be eligible for the streamlining provisions of SB 35 that under current zoning requirements would require discretionary review. This would include projects requiring a Planned Development Permit for certain multifamily projects in the Residential Planned Development (RPD) zone, Residential Mixed Use (RMU) zone Residential (RES) zone, and Coastal Residential Planned Development (CRPD) zone.



As of March 2021, the County of Ventura has yet to process a project that relied on SB 35 streamlined review. However, in the unincorporated area south of Camarillo, the Rancho Sierra 50-unit supportive housing project received Planning approval in November 2020 through a streamlined permitting process pursuant to AB 2162 and SB 744. This project, which would be sited on a County-owned parcel, is subject to execution of a ground lease by the County and developer. In 2021, staff developed a ministerial Zoning Clearance application that outlines applicable objective development standards that apply to eligible multi-family residential projects seeking streamlined review and advises applicants of requirements unique to the streamlined process. This application can be used for projects that qualify for streamlining under SB 35, AB 2162 and AB 1783. In addition, staff developed a webpage with information on the various housing streamlining laws, and resources for applicants with projects that are eligible for streamlining (the application and webpage will be launched in April 2021).

## **Development and Planning Fees**

Developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by state law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers contribute to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities throughout the County.

New housing is typically charged for site plan review fees, sewer and water connection fees, plan checking and building permit fees, and school impact fees. If the development is a subdivision, there are additional fees for processing the tentative and final maps. In addition, the developer may have to pay the cost of preparing environmental reports, traffic studies, and soils reports.

### **Planning Fees**

The County Planning Division collects fees that are intended to defray the costs of permit processing, environmental document preparation, public hearings and condition compliance. Table 5-32 below depicts the Ventura County Planning Division processing fee schedule for residential development. In most instances, single-family detached dwellings may be approved by a simple Zoning Clearance in all but commercial and industrial zones, when the dwelling meets the basic development standards. Zoning Clearances are a one-time flat fee. Since discretionary permit processing fees for the County are based on actual staff processing time, the amount of time necessary for permit processing can directly affect the cost to the developer.

TABLE 5-32 PLANNING FEES	
Fee Category	Fee
Zoning Clearance	
New Principal Residential Unit	\$384
New Accessory Dwelling Unit	\$589
Residential High-Density Application	\$1,200 (deposit <sup>27</sup> )
Discretionary Permits	
General Plan Amendment	\$3,000 (deposit)
Rezoning	\$1,000 (deposit)
Conditional Use Permit	\$1,500 (deposit)
Planned Development Permit	\$1,500 (deposit)
Variance	\$2,000 (deposit)
Subdivision	
Tentative Tract Map	\$2,500 (deposit)
Tentative Parcel Map	\$2,000 (deposit)
Environmental Review*	
Environmental Impact Report*	\$3,343
(Mitigated) Negative Declaration	\$2,407

\*Not a County fee (California Department of Fish and Wildlife fee)

Source: Planning Division Fee Schedule (Effective August 8, 2020)

As of August 8, 2020, the Planning Division charge rate for planners is \$167 per hour and for technicians is \$143 per hour. In addition to the direct cost of permit processing, these rates also include the cost of maintaining the County's electronic database for permit filing and tracking, as well as other indirect costs. Most cities within Ventura County charged fixed fees rather than hourly rates for processing land use entitlements, so a comparison cannot be readily made.

### **Development Impact and Permitting Fees**

Impact fees, traffic fees, building permit fees and other fees are assessed with building permit applications to offset the impact of new construction on various services and infrastructure needs that the County of Ventura and other agencies provide. Depending on where development is located in the County, development impact fees in Ventura County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities.

Table 5-33 below shows typical development and impact fees for market rate residential development. The example shown is for a new single-family dwelling in Piru (the fees for a multi-family dwelling are largely the same, except the sewer-hook up fee is approximately \$1,000 less). It is assumed that the example unit is 2,000 square feet, has two bathrooms, is not in any hazard areas.

<sup>27</sup> Deposit in this context means: "a lump sum cash deposit, based on historical permit application data, which is billed against by the County based on actual County staff time expended, with no billing limit. County billings against the deposit are based upon the work hours expended multiplied by the current Contract Hourly Rate established by the Board of Supervisors."

TABLE 5-33 PERMITTING AND IMPACT FEES FOR A 2,000 SQ. FT. HOME	
Fee Category	Fee
Planning Fees	
Zoning Clearance	\$384.00
Building and Safety Fees	
Plan Check	\$4,730.98
Permit Inspection	\$5,719.61
Permit Issuance and Misc. Fees	\$3,594.60
State-Mandated Fees	\$66.40
Sub-Total	\$14,111.59
Water and Sanitation Fees	
Sewer Hook-Up	\$4,570.00
Misc. Construction Fees	\$915.00
Sub-Total	\$5,845.00
Traffic Impact Fee	\$250.00
School Facility Fee	\$6,720.00
Fire Protection District Fee	\$922.93
Sheriff Department Fee	\$103.58
<b>TOTAL Fees</b>	<b>\$27,977.10</b>

**Sanitation Fees** - For those dwellings that install a septic system, these County fees cover plan review, evaluation, and inspection to assure that the system conforms to the County Building Code. If a conventional septic system is utilized, the fees as of 2020 are approximately \$1,459 (using a 1,500 gallon or smaller septic tank). If an alternative system is utilized, the fees are approximately \$2,436.

For a unit that is connected to a sewer system, the applicable sanitary district fee is placed in a special fund used to provide additional capital improvements for sanitation service. The County has no control over sanitary district fees.

**Water Service Fees** - This is a one-time hook-up fee for the dwelling unit imposed by the water district or purveyor. The fee is used to construct trunk lines to provide water into the area, or if the lines are already installed, to retire improvement bonds which were used to construct the lines. If the bonds have been retired and the system installed, the fee is applied to maintenance of trunk line(s). The County has no control over these fees.

**Watershed Protection District Fee** - This fee is assessed on a per dwelling unit basis to provide for improvements to flood control facilities or structures on a regional basis. These funds are placed in a Watershed Protection District general fund and, when enough money has accumulated, the improvements are made. Alternatively, this fee may be used for operation and maintenance purposes of existing flood control facilities. In 2012, the fee was \$600 for a single-family home.

**Traffic Impact Mitigation Fees** – These County and city fees are a method of assessing on a project-by-project basis, the “fair share” portion of the cost of projected local road improvements in the County unincorporated area. These traffic impact mitigation fees are collected pursuant to an ordinance adopted by the Board of Supervisors (effective in 2002) and affect all development projects in the unincorporated area that increase traffic. Table 5-34 shows County fees ranging from \$65 to \$1,564 for new single-family

dwelling units, depending on which of the 14 districts the dwelling unit is located in. If a traffic study as part of the review process prior to construction of the dwelling, then an alternative per-trip fee may be used based on the district in which is located. These trip fees range from \$5.28 to \$130.

If the project is in a district where the city within that district has established a reciprocal traffic mitigation agreement, an additional reciprocal fee is collected for the city to compensate for the project's impact on city streets. Table 5-34 shows that the city fees range from \$185 to \$4,022, depending on which district the dwelling unit is located in. If a traffic study is conducted as part of the review process prior to construction of the dwelling, then an alternative per trip fee may be used depending on the city. These trip fees range from \$15.49 to \$69.00. In 2006, all cities within Ventura County and the City of Agoura Hills signed reciprocal traffic fee agreements with the County.

**TABLE 5-34  
TRAFFIC IMPACT FEES BY AREA  
VENTURA COUNTY**

County			City	
Traffic District	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)
Ojai	\$123.00	\$10.30	\$430.00	\$35.87
Santa Paula	\$712.00	\$59.43	\$2,230.00	TBD
Fillmore	\$163.00	\$13.54	\$766.00	\$63.83
Moorpark	\$248.00	\$20.85	\$185.00	\$15.49
Simi Valley	\$65.00	\$5.28	\$396.00	\$15.50
Thousand Oaks	\$91.00	\$7.37	\$4,022.00	TBD
Camarillo	\$819.00	\$67.95	\$828.00	\$69.00
Oxnard	\$840.00	\$69.93		
Port Hueneme	\$928.00	\$77.00	N/A	N/A
Ventura	\$668.00	\$55.63	\$415.00	\$34.55
North Ventura County	\$882.00	\$73.44	N/A	N/A
Central Ventura County	\$1,564.00	\$130.00	N/A	N/A
Coastal Areas	\$116.00	\$9.74	N/A	N/A
Piru	\$250.00	\$9.74	N/A	N/A

Source: Ventura County Public Works Agency Transportation Department (2019)

**Local Park Fee** - Developers of residential tracts, in lieu of land dedication, pay this fee to the local park district or County General Services Agency to provide for the acquisition of local public park land, as outlined in the Ventura County Subdivision Ordinance (last updated June 16, 2020, for consistency with state law). Stated simply, the “Quimby” fee formula is the result of multiplying: (1) the net increase in population accommodated by residential subdivision development, (2) the parkland dedication factor of 0.005 acres per person, (3) the fair-market value per acre, and, (4) a 1.25 percent improvement factor. The resulting fees can be used for acquisition of parkland and/or park development. This fee may be paid at the time of tract recordation or building permit issuance.

**School Facilities Fee** – This fee is directed to a school district when new residential or commercial development will cause an impact to its school facilities. These developer fees are for the purpose of accommodating any additional students generated by any new development. Senate Bill 50 (1998) provides authority for three different levels of fees. Each school district determines an amount per square foot for residential development and for commercial/industrial development. The range of fees required by Ventura County school districts for new residential development ranges from \$2.32 to \$4.09 per square foot; the range for commercial industrial development is \$0.37 to \$0.54 per square foot. Table 5-35 shows each county school district's fees. The County has no control over these fees.

TABLE 5-35 SCHOOL FACILITIES FEE VENTURA COUNTY		
School District	New Residential Development (cost per sq. ft.)	New Commercial Development (cost per sq. ft.)
Conejo Valley Unified	\$3.36	\$0.54
Fillmore Unified	\$3.36	-
Moorpark Unified	\$3.36	\$0.54
Ojai Unified	\$3.20	\$0.51
Simi Valley Unified	\$3.20	\$0.51
Ventura Unified	\$3.48	\$0.56
Hueneme Elementary	\$3.36	\$0.54
Ocean View Elementary	\$2.67	\$0.429
Oxnard Elementary	\$4.09	\$0.403
Rio Elementary	\$2.69	\$0.43
Mesa Union Elementary	\$3.36	\$0.54
Pleasant Valley Elementary	\$3.36	\$0.54
Somis Union Elementary	\$3.36	\$0.54
Briggs Elementary	\$2.32	\$0.37

*Source: Planning Staff called each district to receive updated fees, 2020*

**Fire Protection District Fees** - The Fire Protection District imposes a capital improvement fee of \$922.93 per single-family dwelling unit and an administration fee of \$15 per submittal, which are collected by the County Building and Safety Division at the time of building permit issuance.

## Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. This section provides an analysis of various potential and actual constraints to housing development in the County. The primary non-governmental constraints to the development of new housing in the County can be broken into the following categories: availability of financing, land and site improvement costs, construction costs, and requests of housing development at reduced densities.



## Availability of Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. Housing developments require capital used by developers for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates have remained at historically low levels and averaged 3.16 percent in 2020. Mortgage rates are expected to remain low in the coming years. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing for new construction is generally available at reasonable rates. However, the economic uncertainty resulting from the coronavirus pandemic may have lasting effects on financing throughout the next planning period. Lenders may scrutinize applicants more closely than in the past, reducing the availability for financing despite affordable rates.

## Land and Site Improvement Costs

High land values are a major factor in the cost to build housing and they vary dramatically in different areas of the unincorporated County. Land costs vary depending on lot size, zoning, location, access to services, existing improvements, and by community. Based upon June 2020 online listings on Zillow.com, the average land cost per acre in the unincorporated areas of the County was around \$346,000<sup>28</sup>. Lot sizes of the vacant land listed for sale ranged from 0.25 acre to 46.50 acres. The average lot sales price was around \$424,000.

Upon securing raw land, residential developers have to make site improvements to “finish” the lot before new homes can be built. These improvements typically include utility connections, rough grading, installation of water and sewer lines, and construction of streets, curbs, gutters, and sidewalks. Site improvement costs for single family and multifamily homes in unincorporated areas of the County span a range depending on the type of improvements and the unique infrastructure constraints and needs of the site.

## Construction Costs

According to estimates from a recent In-Lieu Fee Study from the City of Oxnard<sup>29</sup> in April 2020, construction costs can vary widely based on various factors such as the square footage of the home and housing type single family versus multifamily construction. According to the study, construction costs for a detached single-family home is estimated to be approximately \$402 per square foot; \$419 per square foot for a for-sale multifamily home; and \$422 for a for-rent multifamily home. Construction cost of a 1,500 square foot home is \$603,000 and approximately \$502,800 to \$506,400 for a 1,200 square foot multifamily unit.

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<sup>28</sup> This analysis includes sites listed on Zillow in the following unincorporated communities: Bell Canyon, Ojai Valley, Saticoy, Piru, El Rio, Somis, Camarillo, and Ventura.

<sup>29</sup> Harris & Associates, City of Oxnard. *Affordable Housing In-Lieu Fee Nexus Study*. 8 Apr. 2020.

## Environmental Constraints

Land in Ventura County is vulnerable to earthquakes, flooding, sea level rise, wildfires, and tsunamis and includes many sensitive habitat areas. Environmentally sensitive habitat areas (ESHA) are mapped throughout the County's coastal zone. The local coastal program calls for additional protections for these areas including buffer areas between ESHA and development. Geologic and seismic hazards are environmental constraints in some areas of the county. Development in these areas could potentially require additional retrofits or building capacity could be more limited on available parcels. In addition, sea level rise, flooding, and tsunamis constrain development along vulnerable bluffs and low-lying areas near the coast. Flooding can erode soil, damage landscaped areas and utilities, and compound other hazards, such as landslides. Likewise, CalFire identifies and maps areas of fire risk in California based on physical conditions that create a likelihood that an area will burn over a 30- to 50-year period including fuel, slope, and weather. Sites that fall within the Very High Fire Hazard Severity Zone were not excluded from the available sites inventory, but these areas are noted as this may contribute to additional costs for design considerations, structure hardening, or buffers. Climate change is likely to increase the fire and flooding impacts on property and residents in the long term. All of these constraints have been accounted for within the realistic unit capacity on the sites in the land inventory.

## Requests for Housing Developments at Reduced Densities

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The Residential High-Density zoned sites in the sites inventory prepared for the 2013-2021 Housing Element required a minimum 20 dwelling unit per acre. All six RHD sites have not been developed. The remainder of the County's sites inventory was comprised of accessory dwelling units, pre-approved residential projects, and vacant land for single family homes. There were no requests to develop housing at densities below those anticipated in the previous Housing Element.

## Community Opposition to Housing Development

Community members may oppose specific housing developments for various reasons. These might include, among others, incompatibility with the established community; poor design quality; lack of adequate infrastructure, especially related to traffic and transportation; or overcrowded schools. Residents may have moved into a community based in part on the community's established development standards and patterns. As such, proposals to change the community may be contrary to their expectations of compatibility with the surrounding areas. When such opposition arises, litigation filed by residents may significantly delay and increase the cost of housing developments.

While in many communities, opposition to development has resulted in reduced densities and project denials, this has not been the case in the County of Ventura. In the past ten years, the County has not denied, or reduced the density of any residential development projects.

## Local Efforts to Remove Non-Governmental Constraints

The County has little ability to control non-governmental constraints, such as the price of land and environmental constraints. However, the County is working to streamline the development application process to reduce time and money spent on development applications through the implementation of Programs H, M, N, S, T, and U. As mentioned above, the County also developed pre-approved

standardized plans at 700, 900, and 1,200 square feet to be utilized for farmworker and accessory dwelling units in July 2021.

Additionally, as part of the Housing Element update process, County staff worked to educate the public and provide materials on the County's website informing residents of the affordable housing needs in the County and related housing costs to typical incomes of County residents. As we educate our communities there is more understanding of the need for housing at all income levels. The County will continue to update the website and provide new information as it becomes available.

## SECTION 5.3 RESOURCE INVENTORY

This section analyzes the resources and opportunities available for residential development in the unincorporated areas of Ventura County. Included is an evaluation of the availability of land, the financial resources, and energy conservation resources available to support housing activities.

### Regional Housing Needs Allocation (2021-2029)

The projected future housing needs in the unincorporated areas of Ventura County are based upon the adopted Regional Housing Needs Allocation (RHNA) prepared by SCAG for the eight-year planning period of 2021 to 2029. State law requires councils of governments to prepare a distribution methodology for all cities and counties within their jurisdiction. Ventura County is one of six counties within SCAG's jurisdiction. SCAG adopted its final plan for the 6th cycle RHNA in February 2021. The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. HCD provides guidelines for preparation of the plans and ultimately certifies the plans as adequate.

The core of the RHNA is a series of tables that show the projected new housing unit targets for each jurisdiction by income group for the 6th cycle Housing Element planning period. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for ensuring that adequate sites and zoning are available to accommodate at least the number of units allocated. Table 5-36 shows the projected housing needs for all cities and the unincorporated area in the next planning period.

TABLE 5-36 REGIONAL HOUSING NEEDS ALLOCATION: 2021-2029 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY					
Jurisdiction	Very-Low Income ( $< 50\%$ of median)	Low Income (51-80% of median)	Moderate Income (81-120% of median)	Above-Moderate Income ( $> 120\%$ of median)	TOTAL
Camarillo	353	244	271	508	1,376
Fillmore	73	61	72	209	415
Moorpark	377	233	245	434	1,289
Ojai	13	9	10	21	53
Oxnard	1,840	1,071	1,538	4,100	8,549
Port Hueneme	26	16	18	65	125
Ventura	1,187	865	950	2,310	5,312
Santa Paula	102	99	121	335	657
Simi Valley	749	493	518	1,033	2,793
Thousand Oaks	735	494	532	860	2,621
<b>Unincorporated County</b>	<b>319</b>	<b>225</b>	<b>250</b>	<b>468</b>	<b>1,262</b>
<b>Ventura County</b>	<b>5,774</b>	<b>3,810</b>	<b>4,525</b>	<b>10,343</b>	<b>24,452</b>

Source: SCAG 6<sup>th</sup> Cycle Final RHNA Allocation Plan, March 4, 2021.

As shown in Table 5-3, the RHNA allocated 1,259 new housing units to the unincorporated County for the 2021 to 2029 planning period. Of the 1,259 units, 791 units should be affordable to moderate-income households and below, including 158 extremely-low-income units<sup>30</sup>, 159 very-low-income units, 225 low income units, and 249 moderate income units.

## Inventory of Land Available for Residential Development

State law requires the Housing Element to “identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code section 65583.2(a)). The phrase “land suitable for residential development” includes vacant and underutilized sites with zoning that allows for residential uses.

While the following inventory identifies sites available for housing at all income levels, emphasis is placed on sites that can accommodate lower-income housing. Additional residential land is available within the County (primarily low-density residential land within Existing Community and Area Plans) that has not been identified in this inventory. Section 3.7 of the General Plan Background Report summarizes the remaining residential potential and concludes that there remains the capacity to build approximately 28,228 dwelling units in the unincorporated areas of the County. Most of the land identified with remaining development potential is zoned at densities assumed appropriate for moderate and above-moderate income housing. However, the inventory identified for Housing Element purposes identifies enough land to meet the RHNA targets for various income levels and therefore does not include a complete inventory of all developable sites.

## Dry Utilities

Electricity in Ventura County is primarily produced by the Southern California Edison Company and gas is provided by Southern California Gas Company. Telephone, cable and broadband services are provided to Ventura County by a variety of services providers, including AT&T, Time Warner, and Verizon. In 2017, the Broadband Consortium of the Pacific Coast (BCPC) estimated that nearly all homes in Ventura county had some level of broadband service, with 95 percent covered by a telephone company and 99 percent covered by a cable company. Details on this analysis can be found in the General Plan Background Report Chapter 7, Public Facilities, Services and Infrastructure. All of the sites identified in the inventory described below have existing or planned access to dry utilities, including gas and electricity.

## Residential High Density (RHD) Zoned Sites

Density can be a critical factor in the development of affordable lower-income housing. Higher density development can lower per-unit land cost and facilitate construction in an economy of scale. Government Code section 65583.2(c)(3)(B) allows local governments to use “default” density standards that are “deemed appropriate to accommodate housing for lower-income households.” The default density option is not mandated density, but instead provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and the California Department of Housing and Community Development (HCD) must accept that density as

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<sup>30</sup> HCD allows jurisdictions to presume that 50 percent of very low-income households qualify as extremely-low-income households.



appropriate in its review. The County of Ventura is classified as a “suburban” jurisdiction and has a lower-income default density standard of 20 dwelling units or more per acre.

In 2011, the County processed an ordinance amendment that created a “Residential High-Density” (RHD) zone that accommodates the default density standard at a minimum of 20 dwelling units per acre. A concurrent re-zoning of seven parcels (totaling 12.5 acres) to RHD was also approved, which added capacity for approximately 250 lower-income units. These sites (listed in Table 5-37 below) were not only zoned to meet the default density, but they were processed to allow multifamily housing as a use “by right,” meaning they require only a ministerial Zoning Clearance permit pursuant to Non-Coastal Zoning Code Section 8109-1.3.

TABLE 5-37 RESIDENTIAL HIGH-DENSITY ZONED PARCELS UNINCORPORATED VENTURA COUNTY					
Location	Accessor Parcel Number(s)	Land Use Designation	Acreage	Description	Potential Dwelling Units
El Rio/Del Norte Area Plan	145-0-180-04, 145-0-180-05 & 145-0-180-06	High-Density Residential	8.12	Non-vacant lots with agricultural operations present and two single-family dwellings	163 lower-income
	145-0-190-39		0.8	Vacant, currently being used as open storage	16 lower-income
	647-0-120-05 & 647-0-120-06		2.07	Vacant	41 lower-income
Santa Susana Existing Community					
Piru Area Plan	056-0-080-10	Urban	1.51	Non-Vacant site with garden nursery operations present but no permanent structures	30 above moderate-income
<b>TOTAL</b>					<b>250</b>

**El Rio RHD Zoned Sites**

**FIGURE 5-42  
EL RIO RHD ZONED SITES**



Source: Bing Imagery, 2020

As shown above in Figure 5-42, there are three adjacent parcels in El Rio (145-0-180-04, 145-0-180-05 and 145-0-180-06) located north of Cortez Street. The three parcels, which are all zoned for high density residential, are considered underutilized. They contain several agriculture-related greenhouse structures. There are also existing single-family dwelling units on two of the three parcels. The sites are bordered to the northeast by single-family residential uses and Cloverdale Mutual Water Company, to the east/southeast by commercial and single-family residential and to the southwest by a nursery, and to the west/northwest by Rio Elementary School. The property owners have expressed interest in development of the site.

There is another RHD-zoned site south of Cortez Street (145-0-190-39) that is essentially vacant. It appears to be used by the property owner for open storage or personal items and does not appear to contain any permanent structures or site improvements. The site is bordered to the northeast and east by single-family residential uses, to the southeast by residential uses, to the southwest by commercial/industrial, and to the west/northwest by a wholesale nursery.

All four sites are within the City of Oxnard Sphere of Influence.

**Infrastructure Availability**

As of January 2021, the water purveyor to the neighborhood where all four RHD zoned sites in El Rio are located is Cloverdale Mutual Water Company (part of the United Wholesale District). Upgrades to the current water storage and distribution system will be necessary to accommodate high density housing. In 2020, the County Public Works Agency approved a WAL, where they outline plans to increase capacity from 271 connections to 354. However, there are now plans to merge two independent water purveyors

that serve the El Rio community, Cloverdale Mutual Water and Vineyard Avenue Acres Mutual Water. The two purveyors are finalizing a feasibility analysis that would connect the two systems together and construct two new above ground water storage tanks with a combined operating volume of 339,000 gallons, a new booster pump station, and emergency back-up generator with automatic switch-gear.

Sewer service is provided through County Service Area 34. A municipal service review conducted by LAFCo in 2010 estimated that the CSA's wastewater flows were approximately half of its treatment capacity of about 1 million gallons of wastewater per day. In other terms, approximately 800 Residential Unit Equivalents (RUEs)<sup>31</sup> are being served (estimated population of 6,193), out of a total possible number of 1,550 RUEs served. As of 2018, CSA 34 still had 1,369 connections available to accommodate future growth.

### ***Santa Susana Knolls RHD Zoned Sites***

**FIGURE 5-43  
SANTA SUSANA KNOLLS RHD ZONED SITES**



Source: Bing Imagery

As shown above in Figure 5-43, the two adjacent vacant sites located in the Existing Community of Santa Susana Knolls are located north of Santa Susana Pass Road and adjacent to the City of Simi Valley. The Santa Susana Knolls Existing Community is located within the City's Area of Interest but is not located within the City's Sphere of Influence. Both sites are located within a Very High Fire Hazard Severity Zone. The property to the north includes the railroad tracks and industrial/storage uses that are zoned commercial. The property to the east is a vacant parcel, zoned commercial. The property to the south

<sup>31</sup> Residential Unit Equivalent (RUE) is the equivalent of one single-family residence.



includes Santa Susana Pass Road, a church, and single-family residential. The parcel to the west is developed with a church and is also zoned commercial. The property slopes downward to the north and is primarily covered with grasses and two mature trees.

### Infrastructure Availability

Water for the two RHD zoned sites in Santa Susana is provided by Ventura County Waterworks District No. 8 (part of the Calleguas Wholesale District), which provides retail water service to the City of Simi Valley and its vicinity. Ventura County Waterworks District No. 8 is an approved urban water supplier but does not currently have an approved Water Availability Letter for new development. According to the City of Simi Valley Municipal Service Review conducted by LAFCo in 2018, Ventura County Waterworks District No. 8 is planning over \$4.4 million in projects to repair and rehabilitate its water treatment, storage, and distribution system, as well as \$5 million in support of its recycled water program. Two of these projects were recently completed, and the District is currently in the process of increasing the capacity of other water lines and designing and constructing a new water tank to increase the flow of water lines and expand storage capacity.

Sewer service is provided by the Simi Valley Sanitation Service Area. According to the City of Simi Valley's 2010 "Sewer System Evaluation and Capacity Assurance Plan", the sewer system could accommodate future development, given that on average it was treating 7.7 million gallons of wastewater per day, with a capacity of up to 12.5 million gallons per day. It was estimated that anticipated development outside of the Simi Valley's boundaries, including the Santa Susana area, would generate approximately 1.7 million gallons of wastewater per day (LAFCo City of Simi Valley Municipal Service Review, 2018).

### Piru RHD Zoned Site

**FIGURE 5-44  
PIRU RHD ZONED SITE**



Source: Bing Imagery

The RHD zoned site located in Piru, as shown in Figure 5-44, is located on Camulos Street in and is currently being used for nursery stock storage. The site is relatively flat and contains no mature trees or notable physical features. The site is bordered to the west by Warring Wash, which is an open drainage consisting of rock rip rap. The properties to the south and east contain single family residences. To the west and northwest the land is in agricultural crop production as is zoned for agriculture. To the north the property is currently vacant and is zoned for single family residential.

The site is located in an earthquake fault hazard zone and a seismic hazard zone for liquefaction and would require a fault and liquefaction study to assess development potential. Additionally, a portion of the site is located in a 100-year floodplain and a hydraulic analysis would be required as part of the building permit process to determine the regulator floodway and the flood boundaries. Due to these potential constraints, staff has determined that it is not likely that affordable housing will be developed on site despite being zoned at the default density of 20 dwelling units/acre. For this reason, this site was not included as part of the lower-income inventory, but instead included in the above moderate-income inventory.

### **Infrastructure Availability**

Water service for the Piru RHD site above is provided by Warring Water Service, Inc., which has an accepted Water Availability Letter, with conditions. Approximately 30 service connections are currently available, but may be allocated to two tracts which are in the process of development, and approximately 200 additional service connections are already approved, conditional on the construction of a new 600,000 gallon storage tank (for total storage capacity of 1.7 million gallons), which is currently pending. Wastewater disposal is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

### **Approved Residential Projects**

The following residential developments have been approved and are expected to be constructed between 2021-2029 as shown in Table 5-39, below.

#### ***Cal State University Channel Island (CSUCI) University Glen Phase 2***

University Glen is a residential community of single-family homes, townhomes, and apartments. It is situated on state land of the California State University Channel Islands (CSUCI). University Glen was originally conceived and intended to attract talented faculty and staff to the new CSUCI university. However, starting in 2008, the community was opened to the public and is now home to nearly 2,000 residents. The state of California delegated local governmental authority to the Site Authority for the East Campus Development Area of the campus (University Glen). The Site Authority serves as the local governmental agency for this area in all land use and development matters. The Site Authority originally developed a 900-unit residential community and a town center with 30,000 square feet of retail space.

For University Glen Phase 2, a total of 600 units have been planned and approved by the Site Authority and will consist of 310 market rate apartments, 170 lower-income restricted apartments for seniors and a combination of 120 for-sale single family homes and for-sale attached townhomes. Although official prices have yet to be determined for these units, a current townhouse built as part of University Glen, Phase 1 was listed on the University Glen website as a three bedroom 1,790 sq. ft. unit that was sold in 2020 at \$441,303, which would fall in the moderate income category. Therefore, 310 of the townhouse units have been included in the moderate-income inventory as shown in Table 5-41. Water and sewer



service is expected to be provided by the Camrosa Water District, to be supplemented by the installation of a new recycled water system.

Since the land is state owned, the units are on a ground sub-lease term which means that buyers do not own the land under their house, only the structure. This helps keep the initial purchase cost down compared to a more traditional home purchase where the buyer owns the lot and pays land taxes directly. For Phase 2, the Site Authority plans to provide additional housing assistance, such as reduced points or down payment assistance to achieve affordability for these units.

On May 14, 2021, the CSUCI Master Planning committee convened a meeting where they announced the status of the University Glen Phase 2 development. At that time, David Carlson, Interim Director of Planning, Design and Construction, stated that the University obtained demolition permits and anticipates beginning construction in Summer 2021.

### ***Somis Ranch Farmworker Housing***

In February 2021, the Board of Supervisors approved an application for a 360-unit farmworker housing complex near the City of Camarillo. The project is scheduled to be constructed in three phases over a number of years, subject to funding. The sites inventory in Table 5-39 accounts for the first two phases of the project which is anticipated to occur within the 6th cycle planning period and would result in 200 units available to farmworkers and their families.

The restriction of these units to farmworkers and their families will be implemented through a deed restriction, which will be recorded concurrently with recordation of the final Parcel Map for the project. Additionally, pursuant to Non-Coastal Zoning Ordinance Section 8107-41.2, the owner/agent of the property must annually submit an annual verification report to confirm that all the dwelling units are being rented to and occupied by persons who meet the farmworker employment criteria.

The project received a Water Availability letter from Ventura County Waterworks District No. 19 and will develop a community wastewater treatment facility to treat wastewater generated by the housing complex.

### ***Rancho Sierra Supportive Housing Project***

In November 2020, the Planning Division issued a ministerial Zoning Clearance permit for a 50-unit senior supportive housing project on County owned land in the Existing Community of Lewis Road. The project developer is Many Mansions, an experienced affordable rental housing provider for low-income and special needs populations in Ventura and Los Angeles counties. As a condition of the lease with the County, the project will be used solely for affordable housing for low income seniors. According to the applicant, this project will likely be ready for building permit issuance towards the end of 2021.

Pursuant to AB 2162, this project was processed ministerially, so the applicant was not required to submit a will serve letter with the application submittal. However, the applicant has had discussions with the Camrosa Water District and expects water and sewer service to be sufficient and to be approved for this development.

### ***Piru Expansion Area***

The Piru Expansion Area was approved in December 2008 as part of the comprehensive Piru Area Plan update. Within the Piru Expansion Area, the following three residential tract maps were approved: Reider, Finch, and Jensen. One of the three, the Jensen subdivision, was built between 2018-2020. The other two

project applicants, Finch and Reider, extended their tract map approvals and are approved to develop a total of 224 units, as follows:

- Reider's subdivision: 49 townhouse units
- Finch's subdivision: 62 single-family detached dwelling units, 85 single-family townhomes; 4 duplex units, 18 triplex units, and 6 condo units incorporated into a mixed-use site, for a total of 175 units.

Due to the location of these sites within the boundaries of the former Piru Redevelopment Agency, the Board of Supervisors imposed affordable housing requirements on these three projects as reflected in Table 5-38 below.

**TABLE 5-38  
PIRU EXPANSION AREA AFFORDABILITY REQUIREMENTS**

Project	Dwelling units Approved	Affordability Requirements			
		Moderate	Low	Very Low	Total Affordable Units
<b>Reider</b>	49	2	2	3	7
<b>Finch</b>	175	0	18	0	18
<b>TOTAL</b>	224	2	20	3	25

Finch has the option of paying an in-lieu affordable housing fee, whereas Reider does not have an in-lieu fee option. For this reason, the 18 low-income units required for Finch's subdivision were not included in the lower-income Housing Element inventory. However, aside from the five units that are required to be priced affordable to lower income households in the Reider subdivision, it is anticipated that all of the units that are not single-family detached units will be affordable to moderate income households without any set-aside requirements, based on recent market trends in the Piru area<sup>32</sup>.

As of December 2020, the Reider and Finch tract maps have been recorded and are waiting for conditions of approval to be satisfied prior to the issuance of building permits. Although these sites are zoned "RPD", only a zoning clearance would be required prior to building permit issuance since the housing was approved as part of the tract map approval.

Water and sewer service are provided by Ventura County Waterworks District No. 16. Waterworks District No. 16 has an approved Water Availability Letter and provides sanitation services to over 400 customers through a new wastewater treatment plant constructed in 2010 with a treatment capacity of 500,000 gallons per day.

<sup>32</sup> The new Jensen Subdivision homes sold for an average of \$488,000 for a 2,200 square foot single-family dwelling unit in February 2020, which falls within the lower-income affordability range.

**TABLE 5-39  
APPROVED RESIDENTIAL PROJECTS**

Location	Project Name	Description	Potential Dwelling Units
Camarillo Area	CSUCI University Glen Phase 2	Project includes the following housing types 120 for-sale homes 310 apartments 170 affordable, age-restricted units	600
Camarillo Area	Somis Ranch Farmworker Housing Complex	The project consists of 360 apartment units of farmworker housing to be built in 3 phases. It is expected that Phases 1 and 2 would be completed during the 2021-2029 Housing Element planning period for a total of 200 units.	200
Lewis Road Existing Community	Rancho Sierra Senior Supportive Housing	The project was ministerially approved pursuant to AB 2162 in November 2020.	50
Piru	Finch and Reider Subdivisions	Projects include a variety of housing types at all income levels.	224
<b>TOTAL</b>			<b>1,074</b>

### Accessory and Junior Accessory Dwelling Units

Recent changes in state law have promoted the development of accessory dwelling units (ADUs) and Junior Accessory Dwelling Units (JADUs) by limiting restrictions a local jurisdiction can place on such units. ADUs can be an important source of affordable housing as they can be constructed relatively cheaply and have no associated land costs. ADUs can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford housing. In recent years, the County has worked to promote the production of ADUs through the development of standardized plans and process streamlining. From 2014 to 2017, the County issued an average of 23.5 ADUs per year. In recent years, the County has received an increasing number of applications, processing approximately 42 ADU and JADU permits per year since 2018 through June 2021.

Government Code section 65583.1 states that a jurisdiction may assume a reasonable projection of ADUs toward meeting the RHNA based on several factors which include: the number of ADUs developed in the prior Housing Element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Recent changes in state law has made it even easier to obtain ADU permits by reducing the time to review and approve ADU applications, requiring ADUs (that meet requirements) be allowed by right, and removing other restrictions on ADUs. As a result of these new laws that streamline ADU development, HCD provided new guidance on ADU assumptions, which allows jurisdictions to anticipate up to a five-fold increase in ADU permitting activity compared to 2014 to 2017. Based on the HCD recommended methodology, this Housing Element can assume an average of 117 ADUs and JADUs will be built per year during the 2021-2029 planning period, for a total of 936 ADUs and JADUs. However, County Planning Division anticipates the permitting trend will be closer to 70 ADUs and JADUs per year

(approximately double the average ADU permits issued since 2014) for a total of 560 units during the planning period.

In order to substantiate assumptions on ADU affordability, SCAG conducted a survey of existing ADU rents throughout the southern California region. Table 5-40 shows assumptions on ADU affordability for Ventura County based on the SCAG survey, which was subsequently certified by HCD. SCAG concluded that in Ventura County 46 percent of ADUs were affordable to lower-income households. Applying these percentages, of the total 936 ADU and JADUs projected to be built during the planning period, 140 are estimated to be affordable to extremely-and very-low income households, 290 to low-income households, 393 to moderate-income households and 112 to above-moderate income households.

TABLE 5-40 AFFORDABILITY ASSUMPTIONS FOR ADUS AND JADUS: 2021-2029 UNINCORPORATED COUNTY		
Income Category	HCD Pre-Certified Affordability Assumptions for Ventura County*	County of Ventura ADU Projections 2021-2029
Extremely Low	15%	84
Very Low	0%	0
Low	31%	174
Moderate	42%	235
Above Moderate	12%	67
<b>TOTAL</b>		<b>560</b>

\*Source: 6<sup>th</sup> Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.

[https://scaq.ca.gov/sites/main/files/file-attachments/he082720\\_aduaffordabilityanalysis.pdf?1602450841](https://scaq.ca.gov/sites/main/files/file-attachments/he082720_aduaffordabilityanalysis.pdf?1602450841)

To facilitate the permitting of ADUs and JADUs in the unincorporated County, Programs C and U will be implemented. Also, the County released updated standardized plans at 700, 900 and 1,200 square feet to be utilized for accessory dwelling units July 2021. To ensure that permitting trends align with the projections, Program Z will monitor and report the production of ADUs.

## Farmworker and Animal Caretaker Dwelling Units

Farmworker and animal caretaker dwelling units are allowed by right on parcels zoned AE, OS, or RA, if they meet certain agricultural thresholds that warrant housing a farmworker or animal caretaker, as established in Non-Coastal Zoning Ordinance section 8107-26. These dwelling units are counted towards the lower-income inventory based on historical permitting records. Over the last seven years, a total of eight farmworker dwelling units were issued building permit, which equates to approximately one of these individual dwelling units annually. Thus, a total of eight farmworker dwelling units have been included in the lower income inventory for the next planning period.

Planning Division staff reviewed the annual farmworker dwelling unit verification forms submitted in May 2020 and found that owners of only 7 of the 193 units were charging rent over \$500. In fact, a majority of the residents were not being charged any rent. Therefore, the assumption is that four (50 percent) of the projected future units will be affordable to extremely low-income households and the other four will be affordable to very low-income households.

To facilitate the development of housing for farmworkers, the Board of Supervisors will consider amendments to the Non-Coastal Zoning Ordinance that would reduce the crop density requirements needed to qualify for ministerial farmworker and animal caretaker dwelling units, evaluate new housing options for temporary and seasonal farmworkers, and potentially expand the use of farmworker housing



complexes to the Rural Agricultural zone with a discretionary permit. Revisions to farmworker housing development standards will complete Housing Element Program 3.3.3-5(8) from the 2013-2021 Housing Element. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Fall 2021. Additionally, implementation of Program E will identify the needs of the farmworker population on a countywide scale, propose housing solutions in the form of best practices, and recommend potential ordinance updates for each jurisdiction within the county to facilitate further development of farmworker housing.

Also, the County released updated standardized plans of sizes 700, 900 and 1,200 square feet to be utilized for farmworker dwelling units in July 2021.

### **Above-Moderate Inventory of Vacant Sites in Existing Communities**

Table 5-41 below provides a summary of vacant sites located in four communities in the unincorporated County that meet the above-moderate income categories. It is important to note that additional residential land is available within the County that has not been identified in this inventory. Section 3.7 of the General Plan Background Report summarizes the remaining residential potential and concludes that there remains the capacity to build approximately 28,228 dwelling units in the unincorporated areas of the County. Much of the development capacity is based on land zoned at low densities in rural areas that would meet the requirements for the above moderate-income category. The inventory identified for Housing Element purposes identifies enough land to meet the RHNA targets for various income levels and therefore does not include a complete inventory of all developable sites. Nonetheless, there are a total of 211 vacant sites allocated to the above moderate-income category as listed in the Housing Element sites inventory (Appendix A) and summarized below:

- Camarillo Heights and Las Posas Estates – 51 vacant sites
- Bell Canyon – 65 vacant sites
- Santa Rosa Valley – 12 vacant sites
- Lake Sherwood – 76 vacant sites

#### ***Camarillo Heights/Las Posas Estates***

Camarillo Heights/Las Posas Estates is an unincorporated community directly north of the City of Camarillo. This single-family residential community surrounds a private golf course, Las Posas Country Club. The zoning in this community ranges from RE-20,000 sq. ft. to RE-5 acres. The homes sold in October through December 2020 averaged \$1.37 million. Planning Division staff identified 51 vacant sites in the Camarillo Heights/Las Posas Estates communities, which are reflected in Table 5-41, below.

#### **Infrastructure Availability**

There are three residential water purveyors in Camarillo Heights and Las Posas Estates and they are all under the Calleguas Wholesale District. The southern half of Las Posas Estates is served by the Crestview Mutual Water Company, which has an approved Water Availability Letter and approximately 600 currently available service connections, and the northern half is served by the California American Water Company, which is an approved water supplier but does not have an accepted Water Availability Letter. Camarillo Heights (to the east of Las Posas Estates) is served by the Pleasant Valley Mutual Water

Company, which has an accepted Water Availability Letter and approximately 2,400 currently available service connections.

Sewer service is provided in parts of Camarillo Heights and Las Posas Estates by the Camarillo Sanitary District. The wastewater treatment facility for the Camarillo Sanitary District has a treatment capacity of about 7.25 million gallons per day, and currently processes about 3.6 million gallons per day (LAFCo City of Camarillo Municipal Service Review, 2018). Wastewater disposal in the rest of Camarillo Heights and Las Posas Estates is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

### ***Bell Canyon***

Bell Canyon is an affluent gated community located on the eastern border of the County. It is a census-designated place with a 2018 population of 2,391. The homes sold in October through December 2020 averaged \$1.76 million. This community is located within a Very High Fire Hazard Severity Zone mapped by CalFire.

#### **Infrastructure Availability**

Water in the Bell Canyon community is provided by the Bell Canyon Community Services District, which has an accepted Water Availability Letter and approximately 65 currently available service connections. Sewer service is provided by the Triunfo Sanitation District, which also serves the Lake Sherwood community and is described above.

### ***Santa Rosa Valley***

Santa Rosa Valley is a rural unincorporated community located between the City of Thousand Oaks and Camarillo. It is a census designated place with a 2018 population of 3,180. The homes sold in October through December 2020 averaged approximately \$2 million.

#### **Infrastructure Availability**

Water service is provided by the Camrosa Water District (Calleguas Wholesale District), which is an approved water supplier but does not have an accepted Water Availability Letter. There is no sewer service, so wastewater disposal is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

### ***Lake Sherwood***

Lake Sherwood is an unincorporated community located at the base of the Santa Monica Mountains and overlooks the Lake Sherwood reservoir. It is a luxury home community that is also home to the Sherwood Country Club golf course. It is a census designated place with a 2018 population of 1,835. The homes sold in October through December 2020 averaged \$2.9 million. This community is located within a Very High Fire Hazard Zone mapped by CalFire.

#### **Infrastructure Availability**

Water for the Lake Sherwood community is provided by the Lake Sherwood Community Services District, which currently has approximately 75 available service connections. Sewer service is provided by the Triunfo Sanitation District, which serves over 30,000 people in east Ventura County. Wastewater is treated by the Tapia Wastewater Reclamation Facility, which has a processing capacity of

approximately 16 million gallons per day, and currently averages about 9.5 million gallons per day (Triunfo website).

## Summary of Residential Inventory

Table 5-41 provides a summary of the County's Housing Element inventory to meet the housing needs at lower, moderate and above moderate-income thresholds for the 2021-2029 planning period.

TABLE 5-41 HOUSING INVENTORY SUMMARY FOR LOWER, MODERATE, AND ABOVE MODERATE-INCOME CATEGORIES				
	Lower Income (less than 80% of median)	Moderate Income (80-120% of median)	Above- Moderate Income (greater than 120% of median)	TOTAL
<b>RHD Zoned Sites</b>	220	-	30	250
<b>ADUs and JADUs</b>	258	235	67	560
<b>Farmworker and Animal Caretaker Dwelling Units</b>	8	-	-	8
<b>Approved Residential Projects</b>				
<i>CSUCI University Glen Phase 2</i>	170	310	120	600
<i>Somis Ranch Farmworker Housing Complex<sup>33</sup></i>	200	-	-	200
<i>Rancho Sierra Supportive Housing</i>	50	-	-	50
<i>Reider Tract (Piru)</i>	5	44	-	49
<i>Finch Tract (Piru)</i>	-	113	62	175
<b>Vacant Sites in Existing Communities</b>				
<i>Camarillo Heights/Las Posas Estates</i>	-	-	51	51
<i>Bell Canyon</i>	-	-	62	62
<i>Santa Rosa Valley</i>	-	-	12	12
<i>Lake Sherwood</i>	-	-	76	76
<b>Total</b>	<b>911</b>	<b>702</b>	<b>480</b>	<b>2,093</b>
<b>2021-2029 RHNA Target</b>	<b>544</b>	<b>250</b>	<b>468</b>	<b>1,262</b>
Surplus (percent of RHNA)	367 (67%)	452 (181%)	12 (3%)	831 (66%)

Consistent with “no-net-loss” zoning requirements in Government code section 65863, the County will maintain an inventory of potential sites to accommodate housing at all income categories. In the event that the approval of a development project results in the remaining sites’ capacity becoming inadequate to accommodate the County’s RHNA by income category and there are no replacement sites remaining in

<sup>33</sup> The Somis Ranch project consists of 360 units. However, only the first two phases (200 units) is anticipated to be completed within the 2021-2029 planning period.

the Sites Inventory surplus, the County will initiate the legislative process to rezone enough sites to meet No Net Loss requirements.

## **Financial Resources**

The County of Ventura has access to a variety of funding resources for affordable housing. This includes programs from local, Federal, State and private sources. Due to the high cost of affordable housing development and the competition for funding sources, it is generally necessary to leverage several funding sources to construct an affordable housing project.

### ***Local Programs***

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

The Board of Supervisors has utilized general fund dollars in support of housing. For example, on December 12, 2017 the Board approved \$500,000 in funds to the Homeless Prevention and Rapid Re-Housing Program for county residents who were displaced by the Thomas Fire in December 2017. This funding was also made 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 was primarily utilized to provide funding for temporary housing for fire-affected families.

The County also 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 funded affordable housing projects in the cities. On May 19, 2015, the Board of Supervisors allocated \$1,000,000 toward the construction of farmworker housing. This funding has been distributed to fund the development of 97 new units dedicated to the farmworker population within the cities of Oxnard and Ventura.

In July 2020, the County Board of Supervisors made a commitment of \$300,000 over three years to the Housing Trust Fund Ventura County, a local nonprofit organization that provides early short term, acquisition and pre-development funding to developers of affordable housing, which is the toughest funding to secure. The Housing Trust Fund Ventura County has the opportunity to match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be used county-wide.

In 2018, the County also committed to matching capital and operations funding for emergency shelters established within Oxnard, Santa Paula, and Ventura. This commitment is in addition to remaining General Fund set-aside funding from 2010 made available for shelter construction. In addition, in December of 2020, the County invested \$3.5 million in Coronavirus Relief Funds as a match for State Homekey funds to purchase a 70-room Vagabond Inn located in the City of Oxnard. The property will provide non-congregate shelter for homeless persons at highest risk of COVID, and will ultimately be converted to permanent housing for persons experiencing homelessness

The County also participates 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 homeownership to lower-income households. During 2019, 92 households countywide utilized the Mortgage Credit Certificate program.

As noted above, in an effort to address the regional housing problem, the County has funded housing programs and facilities located in incorporated cities and not just within the boundaries of the unincorporated county. While programs located outside the County's jurisdictional boundary may not be counted when evaluating progress toward meeting the RHNA, 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.

### **Ventura County Regional Consolidated Plan**

The County is the lead agency that prepares a five-year Regional 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 five entitlement jurisdictions receiving funding directly from HUD (the cities of Oxnard, Camarillo, Simi Valley, Thousand Oaks, and Ventura), with input from member jurisdictions of the Ventura Urban County Entitlement Area (Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula), and area organizations collectively prepared the Ventura County 2020-2024 Regional Consolidated Plan to address unmet needs of low-income persons and proposed a five-year strategy to meet those needs. An approved Regional Consolidated Plan is needed 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 Partnerships Program (HOME) funds.

### **Federal and State Resources**

Table 5-42 below lists the various Federal and State funding programs available that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households.

TABLE 5-42 2020 STATE AND FEDERAL FUNDING SOURCES	
Funding Program	Description
STATE FUNDING RESOURCES	
<b>Affordable Housing and Sustainable Communities Program (AHSC)</b>	<a href="#">AHSC</a> funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions.
<b>CalHome</b>	<a href="#">CalHOME</a> makes grants to local public agencies and nonprofits to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.
<b>Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Program</b>	<a href="#">Department of Toxic Substances Control's (DTSC) CLEAN Program</a> provides low-interest loans to investigate, cleanup and redevelop abandoned and underutilized urban properties.
<b>California Emergency Solutions and Housing (CESH)</b>	<a href="#">CESH</a> provides grant funds to eligible applicants for activities to assist persons experiencing or at-risk of homelessness.



**TABLE 5-42  
2020 STATE AND FEDERAL FUNDING SOURCES**

<b>Funding Program</b>	<b>Description</b>
<b>California Self-Help Housing Program (CSHHP)</b>	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
<b>Community Development Block Grant (CDBG)</b>	Funds are available in California communities that do not receive CDBG funding directly from HUD. There is an annual competitive funding cycle which has an over-the-counter NOFA process.
<b>Community Development Block Grant-Corona Virus (CDBG-CV1) – <a href="#">CARES Act Funding</a></b>	This is a subsidiary of the CDBG program to provide relief to eligible entities due to hardship caused by COVID-19.
<b>Emergency Housing Assistance Program (EHAP)</b>	EHAP provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing.
<b>Emergency Solutions Grants Program (ESG)</b>	<a href="#">ESG</a> funds are available in California communities that do not receive ESG funding directly from HUD.
<b>Golden State Acquisition Fund (GSAF)</b>	<a href="#">GSAF</a> makes up to five-year loans to developers for acquisition or preservation of affordable housing.
<b>Home Investment Partnerships Program (HOME)</b>	<a href="#">HOME</a> funds are available in communities that do not receive HOME funding directly from HUD.
<b>Homekey</b>	<a href="#">Homekey</a> provides grants to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19
<b>Housing for a Healthy California (HHC)</b>	<a href="#">HHC</a> provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The HHC program is intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
<b>Housing Navigators Program</b>	<a href="#">Housing Navigators Program</a> allocates \$5 million in funding to counties for the support of housing navigators to help young adults aged 18 years and up to 21 years secure and maintain housing, with priority given to young adults in the foster care system.
<b>Housing-Related Parks Program</b>	The <a href="#">Housing-Related Parks Program</a> funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low-income households. Grant funds are made available to local jurisdictions.

**TABLE 5-42**  
**2020 STATE AND FEDERAL FUNDING SOURCES**

<b>Funding Program</b>	<b>Description</b>
<b>Infill Infrastructure Grant Program (IIG)</b>	<a href="#">IIG</a> provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
<b>Joe Serna, Jr., Farmworker Housing Grant (FWHG)</b>	<a href="#">FWHG</a> makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.
<b>Local Early Action Planning (LEAP) Grants</b>	The <a href="#">Local Early Action Planning (LEAP)</a> program assist cities and counties to plan for housing through providing one-time over-the-counter, non-competitive planning grants.
<b>Local Housing Trust Fund Program (LHTF)</b>	<a href="#">Affordable Housing Innovation's LHTF</a> lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as down-payment assistance to first-time homebuyers.
<b>Mobile-home Park Rehabilitation and Resident Ownership Program (MPRROP)</b>	<a href="#">MPRROP</a> makes low interest loans for the preservation of affordable mobilehome parks. MPRROP also makes long-term loans to individuals to ensure continued affordability.
<b>Mortgage Credit Certificate (MCC) Program</b>	Provides income tax credits to first-time homebuyers to buy new or existing homes.
<b>Multifamily Housing Program (MHP)</b>	<a href="#">MHP</a> makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
<b>National Housing Trust Fund</b>	<a href="#">National Housing Trust Fund</a> is a formula grant program used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households (ELI households, with incomes of 30 percent of area median or less). Funds are made available through a competitive process.
<b>No Place Like Home</b>	The <a href="#">No Place Like Home Program</a> invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
<b>Office of Migrant Services (OMS)</b>	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.

**TABLE 5-42**  
**2020 STATE AND FEDERAL FUNDING SOURCES**

<b>Funding Program</b>	<b>Description</b>
<b>Permanent Local Housing Allocation Program (PLHA)</b>	<p>There are two types of assistance under <a href="#">PLHA</a>:</p> <ul style="list-style-type: none"> <li>• Formula grants to entitlement and non-entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant.</li> <li>• Competitive grants to non-entitlement jurisdictions. The Non-Entitlement competitive grant program component prioritizes assistance to persons experiencing or At risk of homelessness and investments that increase the supply of housing to households with incomes of 60 percent or less of area median income.</li> </ul>
<b>Predevelopment Loan Program (PDLP)</b>	<a href="#">PDLP</a> makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households.
<b>Regional Early Action Planning (REAP) Grants</b>	The <a href="#">Regional Early Action Planning (REAP)</a> program helps council of governments (COGs) and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).
<b>SB 2 Planning Grants Program</b>	The <a href="#">SB 2 Planning Grants program</a> provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.
<b>Supportive Housing Multifamily Housing Program (SHMHP)</b>	<a href="#">SHMHP</a> provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
<b>Transit Oriented Development Housing Program (TOD)</b>	The <a href="#">TOD</a> program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station.
<b>Transitional Housing Program (THP)</b>	<a href="#">THP</a> provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.
<b>Veterans Housing and Homelessness Prevention Program (VHHP)</b>	<a href="#">VHHP</a> makes long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.

**TABLE 5-42**  
**2020 STATE AND FEDERAL FUNDING SOURCES**

<b>Funding Program</b>	<b>Description</b>
<b>No Place Like Home</b>	The <a href="#">No Place Like Home Program</a> invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
<b>Office of Migrant Services (OMS)</b>	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
<b>FEDERAL FUNDING RESOURCES</b>	
<b>Brownfields Grant Funding Program</b>	To facilitate the reuse/redevelopment of contaminated sites <a href="#">EPA's Brownfields Grant Program</a> makes available resources for the cleanup of eligible publicly or privately-held properties.
<b>Choice Neighborhoods Implementation Grant Program</b>	<a href="#">Choice Neighborhoods Implementation Grants</a> support the implementation of comprehensive plans expected to revitalize public and/or assisted housing and initiate neighborhood improvements.
<b>Community Facilities Direct Loan &amp; Grant Program</b>	<a href="#">This program</a> provides affordable funding to develop essential community facilities in rural areas.
<b>Continuum of Care (CoC) Program</b>	<a href="#">Funding</a> is available on an annual basis through the U.S. Department of Housing and Urban Development (HUD) to quickly rehouse homeless individuals and families.
<b>Community Development Block Grant (CDBG)</b>	<p><a href="#">CDBG</a> makes funds available in four categories but are primarily used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households.</p> <ul style="list-style-type: none"> <li>• <a href="#">Community Development Programs</a></li> <li>• <a href="#">Economic Development Programs</a></li> <li>• <a href="#">Drought-Related Lateral Program</a></li> </ul>
<b>Emergency Solutions Grants Program (ESG)</b>	<a href="#">ESG</a> makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments.
<b>Farm Labor Housing Direct Loans &amp; Grants (Section 514)</b>	<a href="#">Provides</a> affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers.
<b>Housing Choice Vouchers</b>	The <a href="#">housing choice voucher (HCV) program</a> is the government's major program for assisting very low-income families, the elderly, and the disabled to afford housing.
<b>Home Investment Partnerships Program (HOME)</b>	<a href="#">HOME</a> funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance.

**TABLE 5-42  
2020 STATE AND FEDERAL FUNDING SOURCES**

<b>Funding Program</b>	<b>Description</b>
<b>Home Ownership for People Everywhere (HOPE)</b>	HOPE program provides grants to low income people to achieve homeownership. The programs are:  <a href="#">HOPE I</a> —Public Housing Homeownership Program  <a href="#">HOPE IV</a> – Hope for Elderly Independence
<b>Housing Opportunities for Persons with AIDS (HOPWA)</b>	Funds are made available countywide for supportive social services, affordable housing development, and <a href="#">rental assistance to persons living with HIV/AIDS</a> .
<b>Housing Preservation Grants</b>	<a href="#">Provides grants</a> to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.
<b>Low-Income Housing Tax Credit (LIHTC) Program</b>	The <a href="#">LIHTC program</a> gives State and local agencies the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing for lower-income households.
<b>Rural Rental Housing: Direct Loans</b>	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.
<b>Section 108 Loan Guarantee Program</b>	<a href="#">Provides loans</a> to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons.
<b>Section 202 Supportive Housing for the Elderly Program</b>	<a href="#">Provides an interest-free</a> capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
<b>Section 203(k): Rehabilitation Mortgage Insurance Program</b>	Provides, in the mortgage, funds to rehabilitate and repair single-family housing.
<b>Section 207: Mortgage Insurance for Manufactured Home Parks Program</b>	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
<b>Section 221(d)(3) and 221(d)(4)</b>	Insures loans for construction or substantial rehabilitation of multifamily rental, cooperative, and single room occupancy (SRO) housing.
<b>Section 502 Direct Loan Program</b>	<a href="#">USDA Section 502 Direct Loan Program</a> provides homeownership opportunities for low- and very-low-income families living in rural areas.
<b>Section 811 Project Rental Assistance</b>	<a href="#">Section 811 Project Rental Assistance</a> offers long-term project-based rental assistance funding from the U.S. Department of Housing and Urban Development (HUD). Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by <a href="#">CalHFA</a> .

Source: HUD, HCD, USDA, 2020.

## Energy Conservation

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. In addition, energy price increases combined with rolling electricity blackouts over the past decade have



led to a renewed interest in energy conservation. This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in Ventura County, and examples of effective programs used by other jurisdictions.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established by the California Energy Commission in 1978 and are updated every three years to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2019 California Energy Code, which was adopted by California Energy Commission on May 9, 2018, will apply to projects constructed after January 1, 2020. The newest update enables homes to reduce electricity demands through solar photovoltaic systems and other measures, helping to reduce energy bills and the carbon footprint. The California Energy Commission estimates a 53-percent reduction in energy use and an expected savings of \$19,000 over a 30-year mortgage from the previous energy code. Local governments through the building permit process enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made.

The California Building Code includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. CALGreen Requirements for new buildings include:

- Separate water meters for nonresidential buildings' indoor and outdoor water use;
- Install water conserving plumbing fixtures and fittings to reduce indoor-water consumption;
- Water-efficient landscaping and moisture-sensing irrigation systems for larger landscape projects;
- Divert 65 percent of construction waste from landfills;
- Install low pollutant-emitting materials;
- Installation of solar photovoltaics;
- Domestic hot water solar preheat requirement of 20 – 30 percent; and,
- Home Energy Rating System testing for kitchen exhaust hood ventilation, insulation, and heating, ventilation, and air conditioning systems.

The County of Ventura fully enforces the provisions of Title 24 of the California Administrative Code. The code is a comprehensive and uniform regulatory code for all residential, commercial, hospital and school buildings. The County of Ventura encourages energy efficiency in residential construction by emphasizing energy-efficient construction practices.

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## APPENDIX 5.A RESIDENTIAL LAND INVENTORY

This appendix includes three mandatory data tables completed using the guidance document provided by HCD. Table A was modified to clearly show the addresses for the inventory sites. Table B is empty since the County identified sufficient inventory sites and there are no rezonings anticipated during the planning period. The Excel version of these tables will be submitted to HCD for certification.

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**APPENDIX A**  
**Table A - Housing Element Sites Inventory**

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
El Rio RHD Zoned Site: Cortez St (Between 2667 and 2609 Cortez)	145018004	High-Density Residential	RHD-20 du/ac	20	22	2.73	GREENHS,INCLD HYDRO-FARM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	55			55	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: 2667 Cortez	145018005	High-Density Residential	RHD-20 du/ac	20	22	2.66	GREENHS,INCLD HYDRO-FARM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	53			53	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: 2609 Cortez	145018006	High-Density Residential	RHD-20 du/ac	20	22	2.73	GREENHS,INCLD HYDRO-FARM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	55			55	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: 2712 Cortez	145019039	High-Density Residential	RHD-20 du/ac	20	22	0.8	vacant	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	16			16	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: Santa Susana Pass Road and Santa Susana Trail	647012005	High-Density Residential	RHD-20 du/ac	20	22	1.07	vacant commercial land	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	21			21	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: Santa Susana Pass Road and Santa Susana Trail	647012006	High-Density Residential	RHD-20 du/ac	20	22	1	vacant commercial land	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	20			20	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: Camulos/Church	056008010	Urban	RHD-20 du/ac	20	22	1.51	garden nursery	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			30	30	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Somis Ranch Farmworker Housing Complex: 2789 Somis Road	156018028	Agricultural	AE-40ac	n/a	n/a	40.22	truck crops	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project	200			200	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
CSUCI University Glen Phase 2: San Miguel Island Drive/Channel Islands Drive/Santa Rosa Island Drive	238007004	State or Federal Facility	OS-160 ac	n/a	n/a	32	vacant	YES	YES - Other Publicly-Owned	Used in Prior Housing Element - Vacant	Pending Project	170	310	120	600	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Rancho Sierra Supportive Housing: Lewis Rd	234005034	Residential Planned Development	RPD	n/a	30	53.7	housing authority	YES	YES - Other Publicly-Owned	Not Used in Prior Housing Element	Pending Project	50			50	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025035	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		1		1	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025036	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025037	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025038	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025039	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025041	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025042	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025043	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other

**APPENDIX A**  
**Table A - Housing Element Sites Inventory**

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
Piru Expansion Area- Finch: Murcott Avenue	056025044	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025045	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025047	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025048	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025049	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025050	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025051	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025052	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025053	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025054	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025055	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025056	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025057	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026002	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026003	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026004	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026005	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026006	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026008	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026009	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other

**APPENDIX A**  
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Piru Expansion Area- Finch: Murcott Avenue	056026010	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026011	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026012	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Tango Avenue	056025027	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Tango Avenue	056025028	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026025	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026026	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026027	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026028	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026029	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026030	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026031	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026032	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026033	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026034	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026036	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026037	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026038	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026039	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other



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Piru Expansion Area- Finch: Kristen Lane	056026041	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026042	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026043	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026044	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026045	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025011	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025012	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025013	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025014	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025015	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025016	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025017	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025018	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025019	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025020	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025021	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025022	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Grapefruit Lane	056025006	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Grapefruit Lane	056025007	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Grapefruit Lane	056025008	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other

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Piru Expansion Area- Finch: Tango Avenue	056026018	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Tango Avenue	056026019	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Main Street	056026021	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Main Street	056026022	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Reider: Main Street	056027001	Urban	RPD-10 du/ac	1	10	4.89	vacant	YES	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Non-Vacant	Pending Project	5	44		49	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155019018	Very Low Density Residential	RE-1 ac	1	1	7.48	VAC LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155021011	Very Low Density Residential	RE-1 ac	1	1	2.24	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155019031	Very Low Density Residential	RE-1 ac	1	1	3.189	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020008	Very Low Density Residential	RE-1 ac	1	1	3.05	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012040	Very Low Density Residential	RE-1 ac	1	1	1.12	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155011026	Very Low Density Residential	RE-1 ac	1	1	0.67	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018008	Very Low Density Residential	RE-1 ac	1	1	1.063	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: 609 E HIGHLAND DR	155011031	Very Low Density Residential	RE-1 ac	1	1	1.3	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155011036	Very Low Density Residential	RE-1 ac	1	1	1.818	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Lake Sherwood: W Stafford Rd	692008010	Residential Planned Development	RPD-4 du/ac	1	4	0.71	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008014	Residential Planned Development	RPD-4 du/ac	1	4	0.73	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008012	Residential Planned Development	RPD-4 du/ac	1	4	1.02	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008013	Residential Planned Development	RPD-4 du/ac	1	4	0.64	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008003	Residential Planned Development	RPD-4 du/ac	1	4	1.39	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other

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Lake Sherwood: W Stafford Rd	692008004	Residential Planned Development	RPD-4 du/ac	1	4	0.77	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: Calbourne Ln	695041001	Very Low Density Residential	RE-20,000 sq ft	1	2	0.86	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ESTABAN	158011006	Very Low Density Residential	RE-1 ac	1	1	0.81	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018009	Very Low Density Residential	RE-1 ac	1	1	0.82	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018017	Very Low Density Residential	RE-1 ac	1	1	0.703	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: 274 W HIGHLAND DR	155009107	Very Low Density Residential	RE-1 ac	1	1	0.81	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Santa Rosa Valley: Santa Rosa Rd	550006054	Very Low Density Residential	RE-1 ac	1	1	1.2	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Fairway Dr	109017320	Very Low Density Residential	RE-20,000 sq ft	1	2	1.07	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	151001139	Very Low Density Residential	RE-20,000 sq ft	1	2	0.46	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: 82 LOPACO CT	152035205	Very Low Density Residential	RE-1 ac	1	1	1.14	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: 808 N HIGHLAND DR	155007306	Very Low Density Residential	RE-1 ac	1	1	1.375	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012042	Very Low Density Residential	RE-1 ac	1	1	3.09	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012041	Very Low Density Residential	RE-1 ac	1	1	1.35	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: 311 W HIGHLAND DR	155003006	Very Low Density Residential	RE-1 ac	1	1	1.31	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: EL TUACA CT	152036211	Very Low Density Residential	RE-1 ac	1	1	1.71	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: 59 RAMONA PL	152013119	Very Low Density Residential	RE-1 ac	1	1	1.045	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008011	Residential Planned Development	RPD-4 du/ac	1	4	0.89	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008008	Residential Planned Development	RPD-4 du/ac	1	4	0.79	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008007	Residential Planned Development	RPD-4 du/ac	1	4	0.73	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Santa Rosa Valley: Santa Rosa Rd	550005031	Very Low Density Residential	RE-1 ac	1	1	3.06	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other

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Camarillo Heights/Las Posas Estates: Fairway Dr	109012005	Very Low Density Residential	RE-20,000 sq ft	1	2	0.87	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155023201	Very Low Density Residential	RE-1 ac	1	1	3.31	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155024001	Very Low Density Residential	RE-1 ac	1	1	7.93	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Santa Rosa Valley: Santa Rosa Rd	550005032	Very Low Density Residential	RE-1 ac	1	1	2.8	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALOSTA DR	153012232	Very Low Density Residential	RE-20,000 sq ft	1	2	0.67	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: Queens Garden Dr	695036020	Residential Planned Development	RPD-1 du/ac	1	1	1.57	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: W HIGHLAND DR	155005218	Very Low Density Residential	RE-1 ac	1	1	0.48	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Santa Rosa Valley: Santa Rosa Rd	520010053	Very Low Density Residential	RE-1 ac	1	1	2.098	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: CORRIENTE CT	158009105	Very Low Density Residential	RE-1 ac	1	1	1.11	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: 709 N LOOP DR	155021022	Very Low Density Residential	RE-1 ac	1	1	0.74	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Santa Rosa Valley: DUVAL RD	520011157	Very Low Density Residential	RE-1 ac	1	1	0.73	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALOSTA WY	155026001	Very Low Density Residential	RE-1 ac	1	1	5.71	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW	155022009	Very Low Density Residential	RE-1 ac	1	1	2.22	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155026005	Very Low Density Residential	RE-1 ac	1	1	1.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155025001	Very Low Density Residential	RE-1 ac	1	1	8.63	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155015201	Very Low Density Residential	RE-1 ac	1	1	2.835	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: 1150 E SAN CLEMENTE WY	155013107	Very Low Density Residential	RE-1 ac	1	1	1.135	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: 2688 GREENBANK RD	695027055	Very Low Density Residential	Re-1 ac	1	1	2.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: 2590 CALBOURNE LN	695041002	Very Low Density Residential	RE-20,000 sq ft	1	2	0.7	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	695026046	Residential Planned Development	RPD-1 du/ac	1	1	1.802	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other

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Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155009207	Very Low Density Residential	RE-1 ac	1	1	1.28	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: E HIGHLAND DR	155016010	Very Low Density Residential	RE-1 ac	1	1	2.13	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Santa Rosa Valley: LIBERTY HILL LN	550004020	Very Low Density Residential	RE-1 ac	1	1	3.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Santa Rosa Valley: LIBERTY HILL LN	550004017	Very Low Density Residential	RE-1 ac	1	1	3.1	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALTAMONT WY	155006004	Very Low Density Residential	RE-1 ac	1	1	3.46	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008015	Residential Planned Development	RPD-4 du/ac	1	4	0.63	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: Calbourne Ln	695041015	Very Low Density Residential	RE-20,000 sq ft	1	2	0.51	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALVISO DR	152034106	Very Low Density Residential	RE-20,000 sq ft	1	2	0.56	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018016	Very Low Density Residential	RE-1 ac	1	1	3.234	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155015123	Very Low Density Residential	RE-1 ac	1	1	2.25	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: VIENTOS RD	152006129	Very Low Density Residential	RE-1 ac	1	1	1.38	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: 2791 CALBOURNE LN	695041003	Very Low Density Residential	RE-20,000 sq ft	1	2	0.66	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: 2640 MUNNINGS WY	695027003	Residential Planned Development	RPD-1 du/ac	1	1	8.46	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Santa Rosa Valley: 2198 BARBARA DR	550007217	Very Low Density Residential	RE-1 ac	1	1	0.51	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: 2600 MUNNINGS WY	695027002	Residential Planned Development	RPD-1 du/ac	1	1	0.991	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: 2530 MUNNINGS WY	695029027	Residential Planned Development	RPD-1 du/ac	1	1	2.619	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: 2515 HEREFORD	695012008	Very Low Density Residential	RE-1 ac	1	1	0.62	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: HEREFORD RD	695012022	Very Low Density Residential	RPD-1 du/ac	1	1	0.62	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155023102	Very Low Density Residential	RE-1 ac	1	1	1.16	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Santa Rosa Valley: 13661 PACIFIC BREEZE DR	519019014	Very Low Density Residential	RE-1 ac	1	1	1.84	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other

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Santa Rosa Valley: 13793 PACIFIC BREEZE DR	519019011	Very Low Density Residential	RE-1 ac	1	1	3.68	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALOSTA DR	153013017	Very Low Density Residential	RE-20,000 sq ft	1	2	0.54	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Fairway Dr	109017101	Very Low Density Residential	RE-20,000 sq ft	1	2	0.63	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: Gilles Rd	695014031	Very Low Density Residential	RE-1 ac	1	1	1.21	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012039	Very Low Density Residential	RE-1 ac	1	1	1.14	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Santa Rosa Valley: Santa Rosa Rd	520014019	Very Low Density Residential	RE-1 ac	1	1	2.42	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155020016	Very Low Density Residential	RE-1 ac	1	1	2.78	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020009	Very Low Density Residential	RE-1 ac	1	1	2.91	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020004	Very Low Density Residential	RE-1 ac	1	1	1.96	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020010	Very Low Density Residential	RE-1 ac	1	1	3.2	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155020017	Very Low Density Residential	RE-1 ac	1	1	1.05	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Santa Rosa Valley: Santa Rosa Rd	520010054	Very Low Density Residential	RE-1 ac	1	1	4.603	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: 2580 MUNNINGS WY	695027001	Residential Planned Development	RPD-1 du/ac	1	1	0.949	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 19 BAYMARE RD	850011112	Very Low Density Residential	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 15 BAYMARE RD	850011113	Very Low Density Residential	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 27 BAYMARE RD	850011110	Very Low Density Residential	RE-20,000 sq ft	1	2	0.64	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 180 BELL CANYON RD	850005212	Very Low Density Residential	RE-20,000 sq ft	1	2	2.81	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 142 DAPPLEGRAY RD	850015214	Very Low Density Residential	RE-1 ac	1	1	4.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 157 BELL CANYON RD	850006213	Very Low Density Residential	RE-20,000 sq ft	1	2	0.62	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 74 COOLWATER RD	850016012	Very Low Density Residential	RE-1 ac	1	1	1.68	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other



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Bell Canyon: 9 COLT LN	850010118	Very Low Density Residential	RE-1 ac	1	1	1.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 49 HACKAMORE LN	850010110	Very Low Density Residential	RE-1 ac	1	1	11.7	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: Bell Cyn Rd	685006034	Very Low Density Residential	RE-20,000 sq ft	1	2	50	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Bell Canyon: 14 COLT LN	850010107	Very Low Density Residential	RE-1 ac	1	1	1.74	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 85 BUCKSKIN RD	850006115	Very Low Density Residential	RE-20,000 sq ft	1	2	0.75	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 14 RAMUDA LN	850012217	Very Low Density Residential	RE-20,000 sq ft	1	2	1.75	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 11 BELL CANYON RD	850013223	Very Low Density Residential	RE-20,000 sq ft	1	2	1.69	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 43 BELL CANYON RD	850013217	Very Low Density Residential	RE-20,000 sq ft	1	2	0.53	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 310 BELL CANYON RD	850004307	Very Low Density Residential	RE-1 ac	1	1	2.49	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 306 BELL CANYON RD	850004306	Very Low Density Residential	RE-1 ac	1	1	2.03	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 196 DAPPLEGRAY RD	850017109	Very Low Density Residential	RE-1 ac	1	1	7.06	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 30 ROUNDUP RD	850012110	Very Low Density Residential	RE-20,000 sq ft	1	2	0.86	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 135 BELL CANYON RD	850011138	Very Low Density Residential	RE-20,000 sq ft	1	2	0.71	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 59 BUCKSKIN RD	850006111	Very Low Density Residential	RE-20,000 sq ft	1	2	0.51	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 19 STIRRUP LN	850015113	Very Low Density Residential	RE-1 ac	1	1	2.39	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 342 BELL CANYON RD	850004314	Very Low Density Residential	RE-1 ac	1	1	2.03	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 89 DAPPLEGRAY RD	850015101	Very Low Density Residential	RE-1 ac	1	1	2.94	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 50 STAGECOACH RD	850007145	Very Low Density Residential	RE-1 ac	1	1	1.51	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 18 STAGECOACH RD	850010605	Very Low Density Residential	RE-1 ac	1	1	1.14	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 30 BAYMARE RD	850011108	Very Low Density Residential	RE-20,000 sq ft	1	2	0.52	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other

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Bell Canyon: 26 BAYMARE RD	850011107	Very Low Density Residential	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 283 BELL CANYON RD	850003215	Very Low Density Residential	RE-1 ac	1	1	1.28	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 160 STAGECOACH RD	850007114	Very Low Density Residential	RE-1 ac	1	1	1.23	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 155 SADDLEBOW RD	850001111	Very Low Density Residential	RE-1 ac	1	1	1	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 318 BELL CANYON RD	850004309	Very Low Density Residential	RE-1 ac	1	1	2.67	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 96 SADDLEBOW RD	850002413	Very Low Density Residential	RE-1 ac	1	1	1.15	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 192 BELL CANYON RD	850005209	Very Low Density Residential	RE-20,000 sq ft	1	2	2.93	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 42 FLINTLOCK LN	850021133	Very Low Density Residential	RE-20,000 sq ft	1	2	1.56	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 5 RANCHERO RD	850007103	Very Low Density Residential	RE-1 ac	1	1	2.52	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 9 RAMUDA LN	850012215	Very Low Density Residential	RE-20,000 sq ft	1	2	0.67	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 6 STAGECOACH RD	850010608	Very Low Density Residential	RE-1 ac	1	1	1	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 18 BAYMARE RD	850011105	Very Low Density Residential	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 36 FLINTLOCK LN	850021134	Very Low Density Residential	RE-20,000 sq ft	1	2	1.12	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 158 BELL CANYON RD	850005217	Very Low Density Residential	RE-20,000 sq ft	1	2	3.37	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 208 BELL CANYON RD	850005205	Very Low Density Residential	RE-20,000 sq ft	1	2	3.22	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 47 FLINTLOCK LN	850021220	Very Low Density Residential	RE-20,000 sq ft	1	2	1.72	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 188 BELL CANYON RD	850005210	Very Low Density Residential	RE-20,000 sq ft	1	2	2.79	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 220 BELL CANYON RD	850004301	Very Low Density Residential	RE-20,000 sq ft	1	2	10.03	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 6 RANCHERO RD	850007136	Very Low Density Residential	RE-1 ac	1	1	1.46	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 49 RANCHERO RD	850007110	Very Low Density Residential	RE-1 ac	1	1	1.91	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other

**APPENDIX A**  
**Table A - Housing Element Sites Inventory**

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
Bell Canyon: 159 SADDLEBOW RD	850001110	Very Low Density Residential	RE-1 ac	1	1	1.01	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 15 STIRRUP LN	850015112	Very Low Density Residential	RE-1 ac	1	1	1.85	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 118 DAPPLEGRAY RD	850014214	Very Low Density Residential	RE-1 ac	1	1	1.05	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 23 BAYMARE RD	850011111	Very Low Density Residential	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 93 STAGECOACH RD	850008317	Very Low Density Residential	RE-1 ac	1	1	1.05	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 46 SADDLEBOW RD	850003208	Very Low Density Residential	RE-1 ac	1	1	1.09	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 53 DAPPLEGRAY RD	850014112	Very Low Density Residential	RE-1 ac	1	1	1.09	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 240 BELL CANYON RD	850003402	Very Low Density Residential	RE-20,000 sq ft	1	2	0.73	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 19 BRONCO LN	850005110	Very Low Density Residential	RE-20,000 sq ft	1	2	0.7	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 34 CORRAL RD	850001213	Very Low Density Residential	RE-1 ac	1	1	1.13	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 6 TRIGGER LN	850002408	Very Low Density Residential	RE-1 ac	1	1	1.64	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 314 BELL CANYON RD	850004308	Very Low Density Residential	RE-1 ac	1	1	2.74	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: Bell Cyn Rd	850017206	Very Low Density Residential	RE-1 ac	1	1	1.23	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES – Infill Housing in Unincorporated Areas (PRC § 21159.25)
Bell Canyon: 148 STAGECOACH RD	850008201	Very Low Density Residential	RE-1 ac	1	1	1.04	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 26 APPALOOSA LN	850017117	Very Low Density Residential	RE-1 ac	1	1	1.07	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007004	Rural	RE 2-ac	1	2	2.42	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008018	Rural	RE 2-ac	1	2	3.01	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004014	Rural	RE-5 ac	1	5	5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005007	Rural	RE 2-ac	1	2	3.16	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008017	Rural	RE 2-ac	1	2	2.01	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other

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Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
Lake Sherwood: W. Potrero Rd.	692005004	Rural	RE 2-ac	1	2	2.22	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008020	Rural	RE 2-ac	1	2	2.03	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006003	Rural	RE 2-ac	1	2	2.15	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007007	Open Space	OS-20 ac	1	20	20.02	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007011	Open Space	OS-20 ac	1	20	20	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009009	Rural	RE 2-ac	1	2	3.08	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004012	Rural	RE-5 ac	1	5	5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005001	Rural	RE 2-ac	1	2	2.49	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009011	Rural	RE 2-ac	1	2	3.15	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006004	Rural	RE 2-ac	1	2	2.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009004	Rural	RE 2-ac	1	2	2.69	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008016	Rural	RE 2-ac	1	2	4.27	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007003	Rural	RE 2-ac	1	2	2.19	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006008	Rural	RE 2-ac	1	2	2.02	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004016	Rural	RE 2-ac	1	2	5.12	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005002	Rural	RE 2-ac	1	2	2.8	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005003	Rural	RE 2-ac	1	2	2.43	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009012	Rural	RE 2-ac	1	2	2.79	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009007	Rural	RE 2-ac	1	2	3.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005006	Rural	RE 2-ac	1	2	5.15	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other

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Lake Sherwood: W. Potrero Rd.	692004011	Open Space	OS-20 ac	1	20	22.71	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005008	Rural	RE 2-ac	1	2	4.46	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008019	Rural	RE 2-ac	1	2	5.91	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004015	Rural	RE 2-ac	1	2	5.73	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005005	Rural	RE 2-ac	1	2	5.41	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	695040016	Open Space	OS-60 ac	1	60	59.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004013	Rural	RE-5 ac	1	5	5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007006	Open Space	OS-20 ac	1	20	20.13	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004017	Open Space	OS-20 ac	1	20	20.42	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009005	Rural	RE 2-ac	1	2	2.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009006	Rural	RE 2-ac	1	2	2.49	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005009	Open Space	OS-20 ac	1	20	32.9	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007009	Open Space	OS-20 ac	1	20	20	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007001	Rural	RE 2-ac	1	2	2.17	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008021	Rural	RE 2-ac	1	2	2.09	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009002	Rural	RE 2-ac	1	2	2.25	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006002	Rural	RE 2-ac	1	2	2.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009008	Rural	RE 2-ac	1	2	2.95	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006007	Rural	RE 2-ac	1	2	2.01	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007010	Open Space	OS-20 ac	1	20	20.02	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other

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Lake Sherwood: W. Potrero Rd.	692009001	Rural	RE 2-ac	1	2	2.05	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007008	Open Space	OS-20 ac	1	20	20.87	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006001	Rural	RE 2-ac	1	2	4.23	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006005	Rural	RE 2-ac	1	2	2.96	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007005	Open Space	OS-20 ac	1	20	23.01	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009003	Rural	RE 2-ac	1	2	11.82	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007002	Rural	RE 2-ac	1	2	2.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other





## **APPENDIX 5.B REVIEW OF PREVIOUS HOUSING ELEMENT PROGRAMS (2013-2021)**

This appendix provides a review of the 2013-2021 Housing Element programs and evaluates the County's progress in meeting the program objectives.

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## APPENDIX B: Review of Previous Housing Element Programs (2013-2021)

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>1. Population and Dwelling Unit Forecast Program 3.3.3-1</b></p> <p>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</p>	<p>As mandated by State law, population and dwelling unit forecasts for all jurisdictions are required to be updated every eight years as part of the Housing Element update process and every 5-10 years as part of the General Plan update process.</p> <ul style="list-style-type: none"> <li>• The County General Plan was updated and adopted in September 2020.</li> <li>• The County Housing Element is scheduled to be adopted in October 2021.</li> </ul>	<p>Removed. This program is covered by new Program “J,” which requires the County to comply with all State housing laws, including mandated population and dwelling unit forecasts incorporated into General Plan and Housing Element updates.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>2. Population and Dwelling Unit Forecast Program 3.3.3-2</b></p> <p>The County Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual development patterns with adopted forecasts 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).</p>	<p>Pursuant to State housing law, housing growth forecasts are determined by the regional Council of Governments. Ventura County belongs to the Southern California Association of Governments (SCAG). Relying on State law, SCAG adopts the methodology to forecast growth in the region. From 2017-2019, County of Ventura Planning Division staff worked with SCAG staff to provide local zoning and growth projections that were rolled up to more accurate land use and demographic data for SCAG's regional transportation plan (Connect SoCal) and the Regional Housing Needs Assessment.</p>	<p>Removed. Population and dwelling unit forecasts are conducted by SCAG as part of the Regional Transportation Plan (Connect SoCal) planning process. This is now covered by Program "I," which directs County staff to provide local demographic, zoning, and other data to SCAG in regional planning efforts.</p>
<p><b>3. Housing Preservation Program 3.3.3-3 (1)</b></p> <p>The Resource Management Agency, including the Planning, Building and Safety, Environmental Health, and Code Compliance Divisions, will continue the enforcement of zoning, building and safety, and public health codes on a complaint or voluntary request basis.</p>	<p>This program has been and continues to be implemented on an ongoing basis in the Code Compliance section of the Resource Management Agency.</p>	<p>Modify and carryover as policy HE-1.1 "Ensure Housing Meets Basic Standards".</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>4. Housing Preservation Program 3.3.3-3 (2)</b> 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.</p>	<p>The County of Ventura is the lead agency in the development of the Regional Consolidated Plan which serves as the official application to HUD for CDBG, HOME, and ESG funds. The 2015-2019 Regional Consolidated Plan was prepared for the Urban County (unincorporated County, Fillmore, Moorpark Ojai, Port Hueneme, and Santa Paula) and participating entitlement jurisdictions (Camarillo, Simi Valley, Thousand Oaks and San Buenaventura). The 2020-2024 Regional Consolidated Plan also includes the City of Oxnard.</p> <p>The following rehabilitation programs were distributed federal funding as part of a competitive process and include projects in cities that are part of the “Urban County”, as listed above, as well as the unincorporated areas of the County.</p> <ul style="list-style-type: none"> <li>• Preserve a Home program, which reaches out to owner occupied low and very low income households that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County’s aging affordable housing supply. 31 projects were funded and completed.</li> <li>• Renovation for Our Place Safe Haven Emergency Shelter. The renovations included rebuilding the kitchen, relocating and increasing sleeping quarters, and updates to the façade.</li> <li>• Home repair/rehab and down payment assistance. 10 requests for down payment assistance were received, five of which have been approved and funded. The other five are being currently reviewed for approval.</li> </ul>	<p>Modify and carryover as Program “A”.</p>



2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>5. Housing Preservation Program 3.3.3-3 (3)</b>            The Planning Division will continue the Mobile Home Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobile Home Park Rent Review Ordinance.</p>	<p>The Planning Division administers this program on an ongoing basis. The annual report to the Board of Supervisors regarding this program indicates that 103 requests for rent increases were processed through the Mobilehome Park Rent Review Board during the planning period. The resulting rent increases were maintained pursuant to the ordinance limitations for percentage increases and no appeals were granted.</p>	<p>Carryover as Program “B - Mobilehome Park Rent Control” program.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>6. Housing Rehabilitation Program 3.3.3-4 (1)</b></p> <p>The Resource Management Agency (Planning, Building and Safety, Code Compliance, and Environmental Health Divisions) will continue to notify and direct affected 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.</p>	<p>The County of Ventura is the lead agency in the development of the Regional Consolidated Plan which serves as the official application to HUD for CDBG, HOME, and ESG funds. The 2015-2019 Regional Consolidated Plans was prepared for the Urban County (unincorporated County, Fillmore, Moorpark Ojai, Port Hueneme, and Santa Paula) and participating entitlement jurisdictions (Camarillo, Simi Valley, Thousand Oaks and San Buenaventura) during the 2013-2021 housing element planning period for each local agency. The current 2020-2024 Regional Consolidated Plan includes the City of Oxnard as well as the other jurisdictions listed above.</p> <p>The funding received from the Regional Consolidated Plans is available to the various jurisdictions through a competitive process and many of the resources are distributed to the incorporated cities. The following housing preservation and rehabilitation related activities were distributed to projects located throughout the County, not only in unincorporated areas.</p> <ul style="list-style-type: none"> <li>• Preserve a Home program, which reaches out to owner occupied low and very low income households that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County's aging affordable housing supply. 31 projects were funded and completed.</li> <li>• Renovation for Our Place Safe Haven Emergency Shelter. The renovations included rebuilding the kitchen, relocating and increasing sleeping quarters, and updates to the façade.</li> <li>• Home repair/rehab and down payment assistance. 10 requests for down payment assistance were received, five of which have been approved and funded. The other five are being currently reviewed for approval.</li> </ul>	<p>Modify and carryover as Program "A".</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>7. Housing Rehabilitation Program 3.3.3-4 (2)</b>  The Planning Division will continue to maintain the existing “Build It Smart” information and news web site to encourage energy- and resource-efficient building practices. Community Action of Ventura County (CAVC) should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners and renters’ housing units.</p>	<p>The Planning Division continues to encourage energy efficient building practices, but the “Build It Smart” website developed in the mid-2000s was removed during this Housing Element planning period. The County now actively engages in energy conservation, energy education and home energy and safety audits through its Energy Division.</p> <p>The County Energy Division partners with local agencies to promote programs that reduce greenhouse gas emissions and promote energy efficiency. Currently, the Energy Division functions as the</p>	<p>Removed. The County Energy Division is now the lead department spearheading efforts to encourage energy efficient building practices. Rather than a program, the 2021-2029 HE contains policy HE-1.2, which supports County partnerships with regional</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>8. Housing Rehabilitation Program 3.3.3-4 (3)</b> 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.</p>	<p>administrator for the Tri-County Regional Energy Network (3C-REN) in concert with the California Public Utility Commission. The 3C-REN offers a variety of programs designed for regional integration and delivery of energy efficiency solutions that pilot innovative ideas to serve the needs of the Ventura, Santa Barbara, and San Luis Obispo region. Their services are outlined here: <a href="https://www.3c-ren.org/">https://www.3c-ren.org/</a>. Public counters at the County were utilized to display 3C-REN information to potential land-use applicants. The 3C-REN program brings money saving energy updates to homes in Ventura County in the following ways:</p> <ul style="list-style-type: none"> <li>- Provides free consultation to identify energy-saving options for homes; and,</li> <li>- Provides free and discounted solutions such as smart thermostats, light fixtures, heat pump water heaters to residents, or provides tune ups for the equipment that residents already have.</li> </ul> <p>Prior to the launch of the 3C-REN program, the County administered the emPower Program that ran from 2014 to 2018. The emPower program offered similar services to the 3C-REN program and provided the following services during the planning period:</p> <ul style="list-style-type: none"> <li>• Countywide Home Energy and Safety Audits (2014-2019): 501</li> <li>• Countywide Homeowner Workshops and Outreach Events (2014-2020): 340</li> <li>• Countywide Electronic Exchange and Energy Kit Promotion Participants (2014-2020): 865</li> <li>• Solarize Ventura Program Participants (2018-2020): 255</li> </ul>	<p>agencies for residential energy conservation opportunities.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>9. Housing Opportunity and Diversity Program</b>  <b>3.3.3-5 (1)</b>            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.</p>	<p>Funding received through the Regional Consolidated Plan is available to member jurisdictions through a competitive process. Consistent with the Guidelines for Orderly Development to direct growth to urban areas with adequate utilities and services, most of the funding (\$5.17 million) was distributed to multifamily housing in the incorporated cities: Walnut Street Family Apartments, Moorpark (23 units including 3 for extremely low-income (ELI) households, 16 for very low-income (VLI) households, and 4 for low-income (LI) households); Citricos de Santa Paula, Santa Paula (11 units, 6 ELI and 5 VLI), Ormond Beach Villas, Oxnard (39 units, 18 ELI, 7 VLI and 14 LI), Villages at Westview II, Ventura (49 units, 9 ELI, 19 VLI and 21 LI), San Pedro Affordable Homeownership Development, Port Hueneme (5 LI); Willett Ranch, Ventura (49 ELI units); and Fillmore Terrace, Fillmore (67 units, 19 ELI, 23 VLI and 25 LI). Additionally, CDBG funds were used to help acquire a site in Fillmore for the Mountain View Apartments (76 units, 38 ELI and 38 VLI).</p>	<p>Modify and carryover as Program "A". Additionally, Policy HE-3.2, "Financing Assistance for Housing" was added.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>10. Housing Opportunity and Diversity Program</b>  <b>3.3.3-5 (2)</b>  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 housing construction.</p>	<p>Approximately 259k in CDBG money was granted to the Saticoy Sanitary District for sewer upgrades to serve the unincorporated area of Saticoy, which is a designated disadvantaged community.</p> <p>The County contributed general funds to the production of affordable housing through the following programs:</p> <p>In July 2020, a commitment was made of \$300,000 over three years to the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition and pre-development funding to developers of affordable housing. The Housing Trust Fund Ventura County can match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be used county-wide.</p> <ul style="list-style-type: none"> <li>• In 2015, the County Board of Supervisors set aside \$1 million in general funds toward the development of farmworker housing. This funding will contribute to the creation of approximately 78 new units dedicated to the farmworker population within the cities of Oxnard, Santa Paula and Ventura.</li> </ul>	
<p><b>11. Housing Opportunity and Diversity Program</b>  <b>3.3.3-5 (3)</b>  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.</p>	<p>The Area Housing Authority of the County of Ventura (AHA) provides Housing Choice Vouchers to the cities of Fillmore, Moorpark, Ojai and the unincorporated areas of the County. The AHA also provides assistance to cities outside the Entitlement Area including Camarillo, Thousand Oaks and Simi Valley. In the unincorporated County, the AHA distributed 127 vouchers and approximately \$153,000 in Housing Assistance Payment during the planning period.</p>	<p>Modify and carryover as Policy HE-5.3, "Housing Choice Vouchers."</p>



**12. Housing Opportunity and Diversity Program**  
**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 homeless”.

Some of the County accomplishments during the 2014-2021 planning period are summarized as follows:

- The County provides staff to the Ventura County Continuum of Care Board and serves as the administrative entity for the management of State Emergency Solutions Grant Program (ESG) contracts and California Emergency Solutions and Housing contracts, which provides services for homeless persons throughout the county.
- Housing and homelessness prevention support services were provided to residents at Rancho Sespe Farmworker Housing Complex (98 units, 165 people) in the unincorporated area of the County.
- In December of 2020, the County invested \$3.5 million in Coronavirus Relief Funds as match for State Homekey funds to purchase a 70-room motel in the City of Oxnard to provide non-congregate shelter for homeless persons at highest risk of COVID. The property will ultimately convert to permanent housing for persons experiencing homelessness.
- The County has provided non-congregate shelter (Project Roomkey) for 450 high-risk senior and medically vulnerable homeless population from March -December 2020.
- The City of Ventura opened the first publicly funded emergency shelter/navigation center in Feb 2020 on County owned property. The County contributed \$1.2 million in matching capital costs and is supporting ongoing operations with an annual matching contribution of \$650,000.
- Commitment by the County to provide matching capital and operations funds to cities who open permanent emergency shelters in their jurisdictions.
- The County Human Services Agency operates RAIN Transitional Living Center in the unincorporated county serving up to 65 households with transitional housing placements including families, single adults, transitional aged youth and persons experiencing domestic violence.
- In partnership with Ventura County Continuum of Care, \$1,821,442 in State Homeless Housing Assistance and Prevention Program (HHAP) funding was allocated for new programs by including 1) supportive services provided to residents living within new supportive housing units; 2) family emergency shelter response by providing financial assistance leasing apartment units to provide short term

Modify and carryover as a Policy HE-3.2, “Financing Assistance for Housing”.

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
	<p>shelter to families with children; and 3) implementing Host Home program for Transitional Aged Youth with Interface Children &amp; Family Services (Programs to begin in late 2020/early 2021).</p> <ul style="list-style-type: none"> <li>The County Board of Supervisors continues to fund Homeless Prevention and Rapid Re-Housing programs annually including special allocations related to fire recovery and pandemic assistance.</li> </ul>	
<p><b>13. Housing Opportunity and Diversity Program 3.3.3-5 (5)</b></p> <p>The County will continue to support the Continuum of Care efforts to prevent and end homelessness by the following efforts:</p> <ul style="list-style-type: none"> <li>Annually survey the number of homeless persons in the County;</li> <li>Seek feasible and effective strategies to prevent homelessness and house homeless persons and families;</li> <li>Research the funding sources available to deal with homelessness; and</li> <li>Participate on the Interagency Council on Homelessness to implement the 10-year strategy to End Homelessness for Ventura County</li> </ul>	<p><b>Implementation of Program Nos. 13 and 14 are addressed through the Countywide MOU on Homelessness.</b> Since 2014, 8 of 11 jurisdictions (including the County) have signed onto this agreement that commits VC jurisdictions to consult and collaborate with the Continuum of Care on funding homeless assistance and housing programs; commit to having vacancies filled through the Pathways to Home organization for coordinated entry system, and to fund and participate in collecting and reporting data into the Homeless Management Information System.</p> <p>During the planning period, coordination with other local agencies provided:</p> <ul style="list-style-type: none"> <li>7,756 persons served, including 6,510 single adult households and 1,246 families with children;</li> <li>4,745 persons assisted with permanent housing placements including rental assistance, supportive housing and other linkages.</li> </ul>	<p>Modify and carryover as Policy HE - 3.7, "Preventing and Ending Homelessness".</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>14. Housing Opportunity and Diversity Program 3.3.3-5 (6)</b></p> <p>The County Executive Office will continue to actively participate in the Ventura County Continuum of Care and with each of the cities within Ventura County to facilitate the implementation of the Ventura County Plan to Prevent and End Homelessness.</p>	<ul style="list-style-type: none"> <li>849 persons assisted with temporary placements including emergency shelter, motel vouchers, transitional housing and temporary placements with family/friends.</li> </ul>	
<p><b>15. Housing Opportunity and Diversity Program 3.3.3-5 (7)</b></p> <p>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.</p>	<p>No RHD applications were receive during the 2014-2021 planning period.</p>	<p>Remove and replace with a new program to meet new state law requirements for default density sites (RHD zoned sites) carried over to the 6<sup>th</sup> cycle Housing Element Sites Inventory as Program H, "RHD Zone Amendments."</p> <p>Additionally, by implementing Program D, "Infrastructure Constraints", more development opportunities for these RHD zoned sites are anticipated during the 2021-2029 Housing Element planning period.</p>
<p><b>16. Housing Opportunity and Diversity Program 3.3.3-5 (8)</b></p> <p>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.</p>	<p>Planning Division staff completed outreach to farmworker housing advocates and community stakeholders in 2020 to develop concepts for amending the existing regulations. A zoning ordinance amendment is in process, scheduled for completion in Summer 2021.</p>	<p>Remove. This program will be completed in Summer 2021.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>17. Housing Opportunity and Diversity Program 3.3.3-5 (9)</b></p> <p>The Planning Division will pursue the following action to promote the construction of second dwelling units for lower-income households:</p> <ul style="list-style-type: none"> <li>• Seek funding for a program that would solicit, assemble and distribute pre-approved building plans for accessory dwelling units</li> <li>• As regulations change, update informational brochures and/or website information that describe the process for obtaining permits for accessory dwelling units.</li> </ul>	<p>In 2018, the County of Ventura Resource Management Agency developed standardized building plans for three different sized accessory dwelling units and farmworker/animal caretaker dwelling units. These building plans are available to the public at no cost. Additionally, the Non-Coastal and Coastal Zoning ordinances were updated in 2018 to meet new State laws regulating accessory dwelling units. Another update to the two ordinances is currently in process to meet State laws on accessory dwelling units that went into effect in 2020. It's expected that these ordinances will be updated prior to the start of the new housing element planning period in October 2021.</p>	<p>Remove, program completed.</p>
<p><b>18. Housing Opportunity and Diversity Program 3.3.3-5 (10)</b></p> <p>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.</p>	<p>Although included as a program in the adopted 2014 Housing Element, this project was put on hold due to pending litigation on inclusionary housing requirements in the State Supreme Court. In September 2017, the State Legislature adopted AB 1505 allowing local jurisdictions to adopt inclusionary housing ordinances that could apply to both new rental and for-sale housing units. Planning staff placed this project on hold in order to direct staff resources to other housing-related tasks. This included coordination with SCAG on the RHNA process and required data analysis, evaluation of new State housing laws that went into effect in 2019 and 2020 for future ordinance amendments, and drafting of the Housing Element in order to maintain the state-mandated adoption schedule.</p>	<p>Modify and carryover as Program K, "Inclusionary Housing and Housing Impact Mitigation Fee Assessment".</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>19. Housing Opportunity and Diversity Program 3.3.3-5 (11)</b></p> <p>The Planning Division will evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing countywide.</p>	<p>Preservation of senior citizen housing was addressed through the creation of a Senior Mobilehome Park Overlay Zone, which was adopted by the Board of Supervisors in 2019.</p>	<p>This program has been completed and replaced with Program “P”, which proposes to maintain senior occupancy of the designated senior mobilehome parks.</p>
<p><b>20. Housing Opportunity and Diversity Program 3.3.3-5 (12)</b></p> <p>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.</p>	<p>Some of the housing laws that have been implemented or are in the process of implementation since 2014 include the following:</p> <ul style="list-style-type: none"> <li>- Employee Housing Act and Farmworker Housing Act for 2019 (AB 1783)</li> <li>- Accessory dwelling unit laws (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670)</li> </ul>	<p>Carryover as Program J, “Compliance with State law”.</p>
<p><b>21. Housing Equality Program 3.3.3-6</b></p> <p>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).</p>	<p>The County Executive Office has maintained an annual contract with the Housing Rights Center throughout the planning period to support all residents in the unincorporated county and the cities to promote, encourage, and support equal opportunity in the housing market and enforce laws and regulations prohibiting discrimination.</p>	<p>Modify and carryover as Program L, “Fair Housing Program”.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>22. Population and Housing Section update Program 3.3.7 (1)</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Housing construction and demolition by dwelling unit type and affordability category.</li> <li>• Housing tenure and vacancy rates.</li> <li>• Population increases and distribution.</li> <li>• Employment generation and housing demand of proposed projects.</li> <li>• Number of homeless persons and their distribution.</li> <li>• Land available for the construction of lower- and moderate-income housing and farmworker housing.</li> <li>• Evaluation of General Plan housing goals, policies and programs annually as required by the Government Code (ongoing).</li> </ul>	<p>Many of the housing factors listed in this program have been monitored during the planning period through the following state mandated reports and analyses:</p> <ul style="list-style-type: none"> <li>- Regional Consolidated Plan</li> <li>- General Plan Annual Progress Report</li> <li>- Housing Element Annual Progress Report</li> <li>- Point in Time Homeless Count Report</li> <li>- Regional Transportation Plan/Sustainable Communities Strategy Local Input Process</li> <li>- 2040 General Plan update, including Background Report with available land inventory.</li> </ul>	<p>Remove. Population and dwelling unit forecasts are conducted by SCAG as part of the Regional Transportation Plan (Connect SoCal) planning process. New Program "I" directs County staff to participate in regional planning efforts led by SCAG.</p>



2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>23. Population and Housing Section update Program 3.3.7 (2)</b></p> <p>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).</p>	<p>During the planning period, population and dwelling unit forecasts were updated every eight years as part of the Housing Element update process and as part of a periodic general plan update process:</p> <ul style="list-style-type: none"> <li>• The General Plan was updated and adopted in September 2020</li> <li>• The Housing Element is scheduled to be adopted in October 2021</li> </ul>	
<p><b>24. Employment and Commerce/Industry Program 3.4.3-3</b></p> <p>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.</p>	<p>The early years of the planning period prioritized staff resources on the completion of the Accessory Dwelling Unit Ordinance, and the Senior Mobilehome Park Overlay Zone ordinance. By mid-term of the planning period, Planning staff placed the Housing Impact Mitigation Fee project on hold in order to direct staff resources to coordination with SCAG on the RHNA process and required data analysis, evaluation of new State housing laws that went into effect in 2019 and 2020 for future ordinance amendments, and commencing the 6<sup>th</sup> Cycle Housing Element Update in order to maintain the adoption schedule in 2021.</p>	<p>Modify and carryover as Program K, "Inclusionary Housing and Housing Impact Mitigation Fee Assessment".</p>

# EXHIBIT 4

## Addendum to the Ventura County General Plan Environmental Impact Report

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### County of Ventura Housing Element Update (2021-2029)

Exhibit 4.1 – Ventura County 2040 General Plan Environmental Impact Report

Exhibit 4.2 – Ventura County 2040 General Plan Environmental Impact Report  
Statement of Overriding Considerations

Exhibit 4.3 – Addendum to the Ventura County 2040 General Plan Environmental  
Impact Report

County of Ventura Planning Commission PL 21-0004 Exhibit 4 Addendum to the Ventura County General Plan Environmental Impact Report
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# EXHIBIT 4.1

## Ventura County 2040 General Plan Environmental Impact Report

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### County of Ventura Housing Element Update (2021-2029)

This exhibit provides links to the various components of the Final Environmental Impact Report:

- [Cover, Table of Contents, and List of Abbreviations](#)
- [Introduction](#)
- Comments and Responses to Comments
  - [List of Commenters and Master Responses](#)
  - [Agencies](#)
  - [Organizations](#)
  - [Individuals \(1-100\)](#)
  - [Individuals \(101-216\)](#)
- [Draft EIR Revisions](#)
- [References](#)
- [Report Preparers](#)
- Attachment 1 – Comment Letters Submitted to the County on the draft EIR with Complete Attachments
  - [Part 1 of 4](#)
  - [Part 2 of 4](#)
  - [Part 3 of 4](#)
  - [Part 4 of 4](#)
- [Attachment 2 – Revised Draft EIR Appendix D – GHG Calculations](#)

# EXHIBIT 4.2

## Ventura County 2040 General Plan Environmental Impact Report Statement of Overriding Considerations

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County of Ventura Housing Element Update  
(2021-2029)

# **EXHIBIT 4.3**

## **Addendum to the Ventura County 2040 General Plan Environmental Impact Report**

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County of Ventura Housing Element Update  
(2021-2029)



ADDENDUM TO THE  
ENVIRONMENTAL IMPACT REPORT

**Ventura County**  
**2040 General Plan**  
(State Clearinghouse #2019011026)

PREPARED FOR:  
County of Ventura

AUGUST 2021





# Addendum to the Environmental Impact Report for the Ventura County 2040 General Plan (State Clearinghouse #2019011026)

## Ventura County 2021-2029 Housing Element

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August 2021



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## LIST OF ABBREVIATIONS

ADU	accessory dwelling unit
BMP	best management practice
HCD	California Department of Housing and Community Development
CEQA	California Environmental Quality Act
EIR	environmental impact report
ESHA	environmentally sensitive habitat areas
RHNA	Regional Housing Needs Allocation
RRN	Regional Road Network
SCAG	Southern California Association of Governments
TAC	toxic air contaminant
VCAPCD	Ventura County Air Pollution Control District

# 1 INTRODUCTION

## 1.1 BACKGROUND AND ACTION TRIGGERING THE ADDENDUM

This addendum to the Environmental Impact Report (EIR) for the Ventura County 2040 General Plan (Case No. PL17-0141; State Clearinghouse # 2019011026; General Plan) evaluates differences between implementation of the proposed 2021-2029 Housing Element ("Housing Element") and the General Plan evaluated in the certified EIR for changes that may require additional analysis under California Environmental Quality Act (CEQA). The General Plan applies to the jurisdiction of the County of Ventura, which includes the unincorporated areas of Ventura County. Throughout this document, the following jurisdictional and geographic definitions will be used: "Ventura County" includes the cities as well as the unincorporated areas of the County of Ventura. "County of Ventura" or "County" includes only the unincorporated areas of Ventura County. The Goals, Policies, and Programs only apply to the County.

As the lead agency under the CEQA, the County has prepared this addendum to the EIR for the Housing Element. This addendum is organized as an environmental checklist and establishes that the Housing Element would not meet the conditions outlined in State CEQA Guidelines sections 15162 and 15163 requiring the preparation of a subsequent EIR or supplemental EIR and would meet the conditions in State CEQA Guidelines Section 15164, which authorizes CEQA compliance through the approval of an addendum to a previously certified environmental document. A description of the EIR is provided in Section 1.2, "Previous Environmental Analyses," and a description of the Housing Element is provided in Chapter 2, "Project Description."

## 1.2 PREVIOUS ENVIRONMENTAL ANALYSIS

On September 15, 2020, the Ventura County Board of Supervisors adopted the General Plan and certified the EIR. The General Plan consists of nine elements, including the 2014-2021 Housing Element (Current Housing Element). The Current Housing Element remains effective until the 2021-2029 Housing Element is adopted and certified or until October 15, 2021 (plus statutory extensions). The EIR assessed the environmental impacts in the County that would result from: physical changes that could result from development pursuant to land use designations established in the General Plan, implementation of policies and programs identified in the General Plan, and offsite or indirect development necessitated by the General Plan (e.g., new facilities, infrastructure upgrades). The EIR also included mitigation measures to substantially lessen or avoid environmental impacts that were potentially significant.

Additionally, the EIR identified significant and unavoidable impacts for the following environmental topics: agriculture and forestry resources; air quality; biological resources; cultural, tribal cultural, and paleontological resources; greenhouse gas (GHG) emissions; hazards, hazardous materials, and wildfire; mineral and petroleum resources; noise and vibration; public services and recreation; transportation and traffic; and utilities. Accordingly, the County adopted a Statement of Overriding Considerations to certify the EIR. It also identified potentially significant impacts that would be less-than-significant with adoption of mitigation measures for aesthetics, scenic resources, and light pollution. For energy, geologic hazards, hydrology and water quality, land use and planning, and population and housing, the EIR identified less than significant impacts.

## 1.3 REQUIREMENTS FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW AFTER AN ENVIRONMENTAL IMPACT REPORT HAS BEEN CERTIFIED

Altered conditions, changes, or additions to the description of a project that occur after certification of an EIR may require additional analysis under CEQA. The legal principles that guide decisions regarding whether additional environmental documentation is required are provided in the State CEQA Guidelines, which establish three mechanisms to address these changes: 1) a subsequent environmental impact report (Subsequent EIR or SEIR), 2) a supplement to an EIR (Supplemental EIR), 3) a negative declaration, or 3) an addendum to an EIR.



Section 15162 of the State CEQA Guidelines describes the conditions under which an SEIR shall be prepared. In summary, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that a lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

- (1) any of the conditions described above for Section 15162 would require the preparation of a subsequent EIR; and
- (2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

An addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with Public Resources Code (PRC) Section 21166 and State CEQA Guidelines Sections 15162, 15163, and 15164.

Based on the criteria above, the County has determined that an addendum is the appropriate CEQA document for the Housing Element. This addendum is intended to evaluate and confirm CEQA compliance for the Housing Element, which would be a change relative to the General Plan described and evaluated in the EIR. This addendum is organized as an environmental checklist and is intended to evaluate all environmental topic areas for any changes in circumstances or the project description, as compared to implementation of the General Plan, and determine whether such changes were or were not adequately covered in the EIR. The purpose of this checklist is to evaluate the checklist categories in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion from the EIR. The checklist is based on the EIR thresholds of significance, which in turn are based on Ventura County's Initial Study Assessment Guidelines (ISAG); the checklist presented in Appendix G of the State CEQA Guidelines; best available data; and the applicable regulatory standards of the County and federal and State agencies. The column titles of the checklist have been provided to help answer the questions to be addressed pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162, 15163, and 15164.

## 2 PROJECT DESCRIPTION

This chapter describes the Housing Element, including background information on State housing element requirements, a review of the County's Regional Housing Needs Allocation (RHNA) for this planning period, an overview of the County's projected housing inventory to meet assigned RHNA targets, and a summary of proposed housing goals, policies, and programs for the new planning period with a focus on new programs.

### 2.1 PROJECT LOCATION

The project location for the Housing Element is the unincorporated area of Ventura County.

### 2.2 HOUSING ELEMENT REQUIREMENTS

The housing element is a State-mandated element, or chapter, of the County's General Plan with distinct statutory requirements, found in California Government Code sections 65580-65589. Its purpose is to establish the County's housing goals and provide the policy background for housing programs implementing the County's housing goals and decisions. It is the only general plan element that must be updated on a set schedule and then certified by the California Department of Housing and Community Development (HCD). HCD is the State agency responsible for determining compliance of a jurisdiction's housing element with State housing law. Several new housing laws created or amended since adoption of the existing housing element will be addressed by the proposed Housing Element, including:

- ▶ Obligation to Affirmatively Further Fair Housing (AB 686)
- ▶ New Site Inventory Requirements (AB 1397, AB 1486, AB 686, SB 6)
- ▶ No Net Loss Law (SB 166)
- ▶ Accessory Dwelling Unit Plan (AB 671)
- ▶ Low Barrier Navigation Centers (AB 101)
- ▶ Additional Analysis requirements for Governmental and Nongovernmental Constraints (AB 879)

#### 2.2.1 Housing Element Timeline

The timeline for the adoption of each jurisdiction's housing element is set by State law. (Gov. Code, §65588.) Because of the mandated schedule, updates to a jurisdiction's housing element and general plan are often not aligned. For this reason, the County's 2040 General Plan adopted on September 15, 2020, does not include the 2021-2029 Housing Element. The County's adopted housing element for the 5th cycle planning period covering 2013-2021 was certified by HCD on December 9, 2013 and is still effective and was therefore included in the adopted 2040 General Plan. The County's adopted 2013-2021 housing element remains in effect until October 15, 2021 (plus statutory extensions). The Housing Element is for the 6th cycle housing element planning period which begins on October 15, 2021 and runs until October 15, 2029.

#### 2.2.2 Regional Housing Needs Allocation

State law requires each council of governments to prepare allocation plans for all cities and counties within its jurisdiction. Ventura County is one of six counties within the Southern California Association of Governments (SCAG) region. The SCAG Regional Council approved the Final RHNA Allocation Plan for the region on March 4, 2021 for the 2021-2029 8-year planning period. SCAG allocated 1,259 housing units to unincorporated Ventura County for the 2021 to 2029 planning period. This is an increase of 244 dwelling units from the previous planning period, most of this attributable to an approximately 30% increase in the allocation of housing affordable to households earning less than 120 percent of the median area income, or less than \$117,360 annually.

The total County allocation is equivalent to a need of approximately 157 housing units each year for the eight-year planning period. Of the 1,259 housing units in unincorporated Ventura County, 249 are to be affordable to moderate-income households, 225 to low-income households, and 317 to very low-income households. The State does not require the County to construct the housing units in its RHNA targets, but it does require the County to identify adequate sites in the Housing Element sites inventory to meet the number and household income level of the units assigned.

## 2.3 PROPOSED HOUSING ELEMENT

To align with the 2040 General Plan and new State laws, the Housing Element has been significantly restructured, reorganized, and reformatted from the Current Housing Element. It has been structured to comply with State housing laws by addressing, among other things, the following:

- ▶ An overview of the unincorporated County's population and housing characteristics;
- ▶ An evaluation of housing implementation programs from the 2013-2021 housing element completed by the County during the 2013-2021 planning period;
- ▶ An assessment of housing needs by income and special needs;
- ▶ An analysis and review of governmental and non-governmental constraints to housing production;
- ▶ Identification of vacant and underutilized land and a summary of residential projects in the pipeline that can accommodate the RHNA targets of 1,259 housing units with 542 units affordable to lower income households; and,
- ▶ Creation of goals, policies, and programs that demonstrate the County's efforts to achieve identified housing needs and minimize constraints.

Discussion of the Housing Element sites inventory to accommodate the County's RHNA targets and the goals, policies, and programs of the Housing Element are provided below.

### 2.3.1 Sites Inventory

The Housing Element includes an inventory of land zoned for housing that identifies specific sites, describes existing uses on the sites and the densities permitted, and identifies how many dwelling units can be accommodated on each site to show that the RHNA target can be accommodated. Additionally, the inventory must identify whether the site is suitable for lower, moderate, or above moderate-income housing.

The Housing Element inventory identifies enough land to meet the 6th Cycle (2021–2029) RHNA targets for all income levels. As a result, changes to 2040 General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets and different or new land use or zoning designations are not proposed as part of the Housing Element.

Table 2-1 provides a summary of how the RHNA targets at the assigned income categories will be met for the 2021–2029 planning period. The Housing Element proposes a diversified approach to the lower income housing inventory, with four main components: (1) encouraging multifamily housing on sites already zoned Residential High Density (RHD), which allows 20 dwellings per acre; (2) accommodating and incentivizing accessory dwelling units and junior accessory dwelling units; (3) encouraging development of agricultural worker housing such as farmworker dwelling units and complexes; and (4) counting pending and approved residential projects for lower-income households, including senior rental apartments at California State University Channel Islands, a supportive housing development proposed by Many Mansions and ministerially approved on county-owned land on Lewis Road, and approved subdivisions in Piru.

**Table 2-1 Housing Inventory Summary for Lower, Moderate, and Above Moderate-Income Categories**

	Lower Income (less than 80% of median)	Moderate Income (80-120% of median)	Above- Moderate Income (greater than 120% of median)	Total
<b>Existing RHD Zoned Sites (20 du/acre)</b>	220	—	30	250
<b>ADUs and JADUs</b>	258	235	67	560
<b>Farmworker Dwelling Units</b>	8	—	—	8
<b>Pending or Approved Residential Projects</b>				
CSUCI University Glen Phase 2 (Approved)	170	310	120	600
Somis Ranch Farmworker Housing Complex, Phase 1 and 2 (Approved)	200	—	—	200
Rancho Sierra Supportive Housing Project (Approved)	50	—	—	50
Reider Subdivision in Piru (Approved)	5	44	—	49
Finch Subdivision in Piru (Approved)	—	113	62	175
<b>Vacant Sites in Existing Communities</b>				
Camarillo Heights/Las Posas Estates	—	—	51	51
Bell Canyon	—	—	62	62
Santa Rosa Valley	—	—	12	12
Lake Sherwood	—	—	76	76
<b>Total</b>	<b>911</b>	<b>702</b>	<b>480</b>	<b>2,093</b>
<b>2021–2029 RHNA</b>	<b>544</b>	<b>250</b>	<b>468</b>	<b>1,262</b>
Surplus Units (as a percentage of RHNA)	367 (67%)	452 (181%)	12 (3%)	831 (66%)

## 2.3.2 Goals, Policies, and Programs

The Housing Element goals, policies and programs expound on the County's housing priorities and identify strategies to provide housing opportunities to households of varying income levels and the special needs population as well as identify adequate sites for new housing units for the next 8 years in accordance with State law.

Many goals, policies, and programs of the Current Housing Element would be retained in the Housing Element as they remain applicable for the next eight-year period. Others no longer fit the current needs and issues of the unincorporated County and will be removed. The deleted programs include programs that required population forecasting and monitoring that is now conducted by SCAG rather than by County staff and programs that have already been accomplished.

The Housing Element includes five goals, 32 policies, and 26 implementation programs. It sets out policies that support each goal statement. The implementation programs briefly describe the proposed action, the County agency or department with primary responsibility for carrying out the program, and the timeframe for accomplishing the program. The goals and policies are summarized in Table 2-2 below. The entire Housing Element is available at: <https://vcrma.org/housing-element-update>.

**Table 2-2 Summary of Housing Element Goals and Policies**

Goal Statement	Policy Summary
<p>Goal 1. Conserve and improve the existing housing stock within the unincorporated areas of Ventura County</p>	<ul style="list-style-type: none"> <li>▶ Policy 1.1: The County would provide support for Code Compliance Division to ensure housing meets basic health, safety, fire, requirements, and other applicable codes and standards.</li> <li>▶ Policy 1.2: The County would collaborate with other regional agencies to find opportunities to subsidize and incentivize residential energy conservation.</li> <li>▶ Policy 1.3: The County would collaborate with other public and private agencies to provide funding for residential rehabilitation programs for lower income neighborhoods.</li> <li>▶ Policy 1.4: The County would assure preservation of affordable housing in the Coastal zone in compliance with the Mello Act;</li> <li>▶ Policy 1.5: The County would coordinate with State and federal government to expedite replacement of housing after natural disasters.</li> <li>▶ Policy 1.6: The County would continue to preserve existing mobile and manufactured homes.</li> </ul>
<p>Goal 2. Provide Adequate Sites for Residential Development</p>	<ul style="list-style-type: none"> <li>▶ Policy 2.1: The County would zone an adequate inventory of sites to accommodate the region's Regional Housing Needs Allocation (RHNA).</li> <li>▶ Policy 2.2: The County would increase opportunities for housing sites within the Plan Area by encouraging diverse housing types such as duplexes and triplexes, identifying surplus land, identifying sites appropriate for transit-oriented development, and by seeking funding opportunities for public infrastructure improvements.</li> <li>▶ Policy 2.3 The County would adhere to "no-net loss considerations when considering rezoning of residentially zoned properties.</li> <li>▶ Policy 2.4: The County shall collaborate with the Southern California Association of Governments (SCAG) to ensure use of accurate data to inform the region's transportation plan (RTP/SCS).</li> <li>▶ Policy 2.5: The County would seek to negotiate RHNA transfer agreements with any city proposing to annex unincorporated land from the County.</li> <li>▶ Policy 2.6: The County would incentivize construction of accessory dwelling units (ADU)s.</li> <li>▶ Policy 2.7: The County would allow development of by-right housing on sites previously approved in housing element cycles.</li> <li>▶ Policy 2.8: The County would identify surplus land suitable for affordable housing and offer first right of refusal to affordable housing entities.</li> </ul>
<p>Goal 3. Encourage Affordable Housing to Meet the Special Needs of County Residents</p>	<ul style="list-style-type: none"> <li>▶ Policy 3.1: The County would prioritize provision of housing assistance for vulnerable populations and groups with demonstrated specific needs such as low-income families, seniors, persons with disabilities or mental illness, people experiencing domestic violence, and more.</li> <li>▶ Policy 3.2: The County would continue to apply for State and federal assistance for financing affordable housing provision.</li> <li>▶ Policy 3.3: The County would provide incentives for affordable housing development such as density bonuses.</li> <li>▶ Policy 3.4: The County would consider surplus County owned land for lower-income housing and emergency shelters.</li> <li>▶ Policy 3.5: The County would promote housing for lower-income households that align with the rural and agricultural character and economic needs of Ventura County, such as farmworker housing.</li> <li>▶ Policy 3.6: The County would ministerially process affordable housing entitlements for by-right development as identified by State law.</li> <li>▶ Policy 3.7: The County would continue to support the County's Continuum of Care program to end homelessness and provide social services to persons that are experiencing or at risk of experiencing homelessness.</li> <li>▶ Policy 3.8: The County would support and identify housing needs of farmworkers in the County.</li> <li>▶ Policy 3.9: The County would support efforts to increase supportive housing for persons with disabilities.</li> <li>▶ Policy 3.10: The County would encourage housing design that meets the needs of large, multigenerational, or extended families to reduce overcrowding and to maintain affordability of the existing housing stock.</li> </ul>

Goal Statement	Policy Summary
Goal 4. Remove Housing Development Constraints	<ul style="list-style-type: none"> <li>► Policy 4.1: The County would promote ministerial approval of housing developments by committing the County to update its regulations and standards to enable the application of objective development standards to housing projects.</li> <li>► Policy 4.2: The County would modify local regulations as appropriate to remove unnecessary obstacles to planned densities.</li> <li>► Policy 4.3: The County would encourage water and sanitation providers to pursue available funding to upgrade and expand necessary utility infrastructure such as for water and broadband services.</li> <li>► Policy 4.4: The County would promote innovative housing types and encourage the use of alternative construction methods and materials to reduce costs.</li> </ul>
Goal 5. Fair Housing	<ul style="list-style-type: none"> <li>► Policy 5.1: The County would take action toward the goal of eliminating housing discrimination and providing residents with housing opportunity.</li> <li>► Policy 5.2: The County would continue to promote equal housing opportunity for persons regardless of race, religion, sex, age, marital status, national origin, employment, or other protected statuses or arbitrary factors.</li> <li>► Policy 5.3: The County would maintain programs that expand the range of affordable housing choices for minorities and lower-income households.</li> <li>► Policy 5.4: The County would connect residents, especially lower-income residents, to Federal, State, and Local programs that provide housing support and related services.</li> </ul>

In addition, the Housing Element includes ongoing, continued, new and modified programs to reflect new housing laws, needs, and opportunities that have arisen since adoption of the existing housing element. Housing Element programs are summarized in Table 2-3.

**Table 2-3 Summary of Housing Element Implementation Programs**

Housing Element Program	Summary of Program
<b>Ongoing Programs</b>	
A. Local, State and Federal Funding	The County would continue to administer grant/loan programs to assist lower-income households with housing and community related issues.
B. Mobile Home Park Rent Control	The County would continue to staff the Mobile Home Park Rent Review Board to administer the County's Mobile Home Park Rent Control Ordinance.
J. Compliance with State housing laws	The County would continue to update zoning ordinance and Planning Division procedures as needed to remain in compliance with State laws.
L. Fair Housing Program	The County would continue to contract with the Housing Rights Center to provide services to ensure fair and equal housing opportunity and to continue to prepare an Assessment of Impediments to Fair Housing to affirmatively further fair housing.
<b>Continued Programs</b>	
K. Inclusionary Housing and Housing Impact Mitigation Fee Assessment	The County would continue to analyze the effectiveness and explore options to implement an Inclusionary Housing and Housing Impact Mitigation Fee Program.
<b>New Programs</b>	
C. ADU Homeowner Tools	The County would develop web-based educational tools for homeowners related to ADUs in both English and Spanish.
D. Infrastructure Constraints	The County would work with stakeholders to identify and overcome constraints to providing water, sewer, and dry utility services for housing. The County would also apply to existing funding programs to finance infrastructure improvement efforts in disadvantaged communities.
E. Farmworker Housing Study	The County would prepare a comprehensive countywide assessment of the local farmworker population, including a farmworker population count and an analysis of both the barriers and potential solutions to providing more farmworker housing. The County would coordinate with



Housing Element Program	Summary of Program
	other jurisdictions and advocacy groups to seek funding for a comprehensive study and a resulting action plan to address identified barriers.
F. Annual Progress Report	The County would annually submit a report to HCD on the statistic of the County's progress in implementing Housing Element programs.
G. RHNA Transfer Study	The County would prepare a RHNA transfer program for consideration by the Board of Supervisors in which RHNA credit could be transferred or shared between the County and a city where annexation of an unincorporated site within a City Sphere of Influence occurs.
H. RHD Zone Ordinance Amendments	The County would remove the requirement that housing in Residential High Density (RHD) zones be 100% affordable in the Non-Coastal Zoning Ordinance.
I. Participation in Regional Planning Efforts	The County would coordinate with SCAG to identify future housing targets for unincorporated areas in future Regional Transportation Plans prepared by SCAG.
M. Density Bonus Ordinance Update	The County would update the Density Bonus Ordinance to be consistent with State law.
N. Zoning Code Amendments for Special Needs Housing	The County would amend the Coastal and Non-Coastal Zoning Ordinances to ensure compliance with State law.
O. Funding for the Housing Trust Fund	The County would continue to support the efforts of the Housing Trust Fund of Ventura County, an independent non-profit organization.
P. Maintain Senior Housing at Mobile Home Parks	The County would maintain senior occupancy of designated Senior Mobile Home Parks at 80% or more pursuant to the adopted Senior Mobile Home Park Overlay Zone.
Q. Housing Choice Vouchers	The County would continue to participate in the Housing Choice Vouchers program administered by the Area Housing Authority of the County of Ventura.
R. First-Time Homebuyer Assistance	The County would provide Down Payment Assistance to expand homeownership opportunities in Ventura County.
S. Development Review Committee Fee Waiver	The County would waive the fee for a pre-application Development Review Committee meeting with relevant County agencies for proposed 100% affordable housing projects.
T. Publish Clear Permit Approval Procedures	The County would publish approval procedures by maintaining an updated webpage with Spanish translation.
U. Modular Accessory Dwelling Units (ADUs) and Garage Conversion Building Plans	The County would utilize a Ventura Council of Governments (VCOG) regional ADU program that will provide free design plans for ADU garage conversions and less expensive modular ADUs to incentivize ADUs.
V. Code Compliance	The County would encourage the rehabilitation of substandard residential properties and report the results bi-annually.
W. Home Rehabilitation	The County would partner with non-profit organizations such as Habitat for Humanity to provide home rehabilitation assistance for homes owned by low-income families, veterans, and elderly residents on limited incomes.
X. HomeShare	The County would administer the HomeShare program, which matches home providers with home seekers in exchange for minimal rent and/or services.
Y. Inclusive Community Representation	The County would actively recruit county residents in low opportunity neighborhoods to serve or participate on boards, committees, and other local government bodies to foster inclusive communities and further fair housing objectives.
Z. ADU Monitoring	The County would track new ADUs and collect information on the use and affordability of these units.

## 3 ENVIRONMENTAL CHECKLIST FOR SUPPLEMENTAL ENVIRONMENTAL REVIEW

### 3.1 EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

The purpose of this checklist is to evaluate whether the Housing Element would cause any of the conditions identified in the California Environmental Quality Act (CEQA) section 21166 or CEQA Guidelines section 15162 requiring the preparation of a supplemental or subsequent environmental impact report (EIR) as compared to the Final EIR for the Ventura County 2040 General Plan (General Plan EIR or EIR) (State Clearinghouse # 2019011026). The row titles of the checklist include the full range of environmental topics presented in the General Plan EIR. The column titles of the checklist have been formatted to incorporate the criteria from CEQA Section 21166 and State CEQA Guidelines Section 15162 addressing when a subsequent EIR, supplement to an EIR, or an addendum to an EIR shall be prepared. A “no” answer indicates that the Housing Element presents no change in the condition or status of an impact previously analyzed and adequately addressed with mitigation measures in the General Plan EIR. For instance, an environmental topic might be answered with a “no” in the checklist because an impact resulting from Housing Element implementation was adequately addressed in the General Plan EIR, and the environmental impact significance conclusions of the General Plan EIR remain applicable for the Housing Element. The purpose of each column of the checklist is further described below.

#### 3.1.1 Any Project Changes or New Circumstances Involving New or Substantially More Severe Significant Impacts?

Pursuant to sections 15162(a)(1) and 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been substantial changes proposed to the approved 2040 General Plan or changes in the circumstances under which the Housing Element is undertaken that have occurred subsequent to certification of the General Plan EIR, which would result in Housing Element implementation having new significant environmental impacts that were not identified in the General Plan EIR or would result in substantial increases in the severity of previously identified significant impacts.

#### 3.1.2 Any New Information of Substantial Importance?

Pursuant to section 15162(a)(3)(A-D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the General Plan EIR was certified as complete is available, requiring an update to its analysis to verify that the environmental conclusions and mitigation measures remain valid. New information is considered to be of “substantial importance” if it shows that one or more of the following would result: (A) the Housing Element will have one or more new significant effects not discussed in the General Plan EIR; or (B) that significant effects previously examined will be substantially more severe than shown in the General Plan EIR; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Housing Element, but the County declines to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the General Plan EIR would substantially reduce one or more significant effects on the environment, but the County decline to adopt the mitigation measure or alternative.

If there is new information of substantial importance, the question would be answered 'Yes' and require preparation of a subsequent EIR or supplemental EIR. However, if the analysis completed as part of the Environmental Checklist finds that the conclusions of the General Plan EIR remain the same and no new significant impacts are identified, or identified significant environmental impacts are not found to be substantially more severe, the question would be answered 'No' and no supplement to the EIR or subsequent EIR would be required for the Housing Element.

## 3.2 ENVIRONMENTAL CHECKLIST

Chapter 4 includes separate discussions for each of the environmental topics considered in the Checklist. Each discussion begins with an overview of what was discussed and concluded in the General Plan EIR, and identifies what, if any, significant impacts were concluded for that topic, followed by a summary of the changes in the project and changes in circumstances or new information of substantial importance as it relates to that topic. These details are then the focus of the rest of the environmental analysis, in accordance with State CEQA Guidelines section 15162(a).

## 4 ENVIRONMENTAL CHECKLIST

### 4.1 AESTHETICS, SCENIC RESOURCES, LIGHT POLLUTION

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/ No Substantial Change From Previous Analysis
<b>I. Aesthetics, Scenic Resources, Light Pollution.</b>			
Would the Housing Element:			
a) Physically Alter a Scenic Resource that is Visible from a Public Viewing Location?	No	No	Yes
b) Substantially Obstruct, Degrade, Obscure, or Adversely Affect the Character of a Scenic Vista that is Visible from a Public Viewing Location?	No	No	Yes
c) Create a New Source of Disability Glare or Discomfort Glare for Motorists Traveling along Any Road of the County Regional Road Network?	No	No	Yes
d) Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of Housing Element project changes as they relate to aesthetics, scenic resources, and light pollution, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to aesthetics, scenic resources, and light pollution. The impact analysis below includes discussion of each of these checklist questions.

#### 4.1.1 Summary of General Plan EIR

The EIR addressed aesthetics, scenic resources, and light pollution in Section 4.1. It identified a potentially significant impact related to creation of new sources of disability and discomfort glare for motorists traveling along a County Regional Road Network (RRN) roadway because development associated with the General Plan could occur in locations visible from RRN roadways (Impact 4.1-3). The EIR included mitigation measure AES-1, which reduced the disability and discomfort glare impact to less than significant by requiring future discretionary development projects to avoid using materials that exceed specified levels of glare.

The EIR did not identify potentially significant impacts related to the physical alteration of a scenic resource that is visible from a public viewing location (Impact 4.1-1), substantially obstructing, degrading, obscuring, or adversely affecting the character of a scenic vista that is visible from a public viewing location (Impact 4.1-2); or creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area (Impact 4.1-4).

## 4.1.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to aesthetics, scenic resources, or light pollution impacts.

## 4.1.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to aesthetics, scenic resources, or light pollution, have been identified during the preparation of this checklist.

## 4.1.4 Impact Analysis

Would the Housing Element:

- a) Physically Alter a Scenic Resource that is Visible from a Public Viewing Location
- b) Substantially Obstruct, Degrade, Obscure, or Adversely Affect the Character of a Scenic Vista that is Visible from a Public Viewing Location
- c) Create a New Source of Disability Glare or Discomfort Glare for Motorists Traveling along Any Road of the County Regional Road Network
- d) Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the County's Regional Housing Needs Allocation (RHNA) targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's RHNA housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

The Housing Element does include programs the County would implement to conserve existing housing stock, provide adequate sites for residential development, encourage affordable housing, remove governmental constraints on housing development, and provide equal housing opportunities, but these policies and programs will not change the findings in the EIR. For example, policies such as Policy 1.3, Policy 1.4, and Policy 1.6 would contribute to rehabilitation and maintenance of affordable housing stock by identifying funding for residential rehabilitation, preserve or replace affordable housing in the Coastal Zone where feasible, and continue to preserve existing mobile and manufactured homes through implementation of existing overlay zones. Policies such as 2.2, 2.6, and 2.8, would direct the County to pursue policies during future Area Plan updates that increase housing opportunities, encourage accessory dwelling units (ADUs) and junior ADUs, and for surplus County land offer first right of refusal to affordable housing entities as required by State law.

Policies to encourage affordable and special-needs housing include Policy 3.2 regarding applying for affordable housing funding; Policy 3.3, providing incentives such as density bonuses for affordable housing development; Policy 3.7, which commits the County to continuing existing programs providing social services and housing to persons experiencing houselessness; Policy 3.8, regarding identification and support for the housing needs of farmworkers; and Policy 3.10, encouraging housing design to meet the needs of large or multi-generational families.

Policies to reduce governmental or regulatory constraints on housing development include Policy 4.1 promoting ministerial approval of housing developments through objective development standards; Policy 4.3 encouraging utility providers to adequately serve housing of all income levels; and Policy 4.4 promoting innovative housing types, materials, and construction techniques that reduce costs.

Policies to provide fair housing and equal housing opportunities include policies such as Policy 5.3 to maintain programs that expand the range of affordable housing choices for minorities and lower-income households, and Policy 5.4 connecting residents, especially lower-income residents, to federal, State, and local programs that provide housing and related support services. Some Housing Element policies and programs could result in physical changes to the environment, such as construction of ADUs or rehabilitation of existing housing stock. However, none of the foregoing Housing Element policies and programs would result in development or other physical changes to the environment beyond what was previously identified in the EIR. The EIR analyzed physical environmental impacts from land use and infrastructure development under the General Plan, including the types of physical improvements resulting from the Housing Element. The EIR also identified the mitigation measures listed above to reduce the significant impacts of future development and infrastructure under General Plan implementation. The County would continue to implement the EIR mitigation measures, which would also reduce the potential impacts of the Housing Element.

Because the impacts resulting from the implementation of the Housing Element would not physically alter a scenic resource visible from a public viewing location; substantially obstruct, degrade, obscure, or adversely affect the character of a scenic vista that is visible from a public viewing location; create new sources of disability and discomfort glare for motorists traveling along a County RRN roadway or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to aesthetic, scenic resource, or light pollution. Mitigation measures are not required.



## 4.2 AGRICULTURE AND FORESTRY RESOURCES

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>II. Agriculture and Forestry Resources</b>			
Would the Housing Element:			
a) Result in loss of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance?	No	No	Yes
b) Result in Classified Farmland near any nonagricultural land use or project?	No	No	Yes
c) Conflict with Williamson Act contracts or Agricultural Preserves?	No	No	Yes
d) Conflict with land zoned as forest land, timberland, or Timberland Production Zone?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of Housing Element project changes as they relate to agriculture and forestry resources, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to agriculture and forestry resources. The impact analysis below includes discussion of each of these checklist questions.

### 4.2.1 Summary of General Plan EIR

The EIR addressed agriculture and forestry resources in Section 4.2. It identified a potentially significant impact pertaining to the loss of Important Farmland through future development allowed under the General Plan (Impact 4.2-1). The EIR included Mitigation Measures AG-1 and AG-2, which would reduce impacts to but not avoid loss of Important Farmland, and the impact was determined to be significant and unavoidable. Mitigation Measure AG-1 would require that discretionary development located on land identified as Important Farmland be conditioned to avoid direct loss of Important Farmland as much as feasibly possible and Mitigation Measure AG-2 would require discretionary development exceeding specified Important Farmland acreage loss thresholds to establish offsite agricultural conservation easements.

The EIR did not identify potentially significant impacts pertaining to nonagricultural land uses near Classified Farmland (Impact 4.2-2), conflicts with Williamson Act contracts or Agricultural Preserves (Impact 4.2-3), or conflicts with land zoned as forest land, timberland, or Timberland Production Zone (Impact 4.2-4).

### 4.2.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to agriculture or forestry resources impacts.

### 4.2.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to agriculture and forestry resources, have been identified during the preparation of this checklist.

### 4.2.4 Impact Analysis

Would the Housing Element:

- a) Result in loss of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance?
- b) Result in Classified Farmland near any nonagricultural land use or project?
- c) Conflict with Williamson Act contracts or Agricultural Preserves?
- d) Conflict with land zoned as forest land, timberland, or Timberland Production Zone?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element would not result in loss of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance; nonagricultural land uses near Classified Farmland; conflicts with Williamson Act contracts or Agricultural Preserves; or conflicts with land zoned as forest land, timberland, or Timberland Production Zone beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to agriculture or forestry resources. Mitigation measures are not required.

## 4.3 AIR QUALITY

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>III. Air Quality</b>			
Would the Housing Element:			
a) Conflict with or obstruct implementation of the 2016 Ventura County Air Quality Management Plan?	No	No	Yes
b) Cause construction-generated criteria air pollutant or precursor emissions to exceed VCAPCD-recommended thresholds?	No	No	Yes
c) Result in a net increase in long-term operational criteria air pollutant and precursor emissions that exceed VCAPCD-recommended thresholds?	No	No	Yes
d) Result in a short- or long-term increase in localized CO emissions that exceed VCAPCD-recommended thresholds?	No	No	Yes
e) Expose sensitive receptors to substantial increases in toxic air contaminant emissions?	No	No	Yes
f) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people)?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to air quality, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to air quality. The impact analysis below includes discussion of each of these checklist questions.

### 4.3.1 Summary of General Plan EIR

The EIR addressed air quality in Section 4.3. It identified potentially significant impacts related to construction-generated (Impact 4.3-2) and operational (Impact 4.3-3) air pollutant and precursor emissions in excess of the Ventura County Air Pollution Control District (VCAPCD)-recommended thresholds from implementation of the General Plan. Mitigation Measures AQ-1a and AQ-1b regarding requirements for construction best management practices (BMPs) and equipment, Mitigation Measures AQ-2a and AQ-2b regarding requirements for dust reduction measures and BMPs for fugitive dust emissions, and Mitigation Measure AQ-3 requiring setbacks, preparation of Health Risk Assessments, and/or design measures to reduce the level of exposure to concentrations of toxic air contaminants (TACs) would lessen but not avoid these significant impacts. Therefore, these impacts were determined to be significant and unavoidable, and a Statement of Overriding Considerations was adopted by the Board.

The EIR also identified a potentially significant impact from the exposure of sensitive receptors to substantial increases in TAC emissions (Impact 4.3-5) and concluded that implementation of Mitigation Measure AQ-3 would reduce the impact to less than significant.

The EIR did not identify potentially significant impacts related to conflicts with implementation of the 2016 Ventura County Air Quality Management Plan (Impact 4.3-1), localized CO emissions in excess of VCAPCD-recommended thresholds (Impact 4.3-4), or other emissions such as those leading to odors adversely affecting a substantial number of people (Impact 4.3-6).

### 4.3.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to air quality impacts.

### 4.3.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to air quality, have been identified during the preparation of this checklist.

### 4.3.4 Impact Analysis

Would the Housing Element:

- a) Conflict with or obstruct implementation of the 2016 Ventura County Air Quality Management Plan?
- b) Cause construction-generated criteria air pollutant or precursor emissions to exceed VCAPCD-recommended thresholds?
- c) Result in a net increase in long-term operational criteria air pollutant and precursor emissions that exceed VCAPCD-recommended thresholds?
- d) Result in a short- or long-term increase in localized CO emissions that exceed VCAPCD-recommended thresholds?
- e) Expose sensitive receptors to substantial increases in toxic air contaminant emissions?
- f) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element will not conflict with or obstruct implementation of the 2016 Ventura County Air Quality Management Plan; cause construction-generated or long-term operational air pollutant emissions, including localized CO emissions, to exceed VCAPCD-recommended thresholds; expose sensitive receptors to substantial increases in toxic air contaminant emissions; or result in other emissions, such as those leading to odors, that could adversely affect a substantial number of people beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to air quality. Mitigation measures are not required.

## 4.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>IV. Biological Resources</b>			
Would the Housing Element:			
a) Disturb or result in the loss of special-status species and habitat?	No	No	Yes
b) Disturb or result in loss of riparian habitat, sensitive plant communities, environmentally sensitive habitat areas (ESHA), coastal beaches, sand dunes, and other sensitive natural communities?	No	No	Yes
c) Disturb or result in loss of wetlands and other waters?	No	No	Yes
d) Interfere with resident or migratory wildlife corridors or native wildlife nursery sites?	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to biological resources, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to biological resources. The impact analysis below includes discussion of each of these checklist questions.

### 4.4.1 Summary of General Plan EIR

The EIR addressed biological resources in Section 4.4. It identified potentially significant impacts due to the disturbance or loss of special status species or habitat (Impact 4.4-1); disturbance or loss of riparian habitat, sensitive plant communities, ESHA, coastal beaches, sand dunes, and other sensitive natural communities (Impact 4.4-2); disturbance or loss of wetlands or other waters (Impact 4.4-3); and interference with resident or migratory wildlife corridors or native wildlife nursery sites (Impact 4.4-4). The EIR included Mitigation Measure BIO-1 establishing methodology and requirements to identify, avoid, and mitigate for impacts to sensitive biological resources, which would lessen but not avoid these significant impacts. Therefore, these impacts were determined to be significant and unavoidable, and a Statement of Overriding Considerations was adopted by the Board.

The EIR did not identify a potentially significant impact related to conflicts with local policies or ordinances protecting biological resources (Impact 4.4-5).

### 4.4.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to biological resources.



### 4.4.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to biological resources, have been identified during the preparation of this checklist.

### 4.4.4 Impact Analysis

Would the Housing Element:

- a) Disturb or result in the loss of special-status species and habitat?
- b) Disturb or result in loss of riparian habitat, sensitive plant communities, ESHA, coastal beaches, sand dunes, and other sensitive natural communities?
- c) Disturb or result in loss of wetlands and other waters?
- d) Interfere with resident or migratory wildlife corridors or native wildlife nursery sites
- e) Conflict with any local policies or ordinances protecting biological resources?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element would not disturb or cause the loss of special-status species or habitat; result in the loss or disturbance of riparian habitat, sensitive plant communities, ESHA, coastal beaches, sand dunes, or other sensitive natural communities; disturb or result in the loss of wetlands or other waters; interfere with resident or migratory wildlife corridors or native wildlife nursery sites; or conflict with any local policy or ordinance protecting biological resources beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related biological resources. Mitigation measures are not required.

## 4.5 CULTURAL, TRIBAL CULTURAL, AND PALEONTOLOGICAL RESOURCES

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>V. Cultural, Tribal Cultural, and Paleontological Resources</b>			
Would the Housing Element:			
a) Result in substantial adverse change in the significance of an archaeological resource pursuant to Section 5024.1(g) of the Public Resources Code and CEQA?	No	No	Yes
b) Result in substantial adverse change in the significance of a historical resource pursuant to Section 5024.1(g) of the Public Resources Code and CEQA?	No	No	Yes
c) Result in substantial adverse change in the significance of a tribal cultural resources?	No	No	Yes
d) Result in grading and excavation of fossiliferous rock or increase access opportunities and unauthorized collection of fossil materials from valuable sites?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to cultural, tribal cultural, and paleontological resources, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to cultural, tribal cultural, and paleontological resources. The impact analysis below includes discussion of each of these checklist questions.

### 4.5.1 Summary of General Plan EIR

The EIR addressed cultural, tribal cultural, and paleontological resources in Section 4.5. It identified potentially significant impacts due to substantial adverse changes in the significance of an archaeological resource (Impact 4.5-1) resulting from implementation of the General Plan. The EIR included Mitigation Measures CUL-1a, 1b, and 1c requiring protection of existing resources, avoidance when feasible, and mitigation measures to reduce impacts, which would lessen but not avoid these significant impacts. Therefore, these impacts were determined to be significant and unavoidable.

The EIR also identified potentially significant impacts due to substantial adverse changes in the significance of historic resources (Impact 4.5-2) and tribal cultural resources (Impact 4.5-3). The EIR included Mitigation Measures CUL-1a, 1b, and 1c, Mitigation Measures CUL-2 and CUL-3 requiring the identification of listed, eligible, or unevaluated sites in coordination with the Cultural Heritage Board and protection of historic resources, and Mitigation Measures CUL-4 and CUL-5 protecting historic and tribal cultural resources, which would lessen but not avoid these significant impacts. Therefore, these impacts were determined to be significant and unavoidable, and a Statement of Overriding Considerations was adopted by the Board.

The EIR also identified grading and excavation of known fossiliferous rock and increased access opportunities to paleontologically sensitive areas resulting in the unauthorized collection of fossil materials as a potentially significant impact (Impact 4.5-4). The EIR included Mitigation Measures CUL-1a, CUL-1b, CUL-1c, CUL-2, CUL-3, CUL-4, CUL-5, which are described above, and CUL-6 requiring implementation of project-level security measures, which would lessen but not avoid these significant impacts. Therefore, these impacts were determined to be significant and unavoidable, and a Statement of Overriding Considerations was adopted by the Board.

## 4.5.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to cultural, tribal cultural, and paleontological resources impacts.

## 4.5.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to cultural, tribal cultural, or paleontological resources have been identified during the preparation of this checklist.

## 4.5.4 Impact Analysis

Would the Housing Element:

- a) Result in substantial adverse change in the significance of an archaeological resource pursuant to Section 5024.1(g) of the Public Resources Code and CEQA?
- b) Result in substantial adverse change in the significance of a historical resource pursuant to Section 5024.1(g) of the Public Resources Code and CEQA?
- c) Result in substantial adverse change in the significance of a tribal cultural resources?
- d) Result in grading and excavation of fossiliferous rock or increase access opportunities and unauthorized collection of fossil materials from valuable sites?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element would not result in substantial adverse changes in the significance of an archaeological resource, historic resource, or tribal cultural resources, or result in grading or excavation of fossiliferous rock or increase access opportunities and unauthorized collection of fossil materials from valuable sites beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to cultural, tribal cultural, or paleontological resources. Mitigation measures are not required.

## 4.6 ENERGY

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>VI. Energy</b>			
Would the Housing Element:			
a) Result in the wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or impede State or local plans for renewable energy or energy efficiency?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to energy, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to energy. The impact analysis below includes discussion of the checklist question.

### 4.6.1 Summary of General Plan EIR

The EIR addressed energy in Section 4.6. It did not identify a potentially significant impact for wasteful, inefficient, or unnecessary consumption of energy resources or for conflicts with State or local plans for renewable energy or energy efficiency (Impact 4.6-1).

### 4.6.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to energy impacts.

### 4.6.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to energy resources have been identified during the preparation of this checklist.

### 4.6.4 Impact Analysis

Would the Housing Element:

- a) Result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or impede State or local plans for renewable energy or energy efficiency?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation.

As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element would not result in wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or impede the implementation of local or State plans for renewable energy or energy efficiency beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to energy resources. Mitigation measures are not required.

## 4.7 Geologic Hazards

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>VII. Geologic Hazards</b>			
Would the Housing Element:			
a) Result in development within a State of California–designated Earthquake Fault Zone or a County–designated Fault Hazard Area that exposes people or structures to fault rupture hazards or directly or indirectly cause fault rupture?	No	No	Yes
b) Have potential to expose people or structures to the risk of loss, injury, or death involving ground-shaking hazards?	No	No	Yes
c) Result in development within a State of California Seismic Hazards Zone that exposes people or structures to liquefaction hazards or directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving liquefaction?	No	No	Yes
d) Result in development that exposes people or structures to landslide or debris flow hazards as a result of mapped landslides, potential earthquake-induced landslide zones, and geomorphology of hillside terrain or directly or indirectly cause landslides?	No	No	Yes
e) Result in development that exposes people or structures to the risk of loss, injury, or death involving soil expansion or directly or indirectly cause soil expansion if development is located within an expansive soils hazard zone or where soils with an expansion index greater than 20 is present?	No	No	Yes
f) Result in development that exposes people or structures to the risk of loss, injury, or death involving subsidence or directly or indirectly cause subsidence if development is located within a subsidence hazard zone?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to geologic hazards, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to geologic hazards. The impact analysis below includes discussion of each of these checklist questions.



### 4.7.1 Summary of General Plan EIR

The EIR addressed geologic hazards in Section 4.7. The EIR did not identify potentially significant impacts due to development that exposes people or structures to fault rupture hazards or causes fault rupture (Impact 4.7-1); exposure of people or structures to risk of loss, injury, or death involving ground-shaking hazards (Impact 4.7-2); or development that exposes people or structures to liquefaction, landslide, debris flow, or subsidence hazards or causes adverse effects involving these hazards (Impacts 4.7-3, 4.7-4, 4.7-5; and 4.7-6).

### 4.7.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to geologic hazards impacts.

### 4.7.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to geologic hazards, have been identified during the preparation of this checklist.

### 4.7.4 Impact Analysis

Would the Housing Element:

- a) Result in development within a State of California-designated Earthquake Fault Zone or a County-designated Fault Hazard Area that exposes people or structures to fault rupture hazards or directly or indirectly cause fault rupture?
- b) Have potential to expose people or structures to the risk of loss, injury, or death involving ground-shaking hazards?
- c) Result in development within a State of California Seismic Hazards Zone that exposes people or structures to liquefaction hazards or directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving liquefaction?
- d) Result in development that exposes people or structures to landslide or debris flow hazards as a result of mapped landslides, potential earthquake-induced landslide zones, and geomorphology of hillside terrain or directly or indirectly cause landslides?
- e) Result in development that exposes people or structures to the risk of loss, injury, or death involving soil expansion or directly or indirectly cause soil expansion if development is located within an expansive soils hazard zone or where soils with an expansion index greater than 20 is present?
- f) Result in development that exposes people or structures to the risk of loss, injury, or death involving subsidence or directly or indirectly cause subsidence if development is located within a subsidence hazard zone?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element would not expose people or structures to fault rupture hazards or cause fault rupture, risk of loss, injury, or death involving ground-shaking hazards, or result in liquefaction, landslide, debris flow, or subsidence hazards or cause adverse effects involving these hazards beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to geologic hazards. Mitigation measures are not required.

## 4.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>VIII. Greenhouse Gas Emissions</b>			
Would the Housing Element:			
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	No	No	Yes
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to greenhouse gas (GHG) emissions, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to GHG emissions. The impact analysis below includes discussion of each of these checklist questions.

### 4.8.1 Summary of General Plan EIR

The EIR addressed GHG emissions in Section 4.8. It identified potentially significant impact due to the generation of GHG emissions that may have a significant environmental impact (Impact 4.8-1) and conflicts with applicable plans, policies and regulations adopted for the purpose of reducing GHG emissions (Impact 4.8-2). The EIR included Mitigation Measures GHG-1, GHG-2, GHG-3, GHG-4, CTM-1, CTM-2, and CTM-3 requiring actions to reduce energy use in buildings, establish a GHG Reduction Policy Enhancement Program and reduce the rate of vehicle miles traveled (VMT), which would lessen but not avoid these significant impacts. Therefore, these impacts were determined to be significant and unavoidable, and a Statement of Overriding Considerations was adopted by the Board.

### 4.8.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to GHG emissions impacts.

### 4.8.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to GHG emissions, have been identified during the preparation of this checklist.

## 4.8.4 Impact Analysis

Would the Housing Element:

- a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element would not generate GHG emissions that have a significant impact on the environment or conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to GHG emissions. Mitigation measures are not required.

## 4.9 HAZARDS, HAZARDOUS MATERIALS, AND WILDFIRE

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>IX. Hazards, Hazardous Materials, and Wildfire</b>			
Would the Housing Element:			
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or hazardous waste?	No	No	Yes
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials or hazardous waste into the environment?	No	No	Yes
c) Emit hazardous emissions or handle hazardous materials within 0.25 mile of an existing or proposed school?	No	No	Yes
d) Create a significant hazard due to location on a site which is included on a list of hazardous materials sites?	No	No	Yes
e) Locate inconsistent land uses within the sphere of influence of any airport, or otherwise result in a safety hazard for people residing or working near an airport?	No	No	Yes
f) Expose people to risk of wildfire by locating development in a High Fire Hazard Area/Fire Hazard Severity Zone or substantially impairing an adopted emergency response plan or evacuation plan or exacerbate wildfire risk?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, as summary of project changes as they relate to hazards, hazardous materials, and wildfire, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to hazards, hazardous materials, and wildfire. The impact analysis below includes discussion of each of these checklist questions.

### 4.9.1 Summary of General Plan EIR

The EIR addressed hazards, hazardous materials, and wildfire in Section 4.9. It identified a potentially significant impact due to exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, and development that exacerbates the potential for wildfires to occur and the resulting adverse environmental effects associated with wildfires (Impact 4.9-6). The EIR concluded that no additional feasible mitigation for this potentially significant impact was available beyond the policies and programs of the General Plan. Therefore, it determined this impact was significant and unavoidable, and a Statement of Overriding Considerations was adopted by the Board.

The EIR did not identify potentially significant impacts related to the creation of significant hazards to the public or the environment through: routine transport, use, or disposal of hazardous materials or hazardous wastes (Impact 4.9-1); reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials or hazardous waste into the environment (Impact 4.9-2); or location of development on a site included on a list of hazardous materials sites (Impact 4.9-4). It also did not identify potentially significant impacts related to hazardous emissions or handling hazardous materials within 0.25 mile of an existing or proposed school (Impact 4.9-3) or from locating inconsistent land uses within the sphere of influence of any airport or otherwise resulting in a safety hazard for people residing or working near an airport (Impact 4.9-5).

### 4.9.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to hazards, hazardous materials, and wildfire impacts.

### 4.9.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to hazards, hazardous materials, and wildfire, have been identified during the preparation of this checklist.



## 4.9.4 Impact Analysis

Would the Housing Element:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or hazardous waste?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials or hazardous waste into the environment?
- c) Emit hazardous emissions or handle hazardous materials within 0.25 mile of an existing or proposed school?
- d) Create a significant hazard due to location on a site which is included on a list of hazardous materials sites?
- e) Locate inconsistent land uses within the sphere of influence of any airport, or otherwise result in a safety hazard for people residing or working near an airport?
- f) Expose people to risk of wildfire by locating development in a High Fire Hazard Area/Fire Hazard Severity Zone or substantially impairing an adopted emergency response plan or evacuation plan or exacerbate wildfire risk?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element would not create significant hazards to the public or the environment through routine transport, use, or disposal of hazardous materials or hazardous wastes, reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials or hazardous waste into the environment, or location of development on a site included on a list of hazardous materials sites, or hazardous emissions or handling of hazardous materials within 0.25 mile of an existing or proposed school, or would not locate inconsistent land uses within the sphere of influence of any airport or otherwise result in a safety hazard for people residing or working near an airport, and would not expose people or structures to risk of loss, injury, or death involving wildland fires, or exacerbate wildfire risk beyond what was previously identified in the EIR, the Housing Element would not result in any new significant impacts or a substantial increase in the severity of significant impacts related hazards, hazardous materials, and wildfire. Mitigation measures are not required.

## 4.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>X. Hydrology and Water Quality</b>			
Would the Housing Element:			
a) Directly or indirectly decrease the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?	No	No	Yes
b) Result in net groundwater extraction that causes overdraft in groundwater basins that are not overdrafted or are not in hydrologic continuity with an overdrafted basin?	No	No	Yes
c) Result in any increase in groundwater extraction in areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells?	No	No	Yes
d) Degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the applicable Basin Plan?	No	No	Yes
e) Result in the use of groundwater, in any capacity, and would be located within 2 miles of the boundary of a site with documented groundwater contamination associated with a former or current test site for rocket engines?	No	No	Yes
f) Increase surface water consumptive use (demand) in a fully appropriated stream reach, as designated by the State Water Resources Control Board, or where unappropriated surface water is unavailable?	No	No	Yes

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
g) Increase surface water consumptive use (demand) including diversion or dewatering downstream reaches, resulting in an adverse impact to one or more of the beneficial uses listed in the applicable Basin Plan?	No	No	Yes
h) Degrade the quality of surface water, causing it to exceed the water quality objectives of the applicable Basin Plan?	No	No	Yes
i) Cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 permit or any other NPDES Permits?	No	No	Yes
j) Be located within 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir, resulting in a seiche hazard?	No	No	Yes
k) Be located in a mapped area of a tsunami hazard?			
l) Be located in a mapped area of flood hazards?			
m) Result in erosion, siltation, or flooding hazards?	No	No	Yes
n) Impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk of flood hazards?	No	No	Yes
o) Result in conflicts with the Ventura County Watershed Protection District's Comprehensive Plan through potential deposition of sediment and debris materials within existing channels and allied obstruction of flow; overflow of	No	No	Yes

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
channels during design storm conditions; and increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on- and off-site, for projects not located within the Ventura County Watershed Protection District's Comprehensive Plan?			
p) Result in noncompliance with building design and construction standards regulating flow to and from natural and man-made drainage channels?	No	No	Yes
q) Be designed to meet all applicable requirements for onsite wastewater treatment systems (OWTS)?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to hydrology and water quality, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to hydrology and water quality. The impact analysis below includes discussion of each of these checklist questions.

### 4.10.1 Summary of General Plan EIR

The EIR addressed hydrology and water quality in Section 4.10. It did not identify potentially significant impacts related to decreasing groundwater quantity or increasing groundwater extraction in groundwater basins (Impacts 4.10-1, 4.10-2, and 4.10-3); degrading groundwater quality and exceeding groundwater quality objectives (Impact 4.10-4); using groundwater within 2 miles of former or current rocket engine test sites (Impact 4.10-5); increasing demand for surface water in a fully appropriated stream reach or where unappropriated surface water is unavailable (Impact 4.10-6); resulting in an adverse impact to Basin Plan beneficial uses when increasing demand for surface water (Impact 4.10-7); degrading surface water quality to the extent that Basin Plan water quality objectives are exceeded (Impact 4.10-8); exceeding stormwater quality objectives or standards of applicable municipal separate storm sewer system (MS4) permits or other National Pollutant Discharge Elimination System (NPDES) permits (Impact 4.10-9); locating development in an area with seiche, tsunami, or flood hazards (Impacts 4.10-10, 4.10-11, and 4.10-13); causing erosion, siltation, or flooding hazards (Impact 4.10-12); increasing flood hazard risks by obstructing, impairing, diverting, impeding, or altering water flow characteristics (Impact 4.10-14); depositing sediment and debris materials within existing channels and allied obstruction of flow, overflow of channels during design storm conditions, or increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels (Impact 4.10-15); violating standards regulating flow to and from natural and man-made drainages (Impact 4.10-16); or noncompliance with requirements for onsite wastewater treatment systems (Impact 4.10-17).

## 4.10.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to hydrology and water quality impacts.

## 4.10.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to hydrology and water quality, have been identified during the preparation of this checklist.

## 4.10.4 Impact Analysis

Would the Housing Element:

- a) Directly or indirectly decrease the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?
- b) Result in net groundwater extraction that causes overdraft in groundwater basins that are not overdrafted or are not in hydrologic continuity with an overdrafted basin?
- c) Result in any increase in groundwater extraction in areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells?
- d) Degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the applicable Basin Plan?
- e) Result in the use of groundwater, in any capacity, and would be located within 2 miles of the boundary of a site with documented groundwater contamination associated with a former or current test site for rocket engines?
- f) Increase surface water consumptive use (demand) in a fully appropriated stream reach, as designated by the State Water Resources Control Board, or where unappropriated surface water is unavailable?
- g) Increase surface water consumptive use (demand) including diversion or dewatering downstream reaches, resulting in an adverse impact to one or more of the beneficial uses listed in the applicable Basin Plan?
- h) Degrade the quality of surface water, causing it to exceed the water quality objectives of the applicable Basin Plan?
- i) Cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 permit or any other NPDES Permits?
- j) Be located within 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir, resulting in a seiche hazard?

- k) Be located in a mapped area of a tsunami hazard?
- l) Be located in a mapped area of flood hazards?
- m) Result in erosion, siltation, or flooding hazards?
- n) Impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk of flood hazards?
- o) Result in conflicts with the Ventura County Watershed Protection District's Comprehensive Plan through potential deposition of sediment and debris materials within existing channels and allied obstruction of flow; overflow of channels during design storm conditions; and increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on- and off-site, for projects not located within the Ventura County Watershed Protection District's Comprehensive Plan?
- p) Result in noncompliance with building design and construction standards regulating flow to and from natural and man-made drainage channels?
- q) Be designed to meet all applicable requirements for onsite wastewater treatment systems (OWTS)?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element would not decrease groundwater quantity or increase groundwater extraction in groundwater basins degrade groundwater quality and exceed groundwater quality objectives; use groundwater within 2 miles of former or current rocket engine test sites; increase demand for surface water in a fully appropriated stream reach or where unappropriated surface water is unavailable; result in an adverse impact to Basin Plan beneficial uses when increasing demand for surface water; degrade surface water quality to the extent that Basin Plan water quality objectives are exceeded; exceed stormwater quality objectives or standards of applicable municipal separate storm sewer system (MS4) permits or other National Pollutant Discharge Elimination System (NPDES) permits; locate development in an area with seiche, tsunami, or flood hazards; cause erosion, siltation, or flooding hazards; increase flood hazard risks by obstructing, impairing, diverting, impeding, or altering water flow characteristics; deposit sediment and debris materials within existing channels and allied obstruction of flow, overflow of channels during design storm conditions, or increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels; violate standards regulating flow to and from natural and man-made drainage; or not comply with requirements for onsite wastewater treatment systems beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to hydrology or water quality. Mitigation measures are not required.



## 4.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>XI. Land Use and Planning</b>			
Would the Housing Element:			
a) Result in physical development that is incompatible with land uses, architectural form or style, site design/layout, or density/parcel sizes within existing communities?	No	No	Yes
b) Result in physical development that would divide an established community?	No	No	Yes
c) Cause an environmental impact due to a conflict with a regional plan, policy, or program?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to land use and planning, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to land use and planning. The impact analysis below includes discussion of each of these checklist questions.

### 4.11.1 Summary of General Plan EIR

The EIR addressed land use and planning impacts in Section 4.11. It did not identify potentially significant impacts related to physical development that may be incompatible with existing land uses, architectural form or style, site design, or density of existing communities (Impact 4.11-1); physically dividing established communities (Impact 4.11-2); or environmental impacts that result from conflicts with a regional plan, policy, or program (Impact 4.11-3).

### 4.11.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to land use and planning impacts.

### 4.11.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to land use and planning, have been identified during the preparation of this checklist.

## 4.11.4 Impact Analysis

Would the Housing Element:

- a) Result in physical development that is incompatible with land uses, architectural form or style, site design/layout, or density/parcel sizes within existing communities?
- b) Result in physical development that would divide an established community?
- c) Cause an environmental impact due to a conflict with a regional plan, policy, or program?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element will not result in physical development that is incompatible with architectural forms and styles, parcel density, physical division of an established community, or an environmental impact due to conflict with a regional plan, policy, or program beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to land use and planning. Mitigation measures are not required.

## 4.12 MINERAL AND PETROLEUM RESOURCES

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>XII. Mineral and Petroleum Resources</b>			
Would the Housing Element:			
a) Result in development on or adjacent to existing mineral resources extraction sites or areas where mineral resources are zoned, mapped, or permitted for extraction, which could hamper or preclude extraction of the resources?	No	No	Yes
b) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	No	No	Yes
c) Result in development on or adjacent to existing petroleum extraction sites or areas where petroleum resources are zoned, mapped, or permitted for extraction, which could hamper or preclude access to the resources?	No	No	Yes
d) Result in the loss of availability of a known petroleum resource that would be of value to the region and the residents of the State?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to mineral and petroleum resources, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to mineral and petroleum resources. The impact analysis below includes discussion of each of these checklist questions.

### 4.12.1 Summary of General Plan EIR

The EIR addressed mineral and petroleum resources in Section 4.12. It identified potentially significant impacts related to increased setback requirements for new oil and gas wells that could hamper or preclude expansion of existing oil and gas operations and drilling of new discretionary wells (Impact 4.12-3) and loss of availability of known petroleum resources of value to the region and the State because of General Plan policies mandating infrastructure that may be technologically or economically infeasible for oil and gas operators to install (Impact 4.12-4).

The EIR included Mitigation Measures PR-1, PR-2, and PR-3 to reduce these impacts, but the County found that specific economic, legal, social, technological, or other considerations would make infeasible any mitigation, including Mitigation Measures PR-1, PR-2, and PR-3, and the impacts were therefore determined to be significant and unavoidable. As a result, the Board adopted a Statement of Overriding Considerations.

The EIR did not identify potentially significant impacts related to hampering or precluding access to mineral resources (Impact 4.12-1) or loss of availability of a known mineral resource of value to the region and residents of the State (Impact 4.12-2).

## 4.12.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to mineral and petroleum resources impacts.

## 4.12.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to mineral and petroleum resources, have been identified during the preparation of this checklist.

## 4.12.4 Impact Analysis

Would the Housing Element:

- a) Result in development on or adjacent to existing mineral resources extraction sites or areas where mineral resources are zoned, mapped, or permitted for extraction, which could hamper or preclude extraction of the resources?
- b) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?
- c) Result in development on or adjacent to existing petroleum extraction sites or areas where petroleum resources are zoned, mapped, or permitted for extraction, which could hamper or preclude access to the resources?
- d) Result in the loss of availability of a known petroleum resource that would be of value to the region and the residents of the State?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element will not result in hampering or precluding expansion of existing oil and gas operations and drilling of new discretionary wells, loss of availability of known petroleum resources of value to the region and the State, hampering or precluding access to mineral resources, or loss of availability of a known mineral resource of value to the region and residents of the State beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to mineral and petroleum resources. Mitigation measures are not required.

## 4.13 NOISE AND VIBRATION

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>XIII. Noise and Vibration</b>			
Would the Housing Element:			
a) Expose sensitive receptors to construction noise levels that exceed applicable standards?	No	No	Yes
b) Expose sensitive land uses to traffic noise?	No	No	Yes
c) Expose existing sensitive receptors to traffic-noise increases?	No	No	Yes
d) Expose noise-sensitive land uses to operational stationary noise that exceeds applicable standards?	No	No	Yes
e) Expose noise-sensitive land uses to airport noise that exceeds the standards in the Ventura County Airport Comprehensive Land Use Plan?	No	No	Yes
f) Expose sensitive receptors to construction vibration levels that exceed applicable standards?	No	No	Yes
g) Expose noise-sensitive land uses to railroad noise and vibration that exceeds applicable standards?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to noise and vibration, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to noise and vibration. The impact analysis below includes discussion of each of these checklist questions.

### 4.13.1 Summary of General Plan EIR

The EIR addressed noise and vibration in Section 4.13. It identified potentially significant impacts for exposure of sensitive receptors to traffic noise level increases caused by General Plan implementation (Impact 4.13-3) and construction vibration levels that would exceed applicable standards (Impact 4.13-6).

The EIR included Mitigation Measure NOI-1 requiring implementation of noise control measures in specified circumstances, which would lessen, but not avoid the significant traffic noise impact. Therefore, this impact was determined to be significant and unavoidable. The EIR also included Mitigation Measure NOI-2 requiring noise compatibility review for discretionary development and Mitigation Measure NOI-3 requiring revisions to the County Construction Noise Threshold Criteria and Control Plan to include standards for vibration, which would lessen but not avoid the significant construction vibration impact. Therefore, this impact was also determined to be significant and unavoidable. As a result, the Board adopted a Statement of Overriding Considerations.

The EIR did not identify potentially significant impacts related to exposure of sensitive receptors to construction noise levels that exceed applicable standards (Impact 4.13-1); exposure of new sensitive land uses to traffic noise (Impact 4.13-2), operational stationary noise (Impact 4.13-4), airport noise (Impact 4.13-5), or railroad noise and vibration (Impact 4.13-7) that exceeds applicable standards.

### 4.13.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to noise and vibration impacts.

### 4.13.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to noise and vibration, have been identified during the preparation of this checklist.

### 4.13.4 Impact Analysis

Would the Housing Element:

- a) Expose sensitive receptors to construction noise levels that exceed applicable standards?
- b) Expose sensitive land uses to traffic noise?
- c) Expose existing sensitive receptors to traffic-noise increases?
- d) Expose noise-sensitive land uses to operational stationary noise that exceeds applicable standards?
- e) Expose noise-sensitive land uses to airport noise that exceeds the standards in the Ventura County Airport Comprehensive Land Use Plan?
- f) Expose sensitive receptors to construction vibration levels that exceed applicable standards?
- g) Expose noise-sensitive land uses to railroad noise and vibration that exceeds applicable standards?



Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element will not result in exposure of sensitive receptors to construction noise levels, traffic noise level increases, or construction vibration levels that would exceed applicable standards, or exposure of new sensitive land uses to traffic noise, operational stationary noise, airport noise, or railroad noise and vibration that exceeds applicable standards beyond what was previously identified in the EIR the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to noise and vibration. Mitigation measures are not required.

## 4.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>XVI. Population and Housing</b>			
Would the Housing Element:			
a) Eliminate three or more existing affordable housing units or displace substantial numbers of people or housing units?	No	No	Yes
b) Induce substantial unplanned population growth?	No	No	Yes
c) Result in low-income employment opportunities that could generate demand for new housing that exceeds the County's inventory of land to develop low-income housing?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to population and housing, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to population and housing. The impact analysis below includes discussion of each of these checklist questions.

### 4.14.1 Summary of General Plan EIR

The EIR addressed population and housing in Section 4.13. The EIR did not identify potentially significant impacts related to elimination of three or more affordable housing units or displacement of substantial numbers of people or housing units (Impact 4.14-1); inducing substantial unplanned population growth (Impact 4.14-2); or generation of low income jobs that could generate demand for housing in excess of the County's inventory of land for low-income housing (Impact 4.14-3).

### 4.14.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to population and housing impacts.

### 4.14.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related population and housing, have been identified during the preparation of this checklist.

## 4.14.4 Impact Analysis

Would the Housing Element:

- a) Eliminate three or more existing affordable housing units or displace substantial numbers of people or housing units?
- b) Induce substantial unplanned population growth?
- c) Result in low-income employment opportunities that could generate demand for new housing that exceeds the County's inventory of land to develop low-income housing?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element would not eliminate three or more affordable housing units, displace substantial numbers of people or housing units, induce unplanned population growth, or generate low-income employment demand for housing that could exceed the County's inventory of land for low-income housing beyond what was previously identified in the EIR the Housing Element would not result in any new significant impacts or a substantial increase in the severity of significant impacts related to population and housing. Mitigation measures are not required.

## 4.15 PUBLIC SERVICES AND RECREATION

Environmental Issue Area	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>XV. Public Services and Recreation</b>			
Would the Housing Element:			
a) Increase demand for law enforcement and emergency services as a result of inadequate security measures?	No	No	Yes
b) Require expansion or construction of new facilities to support law enforcement and emergency services?	No	No	Yes
c) Require expansion or new construction of new fire protection facilities and services as a result of excessive response times, project magnitude, or distance from existing facilities?	No	No	Yes
d) Require expansion of construction of new public libraries or other facilities to meet new demand or address overcrowding and accessibility?	No	No	Yes
e) Require expansion or construction of new parks and recreation facilities and services or cause substantial physical deterioration of parks and recreation facilities because of overuse?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate public services and recreation, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to public services and recreation. The impact analysis below includes discussion of each of these checklist questions.

### 4.15.1 Summary of General Plan EIR

The EIR addressed public services and recreation in Section 4.15. It identified potentially significant impacts related to increases in demand for public services, including for law enforcement, emergency services, fire protection, libraries and other facilities, and parks and recreation facilities, that could result in construction of new or expanded facilities that have adverse effects on the environment (Impact 4.15-1 to 4.15-5). The EIR included Mitigation Measure PS-1 requiring that future projects incorporate law enforcement security measures, which would reduce demand for law enforcement services caused by inadequate security measures. Therefore, Impact 4.15-1 was determined to be less than significant with mitigation.

Regarding the remaining potentially significant impacts, the EIR explained that the construction of new or expanded public services and recreation facilities that could result adverse physical changes to the environment was already evaluated and identified throughout the other sections of the EIR. Where impacts were potentially significant, the EIR identified potentially feasible mitigation measures to avoid or substantially lessen the impacts. As a result, no additional mitigation measures were identified in Section 4.15 of the EIR to address the potentially significant impacts of constructing new or expanded public services or recreation facilities.

### 4.15.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to public services and recreation impacts.

### 4.15.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related population and housing, have been identified during the preparation of this checklist.

## 4.15.4 Impact Analysis

Would the Housing Element:

- a) Increase demand for law enforcement and emergency services as a result of inadequate security measures?
- b) Require expansion or construction of new facilities to support law enforcement and emergency services?
- c) Require expansion or new construction of new fire protection facilities and services as a result of excessive response times, project magnitude, or distance from existing facilities?
- d) Require expansion of construction of new public libraries or other facilities to meet new demand or address overcrowding and accessibility?
- e) Require expansion or construction of new parks and recreation facilities and services or cause substantial physical deterioration of parks and recreation facilities because of overuse?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element will not increase demand for public services, including for law enforcement, emergency services, fire protection, libraries and other facilities, and parks and recreation facilities, that could in turn result in construction of new or expanded facilities that have adverse effects on the environment beyond what was previously identified in the EIR, the Housing Element will not result in any new significant impacts or a substantial increase in the severity of significant impacts related to population and housing. Mitigation measures are not required.

## 4.16 TRANSPORTATION AND TRAFFIC

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>XVI. Transportation and Traffic</b>			
Would the Housing Element:			
a) Exceed VMT thresholds?	No	No	Yes
b) Result in adverse effects related to County road standards and safety?	No	No	Yes
c) Result in inadequate emergency access?	No	No	Yes
d) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	No	No	Yes
e) Substantially interfere with railroad facility integrity and/or operations?	No	No	Yes
f) Substantially interfere with or compromise the operations or integrity of an existing pipeline?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to transportation and traffic, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to transportation and traffic. The impact analysis below includes discussion of each of these checklist questions.

### 4.16.1 Summary of General Plan EIR

The EIR addressed transportation and traffic impacts in Section 4.16. It identified a potentially significant impact due to rates of VMT that would exceed applicable thresholds (Impact 4.16-1). The EIR included Mitigation Measures CTM-1, CTM-2, and CTM-3 requiring new guidelines and development of a VMT Reduction Program, which would lessen but not avoid this significant impact. Therefore, this impact was determined to be significant and unavoidable.

The EIR also identified a potentially significant impact due to the addition of new vehicle trips along roadway facilities with collision or incident rates above specified safety levels (Impact 4.16-2). The EIR included Mitigation Measure CTM-4 requiring the County to update its Traffic Fee Mitigation Program to collect fair-share fees from development to improve roadway safety, which would lessen but not avoid this significant impact. Therefore, this impact was determined to be significant and unavoidable and a Statement of Overriding Considerations was adopted by the Board.



The EIR identified a potentially significant impact due to inadequate emergency access and responses caused by increases in demand including vehicle trips on the County's existing transportation system (Impact 4.16-3). The EIR included Mitigation Measures CTM-5 and CTM-6 requiring the County to ensure adequacy of emergency access is maintained prior to discretionary project approvals and through implementation of transportation capital improvements that ensure adequate emergency access is provided, which would lessen but not avoid this significant impact. Therefore, this impact was determined to be significant and unavoidable, and a Statement of Overriding Considerations was adopted by the Board.

The EIR also identified a potentially significant impact due to new development that results in substantial interference with existing railroad facility integrity or operations (Impact 4.16-5). The EIR included Mitigation Measure CTM-7 requiring the County to ensure substantial interference with railroad facility integration or operations is avoided prior to discretionary project approvals, which would reduce this impact to less than significant.

The EIR did not identify potentially significant impacts related to conflicts with adopted policies, plans, or programs for public transit, bicycle, or pedestrian facilities, or decreases in the performance or safety of such facilities (Impact 4.16-4) or causing substantial interference with or compromising the operation or integrity of an existing pipeline (Impact 4.16-6).

## 4.16.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to transportation and traffic impacts.

## 4.16.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to transportation and traffic, have been identified during the preparation of this checklist.

## 4.16.4 Impact Analysis

Would the Housing Element:

- a) Exceed VMT thresholds?
- b) Result in adverse effects related to County road standards and safety?
- c) Result in inadequate emergency access?
- d) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?
- e) Substantially interfere with railroad facility integrity and/or operations?
- f) Substantially interfere with or compromise the operations or integrity of an existing pipeline?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element will not exceed applicable VMT thresholds, add new vehicle trips along roadway facilities with collision or incident rates above specified safety levels, result in inadequate emergency access and responses, substantially interfere with existing railroad facility integrity or operations, conflict with adopted policies, plans, or programs for public transit, bicycle, or pedestrian facilities, or decrease in the performance or safety of such facilities, or cause substantial interference with or compromise the operation or integrity of an existing pipeline beyond what was previously identified in the EIR, the Housing Element would not result in any new significant impacts or a substantial increase in the severity of significant impacts related to transportation and traffic. Mitigation measures are not required.

## 4.17 UTILITIES

ENVIRONMENTAL ISSUE AREA	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Less Than Significant Impact/No Substantial Change From Previous Analysis
<b>XVII. Utilities and Service Systems</b>			
Would the Housing Element:			
a) Cause a disruption or rerouting of an existing utility facility?	No	No	Yes
b) Increase demand on a utility that results in the relocation or construction of new, or expansion of existing water, wastewater, electric power, natural gas, or telecommunications infrastructure, resulting in the potential for significant environmental impacts?	No	No	Yes
c) Result in inadequate wastewater treatment capacity to serve future demand, in addition to the provider's existing commitments?	No	No	Yes
d) Result in development that would adversely affect water supply quantities during normal, single-dry, and multiple-dry years?	No	No	Yes
e) Result in a direct or indirect adverse effect on a landfill's disposal capacity, such that it reduces its useful life to less than 15 years?	No	No	Yes

The following impact analysis includes an overview of what was analyzed in the EIR, a summary of project changes as they relate to utilities, and a summary of changes in circumstances or new information which was not known and could not have been known as it relates to utilities. The impact analysis below includes discussion of each of these checklist questions.

### 4.17.1 Summary of General Plan EIR

The EIR addressed utilities in Section 4.17. It identified a potentially significant impact related to construction of new or expanded infrastructure for wet and dry utilities, which could result in adverse physical changes to the environment (Impact 4.17-2). Regarding mitigation, the EIR explained that the construction of new or expanded utilities infrastructure that could result adverse physical changes to the environment was already evaluated and identified throughout the other sections of the EIR. Where impacts were potentially significant, the EIR identified potentially feasible mitigation measures to avoid or substantially lessen the impacts. As a result, no additional mitigation measures were identified in Section 4.17 of the EIR to address the potentially significant impacts of constructing new or expanded utility infrastructure.

The EIR also identified a potentially significant impact due to adverse effects on available water supplies during normal, single-dry, and multiple-dry year scenarios from implementation of the General Plan (Impact 4.17-4). The EIR included Mitigation Measure UTL-1 requiring specified water-demand projects to demonstrate adequate water supplies during normal, single-dry, and multiple-dry year scenarios prior to project approval, which would lessen but not avoid this significant impact. Therefore, this impact was determined to be significant and unavoidable and a Statement of Overriding Considerations was adopted by the Board.

The EIR did not identify potentially significant impacts related to disruption or rerouting of existing utility facilities (Impact 4.17-1); inadequate wastewater treatment capacity (Impact 4.17-3); or adverse effects on a landfill's disposal capacity (Impact 4.17-5).

## 4.17.2 Changes in the Project

The Housing Element does not involve changes to the General Plan that relate to utilities impacts.

## 4.17.3 Changes in Circumstances or New Information Which Was Not Known and Could Not Have Been Known

No substantial changes in circumstances under which the project is being undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified as complete, related to utilities, have been identified during the preparation of this checklist.

## 4.17.4 Impact Analysis

Would the Housing Element:

- a) Cause a disruption or rerouting of an existing utility facility?
- b) Increase demand on a utility that results in the relocation or construction of new, or expansion of existing water, wastewater, electric power, natural gas, or telecommunications infrastructure, resulting in the potential for significant environmental impacts?
- c) Result in inadequate wastewater treatment capacity to serve future demand, in addition to the provider's existing commitments?
- d) Result in development that would adversely affect water supply quantities during normal, single-dry, and multiple-dry years?
- e) Result in a direct or indirect adverse effect on a landfill's disposal capacity, such that it reduces its useful life to less than 15 years?

Implementation of the Housing Element would not result in changes to the type, density, location, or amount of future development allowed in the unincorporated area under the General Plan. Changes to General Plan land use designations or underlying zoning designations are not required to meet the RHNA targets; the Housing Element demonstrates that the General Plan already has adequate capacity to accommodate the County's housing allocation. As a result, the Housing Element would not change land use or zoning designations to accommodate additional or higher density housing relative what is already allowed under the General Plan and underlying zoning designations.

As described in Section 4.1, Aesthetics, Scenic Resources, Light Pollution, implementation of the Housing Element policies and programs would not result in development or other physical changes to the environment beyond what was previously identified in the EIR. Because implementation of the Housing Element would not result in construction of new or expanded infrastructure for wet and dry utilities, which could result in adverse physical changes to the environment adversely affect available water supplies during normal, single-dry, and multiple-dry year scenarios, disrupt or reroute existing utility facilities, cause inadequate wastewater treatment capacity, or adversely affect a landfill's disposal capacity beyond what was previously identified in the EIR, the Housing Element would not result in any new significant impacts or a substantial increase in the severity of significant impacts related utilities. Mitigation measures are not required.

# EXHIBIT 5

## Current Housing Element (2013-2021)

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County of Ventura Housing Element Update  
(2021-2029)

County of Ventura  
Planning Commission  
PL 21-0004  
Exhibit 5  
Current Housing Element (2013-2021)

# **VENTURA COUNTY GENERAL PLAN**

# **GOALS, POLICIES AND PROGRAMS**



**Last Amended by the Ventura County Board of Supervisors  
on  
September 15, 2020**



# Ventura County General Plan

## GOALS, POLICIES AND PROGRAMS

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# VENTURA COUNTY GENERAL PLAN

## GOALS, POLICIES AND PROGRAMS

Adopted by the Ventura County Board of Supervisors – May 24, 1988 (GPA #88-1)

*All amendments became effective 30 days after approval date, except as otherwise noted below:*

Amended	-	September 13, 1988 (88-2)				2000/Effective - April 7, 2000]
Amended	-	December 20, 1988 (88-3 & 88-4)				
Amended	-	June 20, 1989 (89-1.1 through 1.5)		Amended	-	December 14, 1999 (99-3)
Amended	-	June 20, 1989 (89-1.6) [Effective - November 11, 1989]		Amended	-	August 8, 2000 (00-1)
Amended	-	December 19, 1989 (89-2)		Amended	-	September 19, 2000 (00-2)
Amended	-	April 10, 1990 (90-1)		Amended	-	December 5, 2000 (00-3A)
Amended	-	October 16, 1990 (90-2)		Amended	-	December 5, 2000 & November 20, 2001 (00-3B) [Effective - February 14, 2002]
Amended	-	December 11, 1990 (90-4) [Effective April 15, 1991]		Amended	-	June 19, 2001 (01-1)
Amended	-	April 9, 1991 (91-1)		Amended	-	October 23, 2001 (01-2)
Amended	-	December 10, 1991 (91-3)		Amended	-	March 26, 2002 (02-1)
Amended	-	March 24, 1992 (91-2 & 92-1)		Amended	-	May 14, 2002 (02-2)
Amended	-	November 17, 1992 (92-4)		Amended	-	November 11, 2003 (03-1)
Amended	-	December 1, 1992 (92-2)		Amended	-	January 27, 2004 (04-1)
Amended	-	December 15, 1992 (92-3) [Effective - September 23, 1998]		Amended	-	November 15, 2005 (05-3)
Amended	-	March 2, 1993 (93-1)		Amended	-	December 6, 2005 (05-4)
Amended	-	October 19, 1993 (93-3) [Effective - February 18, 1994]		Amended	-	May 8, 2007 (07-1)
Addendum	-	January 13, 1994		Amended	-	December 4, 2007 (GP06-0003)
Amended	-	June 7, 1994 (94-1)		Amended	-	July 22, 2008 (GP07-0002)
Amended	-	July 12, 1994 (94-2)		Amended	-	September 9, 2008 (GP08-0006)
Amended	-	December 20, 1994 (94-3)		Amended	-	December 16, 2008 (GP08-0001)
Amended	-	July 18, 1995 (95-1)		Amended	-	April 6, 2010 (GP09-0001)
Amended	-	November 14, 1995 (95-2)		Amended	-	June 28, 2011 (GP09-0004)
Amended	-	December 10, 1996 (96-1)		Amended	-	October 22, 2013 (PL12-0100)
Amended	-	December 10, 1996 (96-3) [Effective - May 10, 1997]		Amended	-	March 24, 2015 (PL13-0109)
Amended	-	December 17, 1996 (96-2)		Amended	-	September 22, 2015 (PL14-0066)
Amended	-	July 22, 1997 (97-2)		Amended	-	October 20, 2015 (PL15-0095)
Amended	-	September 16, 1997 (97-3 & 97-4)		Amended	-	November 8, 2016 (PL 17-0058; Voter Approved SOAR Ordinance), [Adopted by Board of Supervisors, December 13, 2016/ Effective December 23, 2016]
Amended	-	October 28, 1997 (97-5)		Amended	-	March 19, 2019 (PL16-0127) Habitat Connectivity and Wildlife Corridors
Amended	-	November 3, 1998 (Voter Approved SOAR Ordinance) [Adopted by Board of Supervisors, November 24, 1998 (98-1)/Effective - December 4, 1998]				
Amended	-	July 13, 1999 (99-1)				
Amended	-	November 19, 1999 (99-2) [SOAR Election - March 7,				

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# General Plan Appendices

The General Plan appendices are listed below:

Document Title	Date adopted or last amended
<b>Appendices:</b>	
Land Use Appendix	09-15-2020

### 3.3 Population and Housing

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan [Government Code Section 65302(c)]. The Element shall identify and analyze existing and projected housing needs, and shall include a statement of *goals* (including quantified objectives), *policies*, and scheduled *programs* for the preservation, improvement and development of housing. A Housing Element also shall identify adequate sites for housing and provide for the existing and projected needs of all economic segments of the County (Government Code Section 65583).

In addition to State law, the guidelines adopted by the Department of Housing and Community Development should be considered in the preparation of the Housing Element (Government Code Section 65585). Periodic review of the Element should evaluate:

- The appropriateness of its goals, policies and programs in contributing to the attainment of the State housing goals;
- Its effectiveness in attaining the County's housing goals and objectives; and
- The progress of its implementation (Section 65588).

The Population and Housing Section of the Land Use Chapter and the Land Use Appendix of the Ventura County General Plan are intended to fulfill the requirements of State law regarding Housing Elements. This section contains the Goals, Policies and Programs associated with the January 1, 2014 to October 1, 2021 Housing Element cycle. Other components of the Housing Element are contained in Section 3.3 of the Land Use Appendix. The following goals, policies and programs apply to population and housing:

#### 3.3.1 Goals

1. **Population and Dwelling Unit Forecast Goal:** Monitor the rate and distribution of growth within the cities and unincorporated area of the County, and ensure that the population and dwelling unit forecasts of the County General Plan are periodically updated and are consistent with the cities' and County's General Plans and the ability to provide adequate public facilities and services.
2. **Consistency with Public Facilities and Services Capacity Goal:** Ensure that the rate and distribution of growth within the County does not exceed the capacity of public facilities and services to meet the needs of the County's population and to protect the public health, safety, and welfare.
3. **Housing Preservation Goals:** Preserve the condition of the existing housing stock and the continuing affordability of currently affordable units:
  - (1) Encourage preservation of the existing housing stock (31,158 units). The preservation objectives by income category are as follows:

<b><i>Extremely Low-Income Units</i></b>	<b><i>Very Low-Income Units</i></b>	<b><i>Low-Income Units</i></b>	<b><i>Moderate-Income Units</i></b>	<b><i>Upper-Income Units</i></b>
4,026	3,659	5,621	5,360	12,491

- (2) Assure, where feasible, the continued affordability of the existing affordable housing stock.
- (3) Assure, where feasible, that affordable housing in the Coastal Zone is replaced in proximity when demolished or converted.
4. **Housing Rehabilitation Goals:** Continue and expand, where feasible, existing housing rehabilitation programs:
  - (1) Promote the improvement of existing housing by informing the public about existing energy conservation and weatherization retrofit.

- (2) Promote the development of room additions and second dwelling units to reduce overcrowding for lower-income households.

5. **Housing Opportunities Goals:** Increase housing opportunities for households of all income levels, with special emphasis on *lower-income* households, senior citizens, mentally ill, single heads of household, large families, farmworkers, handicapped and homeless:

- (1) Promote and facilitate a 1.5 percent market vacancy rate in owner-occupied housing and 4.5 percent market vacancy rate in rental housing. These are the vacancy rates determined to indicate a healthy market vacancy need and used by the Southern California Association of Governments (SCAG) in the 5<sup>th</sup> cycle RHNA allocation methodology.
- (2) Facilitate the construction of 1,015 new dwelling units in the following income categories in the unincorporated area of Ventura County between January 1, 2014 and October 1, 2021:

<b><i>Extremely Low-Income Units</i></b>	<b><i>Very Low-Income Units</i></b>	<b><i>Low-Income Units</i></b>	<b><i>Moderate-Income Units</i></b>	<b><i>Upper-Income Units</i></b>
123	123	168	189	412

- (3) Promote and facilitate the construction of housing which is suited to the specific needs of other *lower-income* groups (i.e., farmworkers, senior citizens, mentally ill, handicapped, single heads of households, large families or homeless) both Countywide and within the unincorporated areas of the County.
- (4) Provide opportunities for new, and preserve existing, senior housing including senior ownership, rental, and manufactured housing.
- (5) In areas outside of Existing Communities, facilitate the construction of *lower-income* housing which is suited to the rural character, economy and needs of Ventura County, such as farmworker housing, manufactured housing, mobile homes, and second-dwelling units.
- (6) Assist *lower-income* households to purchase or rent homes.
- (7) In conjunction with Public Facilities and Services Goals 4.1.1 and 4.3.1, ensure that adequate public facilities and services are planned to serve new and existing development.

6. **Housing Diversity Goals:** Promote a diversity of housing types, *tenure*, and price:

- (1) Increase the number of single-family attached, multi-family, and rental units in unincorporated communities that have a disproportionately high percentage of single-family detached and owner-occupied housing units.
- (2) Strive for an equitable distribution of housing types and prices throughout the Urban and Existing Community designated areas of the unincorporated County.
- (3) Continue the utilization of mobilehomes and manufactured homes in the unincorporated County as a means of providing dwelling units for *lower-income* households.

7. **Housing Equality Goal:** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, age, ancestry, national origin, color, or socio-economic status by attempting to eliminate discrimination in housing through support of Federal, State and local fair housing laws and policies.

8. **Area Plans and Other County Policies Goal:** Ensure that the Population and Housing Section of the County General Plan and new housing *developments* are consistent with the *goals*, objectives and *policies* of the various Area Plans and other County adopted plans and *policies*. Ensure that Area Plans are consistent with the *goals*, objectives and *policies* of the Population and Housing Section of the County General Plan.



9. **Population and Housing Section Update Goal:** Ensure that the Population and Housing Section of the County General Plan is kept current by updating population data on an ongoing basis; by reassessing the *goals*, objectives and *policies* of the Population and Housing Section; and by evaluating the effectiveness of the Section's *programs* as specified by State law.

### 3.3.2 Policies

1. **Forecasts Policy:** The population, dwelling unit and employment forecasts ([Figures 3.29, 3.30, and 3.31](#)) do not constitute absolute ceilings for growth in the various subareas of the County. However, they do constitute a framework for general growth patterns and provide a means of evaluating the cumulative effect of development and other land use projects within each subarea and in the County as a whole. Any project or combination of projects which would cause the forecasts to be exceeded in a given forecast year of a given subarea shall be reviewed to ensure that growth does not exceed the capacity of the available and/or planned public facilities or public services for that subarea. The purpose of the forecasts is not to impose artificial limits on the rate or form of growth, but to provide a logical basis for planning public facilities and services, and to assist public decision-making bodies in ensuring that public needs will be addressed and accommodated in a comprehensive and long-term manner.
2. **Housing Preservation Policies:**
  - (1) Existing residentially developed neighborhoods shall not be designated under Area Plans to land uses that would eliminate or degrade the housing stock within that community.
  - (2) *Lower- and moderate-income* rental housing located in the Coastal Zone shall be concurrently replaced within three miles, if feasible, when two or more such units are converted or demolished.
  - (3) The County shall support the efforts of private and public agencies to preserve the existing housing stock including all housing types such as, single-family, multi-family, farmworker, second dwelling units, manufactured and mobile homes.
3. **Housing Rehabilitation Policy:** The County shall coordinate its housing rehabilitation *programs* with those of other public and private agencies.
4. **Housing Opportunities and Diversity Policies:**
  - (1) As Area Plans are developed or updated, the County shall attempt to accomplish the following to encourage greater housing opportunities as well as safe and livable residential neighborhoods:
    - Increase density, where appropriate, to reduce the cost of land per unit.
    - Increase density, where appropriate, near job clusters, commercial centers, or transit stops.
    - Ensure a mix of residential densities (i.e., single family attached and multi-family as well as single-family detached).
    - Re-designate, where appropriate, any commercial, industrial or public land which has been determined to be surplus for the community needs, to a residential land use designation in order to increase the land available for housing.
    - Discourage the conversion of existing residentially developed or designated areas to other land uses.
    - Ensure that there is enough residential land to meet planned employment opportunities and that there is a balanced amount of commercial, industrial and residential land use designations.
    - Enhance existing residential areas by seeking development and funding opportunities for public infrastructure such as sidewalks and other pedestrian networks, bicycle

facilities, neighborhood parks, and street trees in the County's most urbanized communities (such as Saticoy, North Ventura Avenue, El Rio, and Piru).

- Discourage the conversion of existing senior citizen housing to other uses.
  - Develop a Master Environmental Assessment or Environmental Impact Report for the area encompassed by the Area Plan which could reduce processing time associated with subsequent environmental documents for residential projects.
- (2) The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as senior citizens, mentally ill, handicapped, large families, single heads of household, farmworkers and the homeless.
- (3) County-owned land that is no longer necessary for the purpose for which it was acquired or previously used shall be evaluated for its suitability for *lower-income* housing and emergency shelters using criteria including, but not limited to, compatibility with surrounding existing land uses and economic viability. If suitable, such land shall be made available to public or private non-profit organizations for the construction of *lower-income* housing or emergency shelter.
- (4) The County shall offer, under Article 16, Density Bonus Program of the Zoning Ordinance, a density bonus and other concessions for those residential projects that provide a minimum percentage of the units for *lower-income* and *moderate-income* households, condominium conversion projects, and senior households per the requirements of State law. These units shall have resale or rental controls attached to them.

**5. Housing Equality Policies:**

- (1) The County shall continue to promote equal opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors.
- (2) The County shall continue to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.

**6. Area Plans and Other County Policies:**

- (1) As Area Plans are developed or updated, they shall be consistent with the *goals* and *policies* of the Population and Housing Section of the County General Plan.
- (2) As Area Plans are updated for the County's urbanized communities, appropriate locations should be identified as opportunity sites for multi-family, senior citizen, and/or farmworker housing.
- (3) The goals, objectives, and policies of the Area Plans and other adopted County plans and policies shall be considered at the time of permit application for housing development, especially with regard to the following:
- Consistency with adopted regional population forecasts.
  - Consistency with adopted land use and circulation element maps or policies.
  - Balance of residential development with employment opportunities.
  - Preservation and conservation of natural resources and agricultural lands.
  - Recognition of environmental hazards and constraints.
  - Preservation and promotion of community character.
  - Availability of existing and planned infrastructure and urban services.

- 7. Population and Housing Section Update Policy:** The Housing Section of the General Plan shall be revised as prescribed by State law. The entire Housing Section and Land Use Appendix shall be reviewed as necessary to identify changes in the County's housing *goals*, objectives, *policies* and *programs* that may be appropriate based upon changing needs or priorities.

### 3.3.3 Programs

An attempt has been made not to duplicate *programs* under separate headings. For example, some *programs* which will provide "housing opportunity" would also add to "housing diversity", but have not been repeated. It is recommended, therefore, that all *programs* be reviewed to gain an understanding of how the *programs* interrelate and how, together, they will bring Ventura County closer to attaining its housing *goals* and objectives.

1. **Population and Dwelling Unit Forecast Program:** 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).
2. **Population and Dwelling Unit Monitoring Program:** The County Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual *development* patterns with adopted forecasts 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).
3. **Housing Preservation Programs:**
  - (1) The Resource Management Agency (Planning, Building and Safety, Environmental Health) will continue the enforcement of zoning, building and safety, and public health codes on a complaint or voluntary request basis (ongoing).
  - (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).
  - (3) The Planning Division will continue the Mobile Home Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobile Home Park Rent Review Ordinance (ongoing).
4. **Housing Rehabilitation Programs:**
  - (1) The Resource Management Agency (Planning, Building and Safety, Code Compliance, Environmental Health) will continue to notify and direct affected property owners to the County Executive Office regarding possible grants/loans to resolve health and safety code violations involving housing (ongoing). 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).
  - (2) The Planning Division will continue to maintain the existing "Build It Smart" information and news web site to encourage energy- and resource-efficient building practices. Community Action of Ventura County (CAVC) should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners and renters' housing units (ongoing).
  - (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).
5. **Housing Opportunity and Diversity Programs:**
  - (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).

- (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 housing construction (ongoing).
- (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).
- (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 homeless" (ongoing).
- (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).
- (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).
- (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).
- (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 (FY 2015-16).
- (9) The Planning Division will pursue the following action to promote the construction of second dwelling units for *lower-income* households:
  - Seek funding for a program that would solicit, assemble and distribute pre-approved building plans for second dwelling units (FY 2014-15).
  - As regulations change, update informational brochures and/or website information that describe the process for obtaining permits for second dwelling units. (ongoing).
- (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 (NCZO -FY2014-15; CZO – FY2015-16 or concurrent with Phase II CIAP Grant CZO amendments).

- (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 (FY 2015-16).
- (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).
6. **Housing Equality Program:** 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).
7. **Population and Housing Section Update Programs:**
- (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 required by the Government Code (ongoing).
- (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).

### 3.4 Employment and Commerce/Industry

#### 3.4.2 Policies

8. As Area Plans are prepared or updated, planned industrial and commercial areas shall be evaluated to assess the impact on jobs/housing balance within the community and region.
9. Employment generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees shall be evaluated to assess the project's impact on lower-income housing demand within the community in which the project is located or within a 15-minute commute distance of the project, whichever is more appropriate. At such time as program 3.4.3-3 is completed, this policy shall no longer apply.

#### 3.4.3 Programs

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 (FY2014-15).

**Figure 3.29**  
**2000 – 2035 Population Forecast**

Area	Census 2000	Census 2010	DOF 2011	Forecast 2020	Forecast 2035
Camarillo Area	57,077	65,201	65,830	72,200	76,700
Fillmore Area	13,643	15,002	15,120	18,000	20,800
Moorpark Area	31,415	34,421	34,710	39,300	41,500
Ojai Area	7,862	7,461	7,511	8,400	9,400
Oxnard Area	170,358	197,899	199,722	216,700	244,500
Port Hueneme Area	21,845	21,723	21,477	22,100	22,500
San Buenaventura Area	100,916	106,433	107,124	116,900	128,800
Santa Paula Area	28,598	29,321	29,531	35,400	38,800
Simi Valley Area	111,351	124,237	125,026	129,700	133,200
Thousand Oaks Area	117,005	126,683	127,557	129,700	130,900
Unincorporated Total	93,127	94,937	94,775	100,500	107,200
<b>Countywide Total</b>	<b>753,197</b>	<b>823,318</b>	<b>828,383</b>	<b>888,900</b>	<b>954,300</b>

Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012), Modified by Ventura County 2012.

**Figure 3.30**  
**2000 – 2035 Dwelling Unit Forecast**

Area	Census 2000	Census 2010	DOF 2011	Forecast 2020	Forecast 2035
Camarillo Area	21,438	24,504	24,566	27,500	29,700
Fillmore Area	3,762	4,156	4,163	5,100	5,900
Moorpark Area	8,994	10,484	10,505	12,000	12,700
Ojai Area	3,088	3,111	3,113	3,600	4,100
Oxnard Area	43,576	49,797	49,945	58,800	70,600
Port Hueneme Area	7,268	7,080	7,032	7,200	7,400
San Buenaventura Area	38,524	40,438	40,441	45,200	50,100
Santa Paula Area	8,136	8,347	8,355	10,000	11,100
Simi Valley Area	36,421	41,237	41,239	42,800	44,000
Thousand Oaks Area	41,793	45,836	45,866	46,100	46,600
Unincorporated Total	30,234	31,930	31,733	33,700	35,300
<b>Countywide Total</b>	<b>243,234</b>	<b>266,920</b>	<b>266,958</b>	<b>292,000</b>	<b>317,500</b>

Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012), Modified by Ventura County 2012.

**Figure 3.31**  
**2000 – 2035 Employment Forecast**

Area	Estimate 2008	Forecast 2020	Forecast 2035
Camarillo Area	32,200	37,800	40,600
Fillmore Area	3,200	3,500	3,900
Moorpark Area	12,000	14,200	15,700
Ojai Area	6,300	7,100	7,800
Oxnard Area	59,000	64,000	69,800
Port Hueneme Area	10,900	10,500	10,800
San Buenaventura Area	63,100	70,500	77,400
Santa Paula Area	8,800	9,700	10,500
Simi Valley Area	41,400	46,200	50,700
Thousand Oaks Area	67,600	72,700	78,700
Unincorporated Total	43,400	42,800	44,900
<b>Ventura County Total</b>	<b>347,900</b>	<b>379,000</b>	<b>410,800</b>

*Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012). Tables were modified to reflect SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast, which were only reflected for the incorporated cities and the unincorporated areas as a whole.*



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# **VENTURA COUNTY GENERAL PLAN**

## **LAND USE APPENDIX**



**Last Amended by the Ventura County Board of Supervisors**

**September 15, 2020**

# Ventura County General Plan

## LAND USE APPENDIX

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# **LAND USE APPENDIX**

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## **3.3 Population and Housing**

### **3.3.1 Introduction**

This section of the Ventura County General Plan Land Use Appendix, in concert with Section 3.3 of the Goals, Policies, and Programs of the General Plan, represents what is commonly known as the “Housing Element.” It provides a comprehensive review of current and future housing needs, evaluates existing land inventory and constraints to residential development, and proposes General Plan policies and programs to meet identified housing needs for the January 1, 2014 to October 1, 2021 reporting period.

#### **1. What is a Housing Element?**

The Housing Element is one of seven state mandated elements of the General Plan prepared by cities and counties. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of their community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.

As a result, California State Government Code mandates that each jurisdiction update their Housing Element on a five year cycle (unless modified by the State legislature) and receive certification from the State Department of Housing and Community Development (HCD) to ensure compliance with State law. The required contents of the Housing Element are spelled out in Section 65583 of the California Government Code and reflected throughout this document.

The purpose of the Housing Element is to establish housing goals, policies, and programs that respond to local housing conditions and needs. The unique housing needs of lower-income households and identified subpopulations with special needs are given particular attention.

#### **2. Overview of the County of Ventura Housing Element**

The County of Ventura 2014-2021 Housing Element is organized into two components. The first component contains the Goals, Policies and Programs (GPPs) and is located in the General Plan. The second component contains technical information required by the State of California and is located in this document, the Land Use Appendix. The Land Use Appendix includes ten distinct sections:

Section 3.3.1 provides an introduction and overview.

Section 3.3.2 evaluates the housing goals, policies, and programs adopted in the 2011 Housing Element and highlights specific accomplishments.

Section 3.3.3 describes existing household characteristics and housing needs, including population, local wage trends, and housing affordability with an emphasis on the housing needs of the homeless, the mentally and physically disabled, large families, female-headed single parent households, senior citizens, and farmworkers.

Section 3.3.4 provides a summary of existing Federal, State, and local housing subsidy programs, including the County's Community Development Block Grant Program (CDBG), Emergency Shelter Grants (ESG), and Home Investment Partnership Program (HOME).

Section 3.3.5 discusses the County's long-range population and dwelling unit forecast and the Regional Housing Needs Assessment (RHNA) methodology employed by the Southern California Association of Governments (SCAG) to determine the County's housing allocation for the January 1, 2014 to October 1, 2021 reporting period.

Section 3.3.6 examines the governmental, environmental and other constraints and regulations affecting housing development in the unincorporated areas of the County.

Section 3.3.7 contains an inventory of vacant and underdeveloped land suitable for residential development.

Section 3.3.8 provides additional housing information required by State law, including an analysis of consistency with other sections of the General Plan, a description of the public participation process, and information on at-risk affordable housing units, development in the Coastal Zone, and opportunities for energy conservation.

Section 3.3.9 provides a summary of the disadvantaged communities analysis required by Government Code Section 65302.10.

Section 3.3.10 provides a list of all of the vacant parcels (by Assessor's Parcel Number) in the unincorporated area that could accommodate moderate and above-moderate income housing.

### **3.3.2 Evaluation of Previous Housing Element**

Sections 65588 (a) and (b) of the State Government Code require that jurisdictions evaluate the effectiveness of the existing housing element's programs for the previous planning period. This section reviews the housing goals, policies, and programs of the previous housing element, adopted by the Board of Supervisors and certified by HCD in 2011 and evaluates the degree to which these programs have been implemented during the reporting period, January 1, 2006 to June 30, 2014.

This section, presented in table format, includes a reference to all of the housing related goals, policies, and programs included in the prior housing element. There is a brief description of actions taken to implement the policies and programs, and the degree to which the overall goals/objectives were met.

Text appearing in *italics* indicates that the goal, policy or program had specific objectives or time frames that were not met, or there were changes in circumstances during the reporting period that necessitated a reevaluation and revision of the goal, policy or program.

In general, housing programs in Ventura County fall into eight main categories: Population and Dwelling Unit Forecast, Consistency with Public Facilities and Services Capacity, Housing Preservation, Housing Rehabilitation, Housing Opportunity, Housing Diversity, Housing Equality, Area Plans and Other County Policies, Population and Housing Section Update, and Employment and Commerce/Industry.

#### **1. Population and Dwelling Unit Forecast and Consistency with Public Facilities and Services Capacity**

The overall goal related to population and dwelling unit forecasts and consistency with public facilities and services capacity set forth in the previous housing element (3.3.1-1) is to "Monitor the rate and distribution of growth within the cities and unincorporated area of the County, and ensure that the population and dwelling unit forecasts of the County General Plan are periodically updated and are consistent with the cities' and County's General Plans and the ability to provide adequate public facilities and services." Because these two goals are intertwined, they were combined in this evaluation of their effectiveness in the following table.

**Figure 3.3.2-1**  
**Population and Dwelling Unit Forecast and Public Facilities and Services Capacity Goals, Policies and Programs**

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-1	Monitor the rate and distribution of growth within the cities and unincorporated area of the County, and ensure that the population and dwelling unit forecasts of the County General Plan are periodically updated and are consistent with the cities' and County's General Plans and the ability to provide adequate public facilities and services.	Monitoring the rate and distribution of growth in the unincorporated areas of the County was achieved with the most recent adoption of the Housing Element in 2011. Also see response to the related goal and programs below.
Goal 3.3.1- 2	Ensure that the rate and distribution of growth within the County does not exceed the capacity of public facilities and services to meet the needs of the County's population and to protect the public health, safety, and welfare.	This goal is continuously monitored through the development review process. See responses to the related programs below.
Policy 3.3.2- 1	The population, dwelling unit and employment forecasts (figures 3.29, 3.30, and 3.31) do not constitute absolute ceilings for growth in the various subareas of the County. However, they do constitute a framework for general growth patterns and provide a means of evaluating the cumulative effect of projects within each subarea and in the County as a whole. Any project or combination of projects which would cause the forecast to be exceeded in a given forecast year of a given subarea shall be reviewed to ensure that growth does not exceed the capacity of the public facilities or public services. The purpose of the forecasts is not to impose artificial limits on the rate or form of growth, but to provide a logical basis for planning public facilities and services, and to assist public decision-making bodies in ensuring that public needs will be addressed and accommodated in a comprehensive and long-term manner.	This policy is implemented through the development permitting process. For example, individual projects must demonstrate that adequate water and sewer services are available to support the project. During the planning period (in conjunction with the RHD re-zoning program), several areas were identified as being insufficiently served by public sewer and water. As a result upgrades to some of the systems have been implemented and ensuing discussions aimed at improving other public facilities and services are ongoing. A more detailed discussion regarding these constraints is provided in Section 3.3.6. See responses to the related programs below.

Number	Description	Accomplishments (2006-2013)
Program 3.3.3-1	The 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. Updates to population and dwelling unit forecasts were completed for the recently adopted and certified (2011) Housing Element. The 2014-2021 Housing Element will again be updated with even newer data including 2010 Census data.
Program 3.3.3-2	The Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual development patterns with adopted forecasts for the various subareas of the County. In cases where discretionary development would individually or cumulatively exceed the forecasts in a given subarea, the Planning Division will bring the information to the attention of the decision-making body.	Ongoing. Updates to population and dwelling unit forecasts were completed for the recently adopted and certified (2011) Housing Element. The 2014-2021 Housing Element will again be updated with even newer data including 2010 Census data.

## 2. Housing Preservation

The overall housing preservation goal set forth in the previous housing element (3.3.1-3) was to “preserve the condition of the existing housing stock and the continuing affordability of all currently affordable units.” The sub-goals, policies and programs listed in the following table were in support of this overall goal.

**Figure 3.3.2-2**  
**Housing Preservation Goals, Policies and Programs**

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-3 (1)	Encourage preservation of the existing housing stock (30,301 units), with special emphasis on mobile homes in mobile home parks (1,383 units) and multi-family rental units (2,178 units). The preservation objectives by income category are as follows: Extremely low-income units – 3,454 Very low-income units – 2,666 Low-income units – 4,168 Moderate-income units – 7,180 Above-Moderate income units – 12,883	Maintenance of the existing housing stock is primarily the responsibility of the individual property owners. County housing records indicate that during the reporting period, 27 of the 85 dwelling units that were demolished or removed from the County housing stock were rebuilt. No multi-family dwelling units were removed.

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-3(2)	Assure, where feasible, the continued affordability of the existing affordable housing stock.	<p>The County does not exert control over the sale or rental price of housing, except through the Density Bonus Ordinance (Article 16), and Mobile Home Park Rent Review Ordinance (program 3.3.3-3(3)).</p> <p>The County Executive Office has been responsible for implementing price/rent controls within the Piru Redevelopment Agency boundaries in accordance with CRL; <i>however, due to passing of AB126 the RDA was recently disbanded.</i> Although the RDA was disbanded the low-income obligation within the RDA boundary remains.</p> <p>The County did not receive any applications for density bonus during the planning period; therefore, price/rent control measures were not imposed through this mechanism.</p>
Goal 3.3.1-3(3)	Assure, where feasible, that affordable housing in the Coastal Zone is replaced in proximity when demolished or converted.	All discretionary projects in the Coastal Zone have been reviewed for their impact on existing affordable housing since January 1, 1998. (see policy 3.3.2-2(2))
Policy 3.3.2-2(1)	Existing residentially developed neighborhoods shall not be designated under Area Plans to land uses that would eliminate or degrade the existing housing stock.	In 2008, the Piru Area Plan was updated to include an expansion area that could accommodate up to 394 additional units over the previous Area Plan. In addition, the El Rio/Del Norte and Piru Area Plans, along with 2 other sites in the Santa Susana Knolls community were amended concurrently with the Housing Element update to include sites that are designated high density residential 20 units/acre (RHD-20) to promote the development of lower-income housing. No other area plan amendments were approved that would eliminate or degrade the existing housing stock during the planning period.
Policy 3.3.2-2(2)	Lower- and moderate-income rental housing located in the Coastal Zone shall be concurrently replaced within three miles, if feasible, when two or more such units are converted or demolished.	The County had no discretionary permit applications that triggered the imposition of this policy during the reporting period.

Number	Description	Accomplishments (2006-2013)
Policy 3.3.2.-2(3)	The County shall support the efforts of private and public agencies to preserve the existing housing stock.	During the reporting period, the County Executive Office assisted in the rehabilitation and preservation of 121 units in the unincorporated areas of Ojai, Piru, Saticoy, and El Rio. <i>The County has not adopted standard administrative procedures for price/rent control for projects subject to inclusionary housing requirements but a program is included in this Housing Element to bring forward such an ordinance for adoption.</i>
Program 3.3.3-3(1)	The Resource Management Agency (Planning, Building and Safety, Environmental Health) will continue the enforcement of zoning, building and safety and public health codes on a complaint or voluntary request basis (ongoing).	This program has been and continues to be implemented on an ongoing basis in the code enforcement section of RMA.
Program 3.3.3-3(2)	To the extent that Federal and State housing grants 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).	This program was successfully implemented. The County Executive Office pursued numerous funding sources in an effort to preserve the existing housing stock, including CalHOME funds for mobile home rehabilitation and replacement. The successes of this program are discussed in more detail in Section 3.3.4 of the Land Use Appendix.
Program 3.3.3-3(3)	The Planning Division will continue the Mobilehome Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobilehome Park Rent Review Ordinance (ongoing).	The Planning Division administers this program on an ongoing basis. The tri-annual report to the Board of Supervisors regarding this program indicates that 143 requests for rent increases were processed through the Mobilehome Park Rent Review Board during the reporting period.

### 3. Housing Rehabilitation

The overall housing rehabilitation goal set forth in the previous housing element (3.3.1-4) was to "continue and expand existing housing rehabilitation programs." The sub-goals, policies and programs listed in the following table were in support of this overall goal:



**Figure 3.3.2-3**  
**Housing Rehabilitation Goals, Policies and Programs**

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-4(1)	<p>Continue the existing code enforcement and housing grant/loan <i>programs</i> to improve the condition of existing substandard housing (183 units without adequate plumbing), and housing otherwise in need of rehabilitation within the Piru RDA. The rehabilitation objectives within the Piru RDA by income category are as follows:</p> <p>Extremely Low-income units – 0  Very Low –income units – 8  Low-income units – 23  Moderate-income units – 14  Above-moderate income units - 0</p>	<p>Ongoing. Residential units discovered to lack plumbing, heating, windows or other essential fixtures are referred to the Building and Safety Division of RMA for inspection and notice-of-violation. If the homeowner requires assistance in remedying the violation, they are referred to the appropriate non-profit organization.</p>

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-4(2)	Promote the improvement of existing housing by informing the public about existing energy conservation and weatherization retrofit.	<p>The following programs are available in Ventura County. Although most are not under the County's purview, County staff directs persons who inquire to these resources:</p> <ul style="list-style-type: none"> <li>• The Planning Division maintains the "Build It Smart" information and news web site to encourage energy- and resource-efficient building practices.</li> <li>• Through a bi-monthly newsletter, telephone assistance, presentations and other avenues, VCREA offers all sectors in the County an important resource for ongoing energy efficiency information. Given their partnership with the local utilities, they also act as an important clearinghouse of information on the latest rebate and incentive programs offered by these utilities.</li> <li>• The nonprofit organization Community Action of Ventura County (CAVC), formerly called the Commission on Human Concerns, offers a variety of free energy conservation programs aimed at low income homeowners and renters. These programs include home weatherization, energy conservation classes and replacement of refrigerators with Energy Star models.</li> <li>• The County of Ventura is part of California First Commercial. California FIRST gives commercial building owners the flexibility to install clean energy projects like cool roofs, HVAC, solar and lighting; using one of several financing options.</li> <li>• The County of Ventura is also planning to launch a program to help homeowners make energy saving improvements to their homes. This program is expected to launch in 2013.</li> </ul>

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-4(3)	Promote the development of room additions and second dwelling units to reduce overcrowding for <i>lower-income</i> households.	In June 2011, the Board of Supervisor's approved a revised Housing Element and several programs that encourage and facilitate lower income housing, including, second dwelling units. Revisions that encourage the construction of second dwelling units include allowing larger (up to 1,800 square feet) second units on parcels over 40 acres and allowing second units on non-conforming lots. As of December 2012, there were 152 second dwelling units completed during the Planning Period.
Policy 3.3.2-3	The County shall coordinate its housing rehabilitation programs with those of other public and private agencies.	The County Executive Office utilized federal, state and local funds for rehabilitation programs administered by other organizations for rehabilitation of lower-income owner occupied households in order to maintain suitable living environments.
Program 3.3.3-4(1)	The Resource Management Agency (Planning, Building and Safety, Environmental Health) will continue to notify and direct affected property owners to the County Executive Office regarding possible grants/loans to resolve health and safety code violations involving housing (ongoing). To the extent that Federal and State grants and local housing funds are available, the County Executive Office will continue to provide low cost loans to <i>lower-income</i> households for the rehabilitation of housing units that have health and safety code violations (ongoing).	Ongoing. The County Executive Office utilized federal, state and local funds for rehabilitation programs administered by other organizations for rehabilitation of lower-income owner occupied households in order to maintain suitable living environments.  <i>The County Executive Office did not provide or seek assistance for renter-occupied housing units due to the logistical problems associated with monitoring, reporting, etc.</i>
Program 3.3.3-4(2)	The Planning Division will continue to maintain the existing "Build It Smart" information and news web site to encourage energy- and resource-efficient building practices. The Community Action of Ventura County should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation <i>programs</i> for existing eligible homeowners and renters housing units (ongoing).	Ongoing.

Number	Description	Accomplishments (2006-2013)
Program 3.3.3-4(3)	To the extent that Federal, State or local funds are available, the County Executive Office will provide low cost loans to <i>lower-income</i> households for room additions or second dwelling units to help reduce overcrowding (ongoing).	Ongoing. The Community Action Ventura County (CAVC) implements this program using a State Community Services Block Grant, private sources of donations, American Recovery and Reinvestment Act funds, as well as Home Energy Assistance Program (HEAP) funds for financial assistance to low-income households with either their monthly gas or electric bills. During the 2009-2010 timer period, CAVC's revenues totaled \$6,473,097.

#### 4. Housing Opportunity and Diversity

The overall housing opportunity goal set forth in the previous housing element (3.3.1-5) is to "increase housing opportunities for households of all income levels with special emphasis on *lower-income* households, senior citizens, mentally ill, single heads of household, large families, farmworkers, handicapped and homeless." Closely related to this goal is the housing diversity goal (3.3.1-6), which is to "promote a diversity of housing types, tenure, and price." The sub-goals, policies and programs listed in the following table were in support of these overall goals:

**Figure 3.3.2-4**  
**Housing Opportunity and Diversity Goals, Policies and Programs**

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-5(1)	Promote and facilitate at least a 2.3 percent market vacancy rate in owner-occupied housing and 5 percent market vacancy rate in rental housing.	DOF population and housing estimates for January 2006 indicate that the average countywide vacancy rate was 3.3%, and the unincorporated rate was approximately 2.95%.  In July 2011, SCAG updated 2010 Census data and reported that the unincorporated area of Ventura County had a 2.6% effective vacancy rate.

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-5(2)	<p>Facilitate the construction of 1,404 new dwelling units by income category as prescribed by the RHNA process in the unincorporated area of Ventura County between January 1, 2006 and June 30, 2014:</p> <p>Extremely Low-income – 152  Very Low-income – 153  Low-income – 250  Moderate-income – 291  Above-moderate income - 558</p>	<p>Between January 2006 and December 2012 1,218 units were constructed in the unincorporated area. The constructed units are broken down into the following income categories:</p> <p>Extremely low – 51  Very low- 90  Low – 170  Moderate – 326  Above-moderate – 547  Unknown - 34</p> <p><i>As shown, the number of units constructed during this period fell short of the RHNA goals. However, these numbers do not reflect construction in 2013. Thus far, the primary reason for the shortfall was a severe recession that heavily affected real estate development, including new home construction. See additional discussion in Section 3.3.2-9 below.</i></p>

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-5(3)	<p>Promote and facilitate the construction of housing which is suited to the specific needs of other lower-income groups (i.e., farmworkers, senior citizens, mentally ill, handicapped, single heads of households, large families or homeless) both Countywide and within the unincorporated areas of the County.</p>	<p>During the reporting period, the County Executive Office committed federal funds to Cabrillo Economic Development Corporation, People's Self-Help Housing, Habitat and for Humanity, Ventura Communities, Inc., Partners in Housing, Area Housing Authority, RAIN, County Behavioral Health Department, and the Corporation for Better Housing to provide the construction of housing for special need populations, both Countywide and in the unincorporated areas of the County. In 2010, the Board of Supervisors allocated a total of \$3.1 million to three programs that support lower-income groups; Ventura County Housing Trust Fund, Social Model Substance Abuse Treatment Facility and emergency shelter assistance for the construction of year-round shelter within certain Ventura County cities.</p> <p>In the unincorporated area, 68 farmworker dwelling units were completed from 2006-2012. In addition, in order to facilitate the development of farmworker housing and second dwelling units, the Planning Division prepared brochures available to the general public that explain the permitting process.</p> <p>In addition, the Coastal Zoning Ordinance was updated to include provisions that ensure that farmworker housing is reserved for farmworkers and to require that landlords annually verify that farmworker dwellings are being used for farmworkers.</p> <p>For detailed information concerning senior citizens, mentally disabled, physically disabled, large families, homeless, see Existing Household Characteristics and Housing Needs.</p>



Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-5(4)	Assist <i>lower-income</i> households to purchase or rent homes.	HCD allocated state funds under the HOME Investment Partnership Program's model program, BEGIN, to assist 20 first-time homebuyers with down-payment/loan assistance. Entitlement HOME funds were used for tenant-based rental assistance. The County has utilized federal funding for Tenant Based Rental Assistance in the form of down payment and utility deposit assistance for those who are homeless or at risk of becoming homeless since 2006. Home funds have also funded numerous first time homebuyer programs since 1993. The HPRP – Homeless Prevention and Rapid Rehousing – federally funded program has been extremely successful since 2010.
Goal 3.3.1-6(1)	Increase the number of single-family attached, multi-family, and rental units in unincorporated communities that have a disproportionately high percentage of single-family detached and owner-occupied housing units.	See policy 3.3.2-4(1) below.
Goal 3.3.1-6(2)	Strive for an equitable distribution of housing types and prices throughout the Urban and Existing Community designated areas of the unincorporated County.	See policy 3.3.2-4(1) below.
Goal 3.3.1-6(3)	Continue the utilization of mobile homes and manufactured homes in the unincorporated County as a means of providing dwelling units for <i>lower-income</i> households.	Ongoing. Section 8107-1.3 of the Non-Coastal Zoning Ordinance allows the use of mobile homes for single-family residences, second dwelling units, animal caretakers, and farmworker dwellings.

Number	Description	Accomplishments (2006-2013)
Policy 3.3.2-4(1)	<p>As Area Plans are developed or updated, they shall attempt to accomplish the following to encourage greater housing opportunities:</p> <ul style="list-style-type: none"> <li>○ Increase density, where appropriate, to reduce the cost of land per unit.</li> <li>○ Ensure a mix of residential densities (i.e., single family attached and multi-family as well as single-family detached).</li> <li>○ Re-designate, where appropriate, any commercial, industrial or public land which has been determined to be surplus for the community needs, to a residential land use designation in order to increase the land available for housing.</li> <li>○ Discourage the conversion of existing residentially developed or designated areas to other land uses.</li> <li>○ Ensure that there is enough residential land to meet planned employment opportunities and that there is a balanced amount of commercial, industrial and residential land use designations.</li> <li>○ Develop a Master Environmental Assessment or Environmental Impact Report for the area encompassed by the Area Plan which could reduce processing time associated with subsequent environmental documents for residential projects.</li> </ul>	<p>In December 2008, the Board of Supervisors adopted an update to the Piru Area Plan that addressed this policy. In addition, in conjunction with adoption of the Housing Element (2011), the Board adopted revisions to the Piru and El Rio/Del Norte Area Plans that include Residential High Density (RHD) zoning for lower income housing.</p> <p>In 2011, the Board of Supervisors adopted a master Environmental Impact Report for the RHD zoned properties noted above. As a result, such properties can be developed through a ministerial process that is substantially less expensive and time consuming than a discretionary permit process. Savings accrued through this process can be passed along to future residents.</p> <p>In 2012, the County applied for and obtained funding for a comprehensive update to the Saticoy Area Plan. The update provides an opportunity to increase housing options and opportunities in the Saticoy community.</p> <p>No other Area Plans were significantly amended to conflict with this policy during the planning period.</p>
Policy 3.3.2-4(2)	<p>The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as senior citizens, mentally ill, handicapped, large families, single heads of household, farmworkers and the homeless.</p>	<p>This policy was implemented by the County during the reporting period vis-à-vis the Board's approval of Annual Plans for HUD programs, which typically favor special needs groups. For more detail regarding programs related to assisting housing groups with demonstrated special needs see section 3.3.4.</p>

Number	Description	Accomplishments (2006-2013)
Policy 3.3.2-4(3)	<p>County-owned land that is no longer necessary for the purpose for which it is was acquired or previously used shall be evaluated for its suitability for <i>lower-income</i> housing and emergency shelters using criteria including, but not limited to, compatibility with surrounding existing land uses and economic viability. If suitable, such land shall be made available to public or private non-profit organizations for the construction of <i>lower-income</i> housing or emergency shelter.</p>	<p>A review of the County real property inventory from the County Executive Office in 2007 indicated eleven County-owned facilities with excess "space," but very little property available for housing. Moreover, many of these facilities are within city jurisdictions.</p> <p>One of the larger County-owned parcels, known as the Ojai Honor Farm, is a 112 acre property that once housed a County penal facility, which closed in 2003. In 2004, the County Executive Office prepared a report on the suitability of this site for housing for the mentally disabled, which concluded that it was not financially feasible. In 2006, the County leased 42 acres of the property to the nonprofit group Help of Ojai to provide services to seniors, families, and youth living in the Ojai Valley. The lease expires in 2041.</p>
Policy 3.3.2-4(4)	<p>The County shall offer, under Article 16 of the Zoning Ordinance, a density bonus and other concessions for those residential projects that provide a minimum percentage of the units for <i>lower-income</i> and <i>moderate-income</i> households, and senior households per the requirements of State law. These units shall have resale or rental controls attached to them.</p>	<p>Article 16 of the County (Non-Coastal) Zoning Ordinance was adopted in 1986 in order to encourage the construction of housing for senior citizens or low and moderate households through the use of density bonuses and other development incentives.</p> <p>The first project requesting a density bonus since 1983 was submitted in November 2012.</p> <p>In 2013 (concurrently with the Housing Element update), the Planning Division updated and the Board adopted revisions to Article 16 of the NCZO to be consistent with State law.</p>

Number	Description	Accomplishments (2006-2013)
Policy 3.3.2-4(5)	<p>The County shall offer, under Article 19 of the Zoning Ordinance, a density bonus for condominium conversion projects that provide a minimum percentage of the units to <i>lower-income</i> and <i>moderate-income</i> households per the requirements of State law. These units shall have resale controls attached to them.</p>	<p>Article 19 of the Non-Coastal Zoning Ordinance was adopted in 1986 to encourage condominiums affordable to lower- and moderate-income households through the use of density bonuses or other development incentives.</p> <p>During the planning period, no developers applied for a density bonus under Article 19.</p> <p>In 2012-13 (concurrent with the Housing Element update), the Planning Division updated and the Board adopted revisions to Article 16 that incorporated and updated the density bonus provisions for condominium conversions (previously Article 19) into Article 16, the Density Bonus Program.</p>
Program 3.3.3-5(1)	<p>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 <i>lower-income</i> households, and for those households with identified special needs (farmworkers, senior citizens, mentally ill, handicapped, homeless), and notify other interested housing agencies and non-profit organizations annually and as funding becomes available for <i>lower-income</i> and special needs housing (ongoing).</p>	<p>During the planning period, the County Executive Office utilized federal grant and RDA funding towards the development of 70 units of affordable owner-occupied and rental farmworker housing in the unincorporated area.</p>

Number	Description	Accomplishments (2006-2013)
Program 3.3.3-5(2)	The Area Housing Authority should continue to administer subsidies to assist eligible <i>lower-income</i> households in renting affordable housing (ongoing).	<p>The Area Housing Authority of the County of Ventura (AHA) provides Section 8 Vouchers to the areas of Fillmore, Moorpark, Ojai and the unincorporated areas of Ventura County. The AHA also provides assistance to cities outside the Entitlement Area including Camarillo, Thousand Oaks and Simi Valley. In the AHA service area, there are a total of 355 public housing units (including 193 for senior citizens and/or disabled; 18 are specifically for disabled). As of the end of the Fiscal Year, the number of units leased averaged 2,469.</p> <p>The AHA owns and operates seven complexes of public housing. Three of the complexes are in the Entitlement Area and include 165 units of public housing, 14 of which are handicapped accessible. These complexes are the Roth Apartments family development in Meiners Oaks; Whispering Oaks (seniors/disabled) in the City of Ojai (which also has units for disabled individuals) and Tafoya Terrace (seniors) in Moorpark. The Housing Authority also operates Colina Vista, a low-income tax credit project in Piru with 35 rental units (two (2) are handicapped accessible) and a 15-unit apartment complex known as Summerwind Apartments located in the unincorporated area outside Fillmore. These are not public housing and receive no HUD subsidy.</p>

Number	Description	Accomplishments (2006-2013)
Program 3.3.3-5(3)	<p>The Planning Division will pursue the following actions during 2010 to promote special needs housing:</p> <ul style="list-style-type: none"> <li>• Process an amendment to the Non-Coastal and Coastal Zoning Ordinances to clarify which zones allow special needs housing (e.g., emergency shelters, transitional housing, supportive housing, SROs), and to expressly establish a process to approve deviations from zoning standards to meet the reasonable accommodation provisions of the Federal Fair Housing Act, the Federal Fair Housing Act Amendments Act of 2008, and the California Fair Employment and Housing Act.</li> <li>• Process an amendment to the Non-Coastal Zoning Ordinance to comply with CA Government Code Section 65583(a)(4) to permit emergency shelters in the Commercial Planned Development zone without a conditional use permit or other discretionary permits and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing in the same zone.</li> <li>• Update the Planning Division's website to include information regarding special needs housing.</li> </ul>	<p>All components of this program were implemented with adoption of the Housing Element in June 2011.</p>

Number	Description	Accomplishments (2006-2013)
Program 3.3.3-5(4)	Appropriate non-profit organizations (e.g., Community Action of Ventura County and Project Understanding) should continue to provide loans and/or grants to <i>lower-income</i> individuals, families, senior citizens, handicapped or disabled persons who are either homeless or at risk of becoming homeless (ongoing).	CDBG was the source of funding for this program during the planning period. The Commission and Project Understanding successfully utilized \$821,323 for food and motel vouchers and grants for rental assistance for persons at risk of becoming homeless.
Program 3.3.3-5(5)	<p>The Ventura County Homeless and Housing Coalition should continue to:</p> <ul style="list-style-type: none"> <li>• Annually survey the number of homeless persons in the County;</li> <li>• Seek feasible and effective strategies to prevent homelessness and house homeless persons and families;</li> <li>• Research the funding sources available to deal with homelessness; and</li> <li>• Participate on the Interagency Council on Homelessness to implement the 10-Year Strategy to End Homelessness for Ventura County (ongoing).</li> </ul>	Ongoing. The Ventura County Homeless and Housing Coalition (VCHHC) turned over the responsibility for the annual homeless count and survey and management of the annual Continuum of Care NOFA process to the County Executive Office. The VCHHC also began the process of updating the 10-Year Strategy to End Homelessness in Ventura County to reflect progress and new federal policies and requirements.
Program 3.3.3-5(6)	Ventura County Human Services Agency will continue to financially support, and 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. During the planning period, the Ventura Council of Governments agreed to assume the role of the Interagency Council on Homelessness. Therefore, the County Human Services Agency is no longer financially supporting the former Council. Otherwise, this activity is ongoing.



Number	Description	Accomplishments (2006-2013)
Program 3.3.3-5(7)	During 2008-2009, the County Executive Office and Planning Division will complete the recommended actions of the County Redevelopment Agency's Piru Housing Plan. Residential projects within the Redevelopment Area and Piru expansion area will provide for the construction or rehabilitation of <i>very low-income</i> , <i>low-income</i> and/or <i>moderate-income</i> housing per the requirements of California Redevelopment Law and Piru Area Plan policies, as applicable.	This program was completed during the planning period.
Program 3.3.3-5(8)	<p>The Planning Division, in consultation with farmworker housing organizations, will pursue the following actions to encourage the construction of <i>extremely low-income</i> and <i>very low-income</i> farmworker housing:</p> <ul style="list-style-type: none"> <li>• Process an amendment to the General Plan and Non-Coastal Zoning Ordinance to allow for the creation of parcels less than 40 acres in the AE zone for Farmworker Housing Complexes within or adjacent to City Spheres of Influence or adjacent to city boundaries (2009-2010).</li> <li>• Prepare informational brochure and website information regarding Farmworker and Animal Caretaker Dwelling Units and Farmworker Housing Complexes (2011).</li> </ul>	These programs were completed during the planning period.
Program 3.3.3-5(9)	<p>The Planning Division will pursue the following actions to promote the construction of second dwelling units for <i>lower-income</i> households:</p> <ul style="list-style-type: none"> <li>• Solicit and assemble pre-approved building plans for Second Dwelling Units, and update informational brochures and website to include this information (2012).</li> <li>• Process an amendment to the Non-Coastal Zoning Ordinance to allow second dwelling units on non-conforming lots subject to the same standards as conforming lots, and increase the size of second dwelling units to 1,800 square feet on parcels of 40 acres or more to accommodate larger, non-farmworker families (2009-2010).</li> </ul>	<p>The first component of this program was initiated by meeting with an interested architect to discuss ways to implement this action. <i>However due to lack of funding and competing priorities, this component has not been completed.</i></p> <p>The second component was completed concurrently with the adoption of the updated Housing Element in June 2011. Therefore, the second component of this program was successfully completed.</p>

Number	Description	Accomplishments (2006-2013)
Program 3.3.3-5(10)	During 2011, the Planning Division will process an amendment to Articles 16 and 19 of the Non-Coastal Zoning Ordinance to conform with the provisions of State law, and evaluate the deferment of processing fees (excluding EIRs), reduction of development standards, and improvement fees (e.g., Park, Flood Control, Sheriff, Fire, Water Service and Sanitation) for qualified affordable housing.	In 2012-13 (concurrent with the Housing Element update), the Planning Division updated and the Board adopted revisions to Articles 16 and 19 that incorporated the density bonus provisions for condominium conversions into Article 16, the Density Bonus Program.
Program 3.3.3-5(11)	<p>The Planning Division will pursue the following actions to increase the supply of unincorporated vacant land zoned for a minimum of 20 dwelling units per acre, subject to lower-income housing requirements for <i>extremely low-income</i>, <i>very low-income</i>, and <i>low-income</i> households:</p> <ul style="list-style-type: none"> <li>• Inventory, assess and propose to the Board of Supervisors a list of potential parcels suitable for residential development of 16 or more dwelling units with a minimum density of 20 dwelling units per acre (July 2009).</li> <li>• Prepare an EIR covering the development impacts of the Board-selected parcels (2009-2010).</li> <li>• Process amendments to a) the General Plan and Area Plans to increase density on selected parcels and incorporate lower-income housing requirements, b) Non-Coastal Zoning Ordinance Code text to allow ministerial residential permits on selected parcels (e.g., overlay zone, commercial/residential mixed-use) and c) change the zoning of the selected parcels (2010).</li> </ul>	All components of this program were implemented concurrently with adoption of the Housing Element in June 2011. In summary, six parcels were re-zoned to high density residential (20du/ac) for a potential of 250 low-income units. Therefore, this program was successfully completed.
Program 3.3.3-5(12)	During 2011, the Planning Division will prepare and process an amendment to the Non-Coastal and Coastal Zoning Ordinances to require that residential development projects of 10 or more dwelling units provide <i>lower-income</i> residential units.	The Planning Division initiated research on this program in 2011, including, the feasibility of implementing an inclusionary housing ordinance that targets housing projects of 10 or more units. In addition, the Division researched costs and developed a timeline for this program. <i>However, due to competing priorities, this program was postponed until the 2014-2021 Housing Element is completed.</i>

Number	Description	Accomplishments (2006-2013)
Program 3.3.3-5(13)	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).	<p>Ongoing. In 2012, the Planning Division participated in the 5<sup>th</sup> cycle RHNA process and processed amendments to update the Housing Element.</p> <p>In 2012-13 (concurrently with the Housing Element update), the Planning Division processed amendments to Articles 16 and 19 to update the County's Density Bonus provisions to be consistent with state law.</p>

## 5. Housing Equality

The overall housing equality goal set forth in the previous housing element (3.3.1-7) is to “promote housing opportunities for all persons regardless of race, religion, sex, marital status, age, ancestry, national origin, color, or socio-economic status by attempting to eliminate discrimination in housing by supporting Federal, State, and local fair housing laws and policies.” The sub-goals, policies and programs listed in the following table were in support of this overall goal:

**Figure 3.3.2-5**  
**Housing Equality Goals, Policies and Programs**

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-7	Promote housing opportunities for all persons regardless of race, religion, sex, marital status, age, ancestry, national origin, color, or socio-economic status by attempting to eliminate discrimination in housing by supporting Federal, State and local fair housing laws and policies.	In June 2011, the Planning Division drafted and the Board adopted amendments to both the Coastal and Non-Coastal Zoning ordinances pertaining to Reasonable Accommodation to comply with fair housing laws.
Policy 3.3.2-5(1)	The County shall continue to promote equal opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors.	The County Executive Office maintains an annual contact with the Housing Rights Center to promote, encourage, and support equal opportunity in the housing market and enforce laws and regulations prohibiting discrimination.
Policy 3.3.2-5(2)	The County shall continue to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.	

Number	Description	Accomplishments (2006-2013)
Program 3.3.3-6(1)	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).	
Program 3.3.3-6(2)	Community Action of Ventura County's legal department should continue to advise or refer for legal counseling, constituents regarding tenant-landlord rights (ongoing).	The Legal Department of the Community Action of Ventura County (CAVC) is funded by grants from the State of California and several cities in Ventura County. The California Department of Community Services & Development, the cities of Ventura, Santa Paula, and Simi Valley provide these grants to CAVC to enable CAVC to provide "no cost" legal assistance to the "low income," "homeless," or needy residents of their respective cities/ counties. The Legal Department of CAVC also provides legal assistance at reasonable rates where clients do not qualify for "no cost" services under the CSBG or CDBG grants.

## 6. Area Plans and Other County Policies

The overall Area Plans and Other County Policies goal set forth in the previous housing element (3.3.1-8) is to "ensure that the Population and Housing Section of the County General Plan and new housing *developments* are consistent with the *goals*, objectives and *policies* of the various Area Plans and other County adopted plans and *policies*, and ensure that Area Plans are consistent with the *goals*, objectives and *policies* of the Population and Housing Section of the County General Plan." The policies listed in the following table were in support of this overall goal:

**Figure 3.3.2-6**  
**Area Plan and Other County Policies**

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-8	Ensure that the Population and Housing Section of the County General Plan and new housing <i>developments</i> are consistent with the <i>goals</i> , objectives and <i>policies</i> of the various Area Plans and other County adopted plans and <i>policies</i> , and ensure that Area Plans are consistent with the <i>goals</i> , objectives and <i>policies</i> of the Population and Housing Section of the County General Plan.	This goal is implemented with each update and/or amendment request for the General Plan and its elements. See also responses to related policies and programs below.

Number	Description	Accomplishments (2006-2013)
Policy 3.3.2-6(1)	As Area Plans are developed or updated, they shall be consistent with the goals and policies of the Population and Housing Section of the County General Plan.	During the reporting period, all housing development permit applications were reviewed to ensure consistency with the goals, policies and programs of the General Plan and appropriate Area Plan.
Policy 3.3.2-6(2)	<p>The goals, objectives, and policies of the Area Plans and other adopted County plans and policies shall be considered at the time of permit application for housing development, especially with regard to the following:</p> <ul style="list-style-type: none"> <li>• Consistency with adopted regional population forecasts.</li> <li>• Balance of residential development with employment opportunities.</li> <li>• Preservation and conservation of natural resources and agricultural lands.</li> <li>• Recognition of environmental hazards and constraints.</li> <li>• Preservation and promotion of community character.</li> <li>• Availability of existing and planned infrastructure and urban services.</li> </ul>	During the planning period, all housing development permit applications were reviewed to ensure consistency with the goals, policies and programs of the General Plan and appropriate Area Plan.

## 7. Population and Housing Sections Update

The overall population and housing section update goal set forth in the previous housing element (3.3.1-9) is to “ensure that the Population and Housing Section of the County General Plan is kept current by updating population data on an ongoing basis by reassessing the *goals*, objectives and *policies* of the Population and Housing Section, and evaluating the effectiveness of the Section's *programs* every five years or as otherwise specified by State law.” The sub-goals, policies and programs listed in the following table were in support of this overall goal:

**Figure 3.3.2-7**  
**Population and Housing Section Update Policies and Programs**

Number	Description	Accomplishments (2006-2013)
Goal 3.3.1-9	Ensure that the Population and Housing Section of the County General Plan is kept current by updating population data on an ongoing basis by reassessing the <i>goals</i> , objectives and <i>policies</i> of the Population and Housing Section, and evaluating the effectiveness of the Section's <i>programs</i> every five years or as otherwise specified by State law.	The Planning Division revised the Population and Housing Section of the General Plan with the adoption of this and the previous (2011) Housing Element as required by the California Government Code. In addition, all goals, objectives, policies and programs were evaluated.
Policy 3.3.2-7	The Housing Section of the General Plan shall be revised every five years, or as otherwise prescribed by State law. The entire Housing Section and Land Use Appendix shall be reviewed as necessary to identify changes in the County's housing goals, objectives, policies and programs that may be appropriate based upon changing needs or priorities.	The County revised the Population and Housing Section of the General Plan as required by the California Government Code during the 2006-2014 and 2014-2021 updates of the Housing Element.

Number	Description	Accomplishments (2006-2013)
Program 3.3.3-7(1)	<p>The Planning Division, with the help of other public and private organizations, will continue to monitor countywide construction and demolitions and estimate population trends, and periodically assess the progress in attaining County's housing goals, policies, and programs. Housing factors that should be monitored and estimated include:</p> <ul style="list-style-type: none"> <li>• Housing construction and demolition by dwelling unit type and affordability category.</li> <li>• Housing tenure and vacancy rates.</li> <li>• Population increases and distribution.</li> <li>• Employment generation and housing demand of proposed projects.</li> <li>• Number of homeless persons and their distribution.</li> <li>• Land available for the construction of lower- and moderate-income housing and farmworker housing.</li> <li>• Evaluation of General Plan housing goals, policies and programs annually as required by the Government Code (ongoing).</li> </ul>	<p>The County continues to implement the Development Monitoring Program. The Monitoring program tracks residential development from the time plans are submitted through plan approval, recordation and eventual build-out. The program monitors the number and type of dwelling units for tract maps, parcel maps, and other land divisions. This data is used to determine consistency with the Air Quality Management Plan (AQMP), 208 Water Quality Management Plan, population and dwelling unit projections, transportation planning programs, and for other planning purposes.</p> <p>The Planning Division prepares a General Plan Annual Report that assesses the status of the General Plan and the progress of its implementation every year. This report also includes Ventura County's progress in meeting its share of the regional housing needs.</p>
Program 3.3.3-7(2)	<p>The Planning Division will periodically update the Population and Housing Section of the General Plan as appropriate, but not less than that required by State law, to reflect the results of the periodic reassessment of the County's housing needs, objectives, and implementation programs (ongoing).</p>	<p>The County revised the Population and Housing Section of the General Plan in June of 2011, and again updated this data in 2013, as required by the California Government Code for the 2014-2021 Housing Element.</p>

## 8. Employment and Commerce/Industry

The Employment and Commerce/Industry section contains goals to ensure that commercial and industrial uses are located appropriately and regulated to minimize potential land use conflicts and environmental impacts while keeping in mind the fact that these uses serve as the foundation of the local economy. The goals, policies and programs listed in the General Plan support this objective. One of the goals (3.4.1-6) is related to housing as follows "Provide for the orderly distribution of employment opportunities within the



County commensurate with housing opportunities.” The policies and program listed in the following table support this goal.

**Figure 3.3.2-8  
Employment and Commerce/Industry Programs**

Number	Description	Accomplishments (2006-2013)
Policy 3.4.2-8	As Area Plans are prepared or updated, planned industrial and commercial areas shall be evaluated to assess the impact on jobs/housing balance within the community and region.	<p>During the reporting period, updates to the Piru and El Rio/Del Norte Area Plans were adopted in conjunction with the Housing Element in June 2011. The updates were solely to re-zone parcels for high density residential development in order to meet the County’s RHNA allocation.</p> <p>In addition, the Piru Area Plan was updated in 2008 to expand the boundary and approve three subdivisions. At this time, an evaluation of commercial uses was completed and goals and policies that encourage appropriate commercial development consistent with the updated Piru Land Use Map were adopted. Overall, Piru is a remote agricultural community that primarily serves to house agriculture-related workers.</p> <p>In 2011, a GPA pre-screening was processed that would re-designate vacant land in the Saticoy Area Plan from low-intensity residential to industrial use. The Board conditioned their action upon completion of a jobs/housing balance study. The County subsequently initiated a comprehensive update to the Saticoy Area Plan that includes an assessment of the jobs/housing balance.</p>
Policy 3.4.2-9	Employment generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees shall be evaluated to assess the project’s impact on lower-income housing demand within the community in which the project is located or within a 15-minute commute distance of the project, whichever is more appropriate. At such time as program 3.4.3-3 is completed, this policy shall no longer apply.	During the reporting period, employment generating projects requiring discretionary permit applications were reviewed to ensure consistency with this policy.

Number	Description	Accomplishments (2006-2013)
Program 3.4.3-3	During 2011, the Planning Division will develop and process a Housing Impact Mitigation Fee ordinance for Board of Supervisors consideration. Any fees imposed on agricultural related development should be set aside for only farmworker housing.	<p>In February 2005, the Planning Division presented a report to the Board of Supervisors regarding the problems with case-by-case EIR preparation for individual projects and suggested that a Housing Demand Impact Fee program be pursued along with a General Plan Amendment to eliminate this policy. This program was adopted in the 2011 Housing Element.</p> <p>An agricultural related project that exceeded 30 full-time employees was required to prepare an EIR analysis related to housing impacts. The project was approved during the planning period and the applicant agreed to submit an impact fee.</p> <p><i>The Planning Division has conducted research on implementing a Housing Impact Mitigation Fee ordinance that targets projects that generate more than 30 new employees. In addition, the Division has researched costs and developed a timeline for this program. However, due to competing priorities, it has been postponed until the 2013-2021 Housing Element is completed.</i></p>

## 9. Comparison of Housing Need vs. Housing Provided During Reporting Period

As demonstrated in the Figure 3.3.2-9 below, overall lower income dwelling units constructed in the County did not meet the identified housing need for the reporting period. The numbers shown reflect residential construction between 2006 and 2012 and do not include 2013 which is the final year of the planning period. As shown, dwelling units constructed for moderate- and above-moderate income households were nearly met and exceeded, respectively. Dwelling units constructed for extremely low income households fell short by 66%, very low income households fell short by 41 percent, while dwelling units provided for low-income households fell short by 32 percent. In addition, there were 34 units constructed during the noted time period that were not able to be assigned to a specific income category due to lack of comparable sales data or specific information regarding the properties. As noted previously, one reason why dwelling unit completions did not meet identified housing need during the reporting period was the negative effect of a severe recession on the residential construction industry. In addition, Ventura County has limited capacity for the development of multi-family housing, as 97% or more of unincorporated County land lacks the sewer infrastructure necessary to support multi-family housing. By prior agreement (Ventura County Guidelines for Orderly Development), sewer services are severely limited within unincorporated Ventura County, whole land is primarily allocated to agriculture or open space preservation.

**Figure 3.3.2-9**  
**Comparison of Housing Needs vs. Housing Provided**  
**(January 1, 2006 - December 30, 2012)**

Income Category	Dwellings Needed	Dwellings Constructed	% Of Need Met
Above-Moderate	558	547	98%
Moderate	291	326	112%
Low	250	170	68%
Very Low	153	90	59%
Extremely Low	152	51	34%
Unknown	--	34	N/A
Totals	1,404	1,218	87%

### 3.3.3 Existing Household Characteristics and Housing Needs

In accordance with Government Code Section 65583, the existing characteristics of households and resulting housing needs in Ventura County were quantified and evaluated. Demographic characteristics such as population growth, household income, home prices, tenure, vacancy rates, and housing conditions help identify and determine the existing housing needs in a community.

The discussion that follows focuses on the unincorporated areas of the County, though in some cases, countywide demographic information and city demographics were included to provide both a context for existing housing needs and a regional overview. This section concludes with a summary of existing housing needs for the homeless, disabled, senior citizens, large families, female headed households, and farmworkers.

The demographic information provided throughout this chapter is based on several resources. The two primary resources were the 2010 Census and the 2006-2010 American Community Survey (ACS). The recent 2010 Census eliminated the long form sheets, previously used by the 2000 Census, which provided data on demographic, social, economic and housing characteristics. With the absence of this data from the 2010 Census, the State of California Department of Housing and Community Development (HCD) recommends using the American Community Survey (ACS). The main difference between the 2010 Census and ACS, other than the additional data content provided by ACS, is the methodology for data collection. The 2010 Census is collected once every ten years, whereas the ACS data is collected every year for a smaller representative pool. Using both data sets allows for a current and accurate representation of the demographic information.

#### 1. Population Growth

Population growth is a critical component in determining existing and future housing needs. The 2010 Census reported the population of Ventura County to be 823,318 residents. The 10 incorporated cities of the County – Ventura, Camarillo, Ojai, Thousand Oaks, Simi Valley, Port Hueneme, Santa Paula, Oxnard, Moorpark, and Fillmore – accounted for 88 percent of the total population. Unincorporated areas of the County accounted for 12 percent, or 94,937 of the County's residents. From 2000-2010, the unincorporated

area's population growth rate was 2 percent, or 1,817 new residents, whereas the entire Ventura County growth rate was 9.3 percent<sup>1</sup>.

The components of population growth in the County of Ventura fluctuated throughout the past decade (see Figure 3.3.3-1). According to the Ventura County Economic Forecast produced by Cal Lutheran University Center for Economic Research and Forecasting<sup>2</sup>, the slight increase in population within Ventura County is mainly from foreign immigration coupled with natural population increase (rate of births and deaths). In fact, more people moved out of the County than moved into the County during the 2000-2010 period, and the Ventura County Economic forecast predicts that slow population growth will be a continuing trend until more jobs are brought into the region.

The majority of the Ventura County population resides in its ten incorporated Cities. The population distribution within Ventura County is the result of a 1969 County-City agreement, called the Guidelines for Orderly Development, which directs urban-level development to incorporated Cities in Ventura County. That agreement severely limits urban-level development and services within the unincorporated area. Ventura County's land use regulations are consistent with the Guidelines for Orderly Development and ninety-seven percent of the land is currently planned for open space or agriculture by the General Plan. Agriculture is an important component of the Ventura County economy, and a substantial amount of land is subject to the State Land Conservation Act (LCA) contracts. Open space areas include the Los Padres National Forest, Santa Monica Mountains Conservancy, Coastal Conservancy, land protected by the Save Open Space and Agricultural Resources (SOAR) voter initiative, and private land trusts.

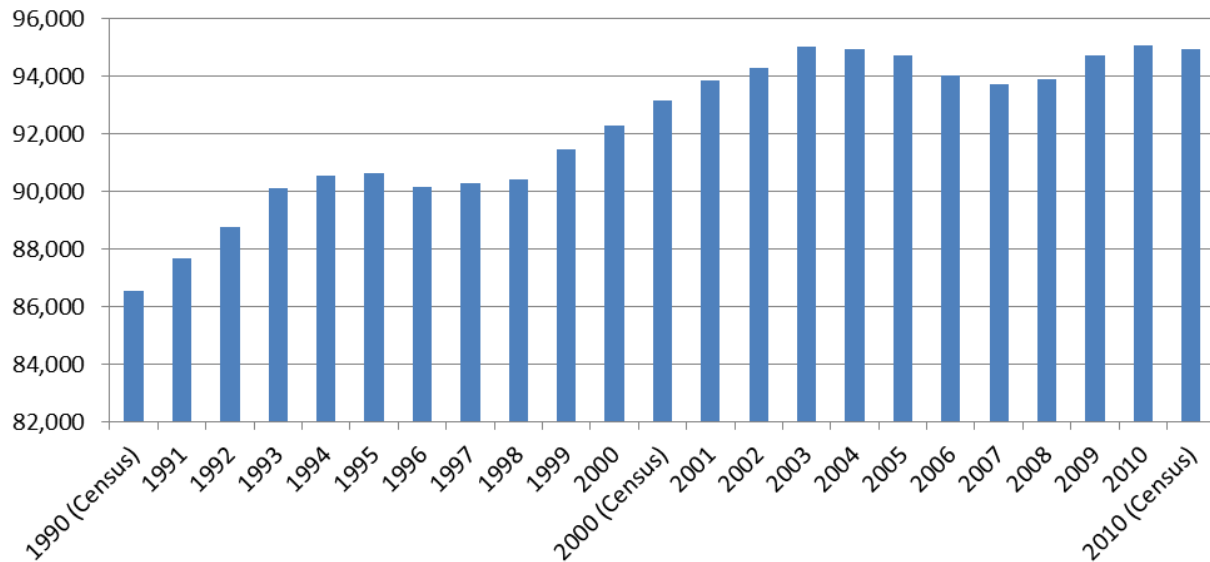
Most of the population within the unincorporated portion of Ventura County resides in the south section of the County, as the north of the County contains the Los Padres National Forest, which is largely uninhabited. Most of the unincorporated County's population resides within areas designated as Existing Communities by the General Plan. The County's Existing Communities are diverse and include inland areas such as Lake Sherwood, Nyeland Acres, Camarillo Heights, Ojai Valley, Las Posas Estates, Santa Susanna Knolls, Saticoy, and Ventu Park. Existing communities also include, coastal areas such as Silverstrand, Faria Beach, and Hollywood Beach, and remote areas located in the Los Padres National Forest such as Lockwood Valley. Finally, the unincorporated County contains two independent, rural communities designated as Urban Centers by the General Plan, which are Piru (population 2,063 in 2010) and Oak Park (population 13,811 in 2010).

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<sup>1</sup> *Profile of the Unincorporated Area of Ventura County*, SCAG (May, 2011)

<sup>2</sup> *Ventura County Economic Forecast*, CLU Center for Economic Research and Forecasting (March, 2012)

**Figure 3.3.3-1  
Unincorporated Ventura County Population Growth  
(1990-2010)**



Source: California Department of Finance 2010

The 2010 Census identified thirteen Census Designated Places (CDPs) in unincorporated Ventura County. They are listed below with their respective populations and represent more densely populated areas with a community identity. Though the general location of these CDPs is accurate, the precise Census geography of these areas does not correspond with local understanding. Thus, population numbers may be slightly higher or lower than anticipated. Nonetheless, the list of CDPs provides a general sense of the population in many of the existing communities in the unincorporated area.

Census Designated Place	Population (2010)
Bell Canyon	2,049
Casa Conejo (Newbury Park Area)	3,249
Channel Islands Beach	3,103
El Rio	7,198
Lake Sherwood	1,527
Mira Monte (Ojai Valley Area)	6,854
Meiners Oaks (Ojai Valley Area)	3,571
Oakview (Ojai Valley Area)	4,066
Oak Park	13,811
Piru	2,063
Santa Rosa Valley	3,334
Santa Susana	1,037
Saticoy	1,027

Source: 2010 Census, DP-1

Much of the unincorporated County remains rural or semi-rural in character and is not included in a CDP by the Census Bureau.

Although the total countywide population increased approximately 9.3 percent since 2000 (from 753,197 people to 823,318 people), the relative percentage of residents residing in cities versus the unincorporated areas of the County remained constant from 2000 to 2010. It is worth noting that the total increase in population within unincorporated areas was only 1.9 percent from 2000 to 2010, whereas, taken together, population in the cities increased at a much higher rate, closer to 10.4 percent.

The distribution of population within Ventura County can also be viewed through the prism of households (see definition in section two below), which correlate more closely to household income and housing units. The table below depicts the distribution of households within Ventura County, with data broken down by incorporated cities and the unincorporated County, between 2000 and 2010.

**Figure 3.3.3-2  
Ventura County Household Growth**

Jurisdiction	Households (US Census)		Household Growth	
	2000	2010	Number	Percent
Ojai	21,438	24,504	3,066	14.3%
Fillmore	3,762	4,156	394	10.5%
Port Hueneme	8,994	10,484	1,490	16.6%
Santa Paula	3,088	3,111	23	0.7%
Moorpark	43,576	49,797	6,221	14.3%
Camarillo	7,268	7,080	-188	-2.6%
San Buenaventura	38,524	40,438	1,914	5.0%
Simi Valley	8,136	8,347	211	2.6%
Thousand Oaks	36,421	41,237	4,816	13.2%
Oxnard	41,793	45,836	4,043	9.7%
Unincorporated	30,234	31,930	1,696	5.6%
Countywide Total	243,234	266,920	23,686	9.7%

Source: 2000 and 2010 Census

As noted previously, the majority of the Ventura County's households reside in its ten incorporated Cities. The distribution of households within Ventura County is the result of a 1969 County-City agreement, called the Guidelines for Orderly Development, which directs urban-level development to incorporated Cities in Ventura County. Not surprisingly, the growth of households with cities surpassed the growth of households within the unincorporated areas. On average, the number of households increased by 8.4 % within cities and by 5.6% within the unincorporated County between 2000 and 2010. See Figure 3.1b in the Goals, Policies and Programs Section of the General Plan ([General Plan Land Use Map](#)) for reference.

## **2. Household Income**

The relationship between household income and housing costs remains a key factor in determining housing needs. According to the U.S. Department of Housing and Urban Development (HUD), a "household" is defined as all people occupying a dwelling unit, whether related or unrelated. A "family" means, "all persons living in the same household who are related by birth, marriage, or adoption." This Housing Element primarily considers the dwelling needs of "households," however, it also discusses "special needs housing" for groups such as large families, families with female heads of household and families in need of emergency shelter. The Ventura County Ordinance Codes define family as, "An individual or two or more persons living together as a single housekeeping unit in a dwelling unit; including residents and operators of a boardinghouse or other residential facility under the Community Care Facilities Act." This definition is compatible with both the definition of "household" and "family" used herein.

"Household income" is defined as wages, salaries, pensions, social security benefits, and other forms of cash received by a household. HUD reported that the 2010 median household income for a family of four in Ventura County was \$86,700. To place this in an historical context, HUD estimated the County median

household income to be \$68,500 in 2000 and \$45,200 in 1990<sup>3</sup>. The income categories used by HUD for public subsidy purposes in Ventura County are defined in Figure 3.3.3-3 below:

**Figure 3.3.3-3**  
**HUD 2010 Affordability Categories**

Income Category	Percent of Median Household Income	Annual Household Income
Above-moderate income	>120%	> \$104,040
Moderate Income	80 - 120%	\$69,360 - \$104,040
Low Income	50 - 80%	\$43,350 - \$69,360
Very Low Income	30 - 50%	\$26,010 - \$43,350
Extremely Low Income	<30%	< \$26,010

*Source: Assumes a four-person household and a median household income of \$86,700.*

Household income is dependent upon the type of employment and the number of incomes within each household. Given the 2010 incomes shown above, many moderate income households may include people employed as physical therapists, pharmacists and other professionals. Likewise, the low-income category, as defined by HUD in Figure 3.3.3-3, includes many teachers, police officers, entry-level nurses, and social workers if such workers live in single-income households. To differentiate between those in higher paying industry sectors and those who earn far less in the retail trade, service, or agricultural industries, HUD created the “extremely-low” income category for households earning less than 30 percent of the median household income. In 2010, this meant a household of four persons earning less than \$26,010 per year.

Figure 3.3.3-4 illustrates household income distribution by jurisdiction in Ventura County in 2006-2010. The 2006-2010 American Community Survey (ACS) Household Income data indicated that in the unincorporated County there were approximately 3,797 extremely low-income households, 4,311 very low-income households, 6,384 low-income households, 6,945 moderate-income households, and 9,721 above-moderate income households. These numbers were used to prepare percentages of households in each income category countywide, shown on the same table.

**Figure 3.3.3-4**  
**2006-2010 5-Year Household Income Distribution**

Jurisdiction	Extremely Low Income		Very Low Income		Low Income		Moderate Income		Above-moderate income		Total Households	
Camarillo	2,986.2	7.5%	3,193.7	9.4%	3,967.1	8.4%	4,752.8	9.0%	8,798.2	9.7%	23,698	9.0%
Fillmore	937.2	2.4%	844.4	2.5%	737.2	1.6%	812.8	1.5%	1,013.4	1.1%	4,345	1.6%
Moorpark	863.8	2.2%	945.7	2.8%	1,334.0	2.8%	2,186.8	4.2%	5,081.8	5.6%	10,412	3.9%
Ojai	574.4	1.4%	490.2	1.4%	520.8	1.1%	529.5	1.0%	890.1	1.0%	3,005	1.1%
Oxnard	10,218.8	25.7%	8,663.3	25.4%	10,537.1	22.3%	10,276.2	19.5%	11,588.6	12.8%	51,284	19.4%
Port Hueneme	1,435.2	3.6%	1,374.5	4.0%	1,710.3	3.6%	1,544.5	2.9%	1,004.5	1.1%	7,069	2.7%
San Buenaventura	7,373.0	18.6%	5,443.3	16.0%	8,134.7	17.2%	8,316.4	15.8%	10,997.6	12.1%	40,265	15.2%
Santa Paula	2,310.8	5.8%	1,341.4	3.9%	2,020.4	4.3%	1,248.9	2.4%	1,511.5	1.7%	8,433	3.2%
Simi Valley	4,098.2	10.3%	3,680.1	10.8%	6,809.2	14.4%	9,422.4	17.9%	16,234.2	17.9%	40,244	15.2%

<sup>3</sup> *Income Limits Documentation System*, U.S. Department of Housing and Urban Development



Jurisdiction	Extremely Low Income		Very Low Income		Low Income		Moderate Income		Above-moderate income		Total Households	
Thousand Oaks	4,894.6	12.3%	4,410.8	13.0%	5,910.6	12.5%	8,186.8	15.6%	20,989.2	23.2%	44,392	16.8%
Unincorporated	4,026.4	10.1%	3,658.9	10.7%	5,621.9	11.9%	5,359.5	10.2%	12,491.3	13.8%	31,158	11.8%
<b>Countywide Total</b>	39,718.6	100.0%	34,046.1	100.0%	47,303.3	100.0%	52,636.6	100.0%	90,600.4	100.0%	264,305	100.0%

Source: American Community Survey 2006-2010, B19001

Of the 31,158 households in the unincorporated area, forty-three percent (43%) was low-income, very-low income, or extremely-low income, while fifty-seven percent (57%) were moderate or above-moderate income in 2010. Based on the 2000 Census data (as reported by SCAG) as compared to the 2006-2010 ACS data (Figure 3.3.3-4), the numbers show that countywide the number of extremely low income households increased by 2 percent, very low income households increased by 4 percent, and the number of low-income households increased by 3 percent. Conversely, the number of moderate and above-moderate income households decreased by almost 6 percent and 3.5 percent, respectively. The unincorporated area realized similar results with increases in the number of extremely low (1.5%), very low (3%), and low (4.3%) income households. The number of moderate and above-moderate income households in the unincorporated area also decreased by 6.5 and 2.3 percent, respectively.

### 3. Local Wage Trends

Both occupation and the ability to leverage more than one income are major determinants in the ability to purchase or rent housing in Ventura County. Generally, employment in higher paying occupations, as well as multiple incomes per household, equates to less difficulty obtaining safe, decent housing. Early in the planning period (2005-2007) rising costs for housing far outpaced salary increases causing housing to be out of reach for most first time homebuyers in the County. However, during the last five years of the planning period (2008-12) housing costs have dropped and the average house sales are affordable to lower income households.

Figure 3.3.3-5 summarizes mean wages for a variety of occupations in Ventura County in 2011.

**Figure 3.3.3-5**  
**2011 Ventura County Mean Wages by Occupation**

Occupation	Mean Annual Wage
Chiropractor	\$107,615
Optometrist	\$93,451
Physical Therapist	\$90,624
Computer Programmer	\$88,374
Technical Writer	\$79,838
Accountant	\$76,187
Registered Nurse	\$75,653
Fire Fighter	\$63,694
Elementary School Teacher	\$63,246
Electrician	\$56,030
Social Worker	\$54,821
Graphic Designer	\$50,399
Administrative Assistant	\$50,014
Janitor	\$27,432
Child Care Worker	\$24,500

*Source: California Employment Development Department (EDD)  
Occupational Employment Statistics Survey Results (May 2011)*

In 2010, total jobs in the unincorporated area of Ventura County decreased by 5.4 percent from its 2007 level. In 2010, agriculture was the largest job sector, accounting for 33.1 percent of total jobs in the unincorporated area. Other large sectors included Professional Management (14.1 percent), Education-Health (12.8 percent), and Public Administration (7.6 percent)<sup>4</sup>. The unemployment rate countywide dropped from 10.4 percent in June 2011 to 9.4 percent in February 2012. However, local job growth forecasts predict slower growth for Ventura County than for the State of California. According to the *Ventura County Economic Forecast*, the County has large stable employers such as Amgen, the Port, and the Naval Battalion Center. However, these entities are not expanding operations locally.

#### **4. Housing Affordability**

Housing affordability can be calculated by comparing the cost of housing with the maximum housing costs affordable to households of different income levels. The federal guideline is that no more than 30 percent of a household's income be spent on housing costs, including rent/mortgage, property taxes, insurance, etc.

In 2006, the UC Santa Barbara Economic Forecast reported the median priced home, (including new and resale homes) in Ventura County as \$695,089. In February 2009, DataQuick, (a company that monitors real estate activity nationwide), reported that the median priced home in Ventura County had fallen to \$327,000 – a decline of 47 percent. However, in 2011, DataQuick showed an increase in the median home price at \$395,000. At a median home price of \$395,000, and using an interest rate of 4.5 percent (2011 average interest rate as calculated by Freddie Mac), on a 30-year fixed rate mortgage with a 20 percent down payment, monthly mortgage payments for a median-priced home would be approximately \$1,601.

To keep monthly payments at 30 percent of gross income would require a gross monthly household income of \$5,337, or \$64,044 in annual income for a household of four persons. If the first time homebuyer provided only a 10 percent down payment on the home (all other assumptions remaining unchanged), the monthly mortgage payment would rise to \$1,801/month, requiring a gross monthly income of \$6,003 and an annual income of \$72,036. Neither of these housing cost scenarios includes the expense of home insurance, property taxes, or private mortgage insurance where a down payment of less than 20 percent is provided.

<sup>4</sup> *Profile of the Unincorporated Area of Ventura County*, SCAG (May, 2011)

With median home prices in 2011 still down by 42 percent from the housing crash in 2007<sup>5</sup>, which theoretically puts home purchase within reach of more households. However, some households that could, in theory afford to purchase a home remain in rental housing due to high levels of unemployment and general economic uncertainty. For example, households that may be able to purchase a home at current market rates may not be entering the market for a number of reasons, including uncertainty about job security, a decline in household wealth due to the falling stock market, and the general tightening of loan conditions.

**Figure 3.3.3-6**  
**2010-11 Monthly Mortgage Payment Estimates**

Down Payment Percentage	Down Payment Amount	Loan Amount	Monthly Payments	Monthly Gross Household Income Required	Annual Gross Household Income
20%	\$79,000	\$316,000	\$1,601	\$5,337	\$64,044
10%	\$39,500	\$355,500	\$1,801	\$6,003	\$72,036

*Assumes a 2011 median home cost of \$395,000 (Source: DataQuick, 2011); a 30-year fixed loan at a 4.5% interest rate; and 30% of gross household income is spent on the mortgage payment.*

As stated above, the countywide median household income in 2010 was 86,700. Figure 3.3.3-7 below shows the maximum monthly affordable housing payment by income category. This is based on a household spending no more than 30 percent of its gross household income on housing costs.

**Figure 3.3.3-7**  
**2011 Income and Housing Payment Affordability**

Income Category	Maximum Monthly Affordable Housing Payment	Maximum For-Sale Unit Cost
Above-Moderate (>120% of Median)	Over \$2,643	Over \$634,120
Moderate (80 - 120% of Median)	\$1,762 to \$2,643	\$422,745 – 634,120
Low (50 - 80% of Median)	\$1,101 to \$1,762	\$264,215 - \$422,745
Very Low (30 - 50% of Median)	\$661 to \$1,101	\$158,530 - \$264,215
Extremely Low (<30% of Median)	Up to \$661	Up to \$158,530

*Source: 2012 Ventura County General Plan Annual Report*

## 5. Rent and Ability to Pay

Although home prices fell dramatically between 2007 and 2011, there is still a need for rental housing among young families, families who have lost homes due to recent foreclosures, seniors, students, and other low-income households. However, while monthly rents have declined slightly in the last couple of years, the rental market in Ventura County still ranks among the five most expensive in the State. Assuming no more than 30% of household income is spent on rent, an income of \$56,080 is needed to rent a two-bedroom unit in Ventura County.

RealFacts, a California-based real estate research firm that surveys apartment complexes with 100 or more units, reported the following 2008 and 2009 rental rates.

<sup>5</sup> *Ventura County Economic Forecast*, CLU Center for Economic Research and Forecasting (March, 2012)

**Figure 3.3.3-8  
Ventura County Rental Market Trends  
Monthly Rental Rates**

Unit Type	2008	2009	2012 <sup>6</sup>
Junior one bedroom	\$973	\$994	\$734
One bed, 1 bath	\$1,364	\$1,274	\$1,305
Two bed, 1 bath	\$1,523	\$1,425	\$1,402
Two bed, 2 bath	\$1,697	\$1,625	\$1,572
Three bed, 2 bath	\$2,061	\$1,905	\$2,164
Average	\$1,551	\$1,473	\$1,435

*Ventura County Star April 23, 2009*

Because these rents are representative of larger apartment complexes (100 units or more), it is possible that the rents in the unincorporated areas of Ventura County, where smaller developments are the norm, would be lower. In fact, the Dyer Sheehan Group, a local Ventura County real estate consulting firm reported that as of August 2012, rents averaged \$1,467 countywide. (VC Star, 8/18/2012)

## 6. Overpayment for Housing

As stated above, affordability assumptions are based on a housing cost-to-income ratio of no more than 30 percent of household income being used to cover housing costs. More than this amount is considered "overpaying." Figure 3.3.3-9 shows the number and percentage of households overpaying for housing in 2010.

**Figure 3.3.3-9  
Overpaying Households by Income and Tenure  
in Ventura County**

Income range	Households		Percent of Household Income		Not Computed
	Total	% of Total	0-29%	30+%	
Owner-Occupied Units: C25095					
\$0-10,000	663	3.0%	83	457	123
\$10,000-19,999	984	4.40%	242	742	0
\$20,000-34,999	1,717	7.70%	634	1,083	0
\$35,000-49,999	1,939	8.70%	955	984	0
\$50,000+	16,982	76.20%	10,484	6,498	0
Subtotal	22,285	100%	12,398	9,764	123
% of Households		100%	55.6%	43.8%	0.6%
Renter-Occupied Units: B25074					
\$0-10,000	476	5.4%	11	312	153
\$10,000-19,999	726	8.20%	62	597	67
\$20,000-34,999	1,322	14.90%	143	1,009	170
\$35,000-49,999	1,322	14.90%	435	749	138

<sup>6</sup> Rental data has been collected through Craigslist for the entire Ventura County region from the months of June 2012 to September 2012.

Income range	Households		Percent of Household Income		Not Computed
	Total	% of Total	0-29%	30+%	
\$50,000+	5,027	56.70%	3,126	1,486	415
<b>Subtotal</b>	<b>8,873</b>	<b>100%</b>	<b>3,777</b>	<b>4,153</b>	<b>943</b>
<b>% of Households</b>		<b>100%</b>	<b>42.6%</b>	<b>46.8%</b>	<b>10.6%</b>

Source: American Community Survey 2006-2010, C25095 and B25074

On average, the number of households that “overpay” for housing is similar for owner-occupied (44%) and renter-occupied (47%) units. However, in both owner-occupied *and* renter-occupied units, about 70% of households with incomes less than \$50,000 “overpay” for housing while about 30% of households with incomes of \$50,000 or more “overpay” for housing.

## 7. Housing Mix

The California Department of Finance – Ventura County population and housing estimate completed in January 2012 indicated there were a total of 282,923 housing units in the County. Of these, 35,086, or 12.4 percent, were located in the unincorporated area. The composition of the housing stock in Ventura County has changed only slightly since 2007. The DOF revealed that the housing unit mix countywide broke down as follows in 2011:

- 65% single-family dwelling units (detached)
- 11% single-family dwelling units (attached)
- 5% multifamily dwelling units (2 to 4 units)
- 15% multifamily dwelling units (5 or more units)
- 4% mobilehomes or “other” dwelling units (boats, RVs, vans, etc.)

In the unincorporated area, the housing unit mix broke down as follows, with a higher percentage of single-family homes and significantly fewer multifamily dwelling units:

- 80% single-family dwelling units (detached)
- 6% single-family dwelling units (attached)
- 3% multifamily dwelling units (2 to 4 units)
- 5% multifamily dwelling units (5 or more units)
- 6% mobilehomes or “other” dwelling units (boats, RVs, vans, etc.)

Source: DOF 1/2012, Table E-5 City/County Population and Housing Estimates

The housing mix within the unincorporated County reflects its rural character and its land use patterns. As explained previously, about 97% of the land within the unincorporated County is planned for agriculture, open space, or low-density rural development. The housing mix in rural areas is dominated by detached, single-family dwelling units. Very low-income households would typically rely on manufactured homes (single-family detached), mobile homes, second dwelling units, and farmworker dwelling units. The housing mix within the unincorporated area also reflects the fact that very little land has municipal water or sewer service, which is a necessary component for the development of multi-family housing.

## 8. Tenure and Vacancy Rates

The ownership or rental status of a unit is referred to as “tenure.” The tenure distribution of a community’s housing stock influences residential stability and often housing condition; rental units generally experience higher turnover rates than ownership units and may be in greater need of repair or rehabilitation.

The 2006-2010 American Community Survey reported that countywide there were 279,398 dwelling units; of which 175,452 (66%) were owner-occupied, 88,853 were renter-occupied (34%), and 15,093 were unoccupied. Furthermore, approximately 5 percent of all units were vacant. By comparison, in the unincorporated area of the County there were 34,593 dwelling units, of which 22,285 (64%) were owner-occupied, 8,873 (26%) were renter-occupied, and 3,435 (10%) were unoccupied. The percentage of owner-occupied units is fairly consistent countywide, while the percentage of renter-occupied units is lower within the unincorporated area due to the high number of unoccupied units.

As seen in Figure 3.3.3-9, 72% of households in the unincorporated area are homeowners and 28% of households are renters. Of the renters in the region, 46.8% pay over 30 percent of their income towards rent. The ability of a household to purchase a home rather than rent housing is linked to household income, home prices, and the age of the householder. Where the housing cost burden is not prohibitive, the trend toward later marriages and postponed families has been cited by the UCSB Economic Forecast<sup>7</sup> as a lifestyle shift that influences the choice of whether to rent or purchase a home. The recent collapse in housing prices also resulted in a trend towards rental housing. In fact, a recent trend in Southern California is investment company purchases of single-family homes through bank foreclosure auctions to turn them into rental housing. In Ventura County, Invitation Homes, an arm of the New York-based Blackstone Group, purchased 101 homes within a recent 5 month period. As reported by the Ventura Star<sup>8</sup>, most of the foreclosed homes were purchased at a 10-15 percent premium, which puts corporations like the Blackstone Group in competition with local homebuyers. One positive aspect of this trend is an increase in the number of single-family homes available for rent by households who would prefer a detached home. While there is a concern that a saturation of rentals in neighborhoods characterized by single-family dwellings will depress home values, the Ventura Star also points out that homeownership may not be a priority (or an affordable alternative) for the new generation.

As noted above in Figure 3.3.3-8, the average rent cost in Ventura County (\$1,435) appears to be within the affordability range (under 30% of household income) to the low-income households and above. In addition, rental vacancy rates countywide have been less than 5 percent for most of the decade. A rental vacancy rate of 5 percent or less is considered the threshold below which residents will have a difficult time finding housing and competition for available units will drive up prices.

## 9. Age and Physical Condition of Existing Housing Stock

Three useful measures of housing conditions are the age of the structure, the incidence of overcrowding, and the lack of plumbing facilities. The 2006-2010 ACS Census included data on both overcrowding and the lack of plumbing facilities and further identified the number of structures built in each decade for each jurisdiction.

**Age of Structure:** As summarized in Figure 3.3.3-10, approximately 28 percent of the housing units in the unincorporated area were constructed prior to 1960 and may be in need of rehabilitation or replacement. Although age does not always correlate with substandard housing conditions, neighborhoods with a concentration of homes 40 years old (or more) are more likely than newer neighborhoods to experience housing problems stemming from deferred maintenance, inadequate landscaping, and outdated utilities. Even with regular maintenance, dwellings over 40 years old can deteriorate and pose health and safety risks. Examples of neighborhoods with dwellings over 40 years old in the unincorporated area include Meiners Oaks, Casitas Springs, North Ventura Avenue, Satcoy, East Santa Paula, Piru, Camarillo Heights, Home Acres, and the Pt. Mugu area.

**Figure 3.3.3-10  
Year Structure Built**

Jurisdiction	Before 1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2004	2005 or later	Total
Camarillo	197	155	1,020	4,210	7,958	4,519	3,597	1,950	1,061	24,667
Fillmore	534	194	500	509	891	615	601	517	130	4,491
Moorpark	159	72	359	420	1,391	5,108	1,714	1,322	313	10,858
Ojai	400	287	695	530	710	399	76	113	41	3,251
Oxnard	1,306	2,752	8,096	13,092	11,308	6,235	4,583	5,121	1,923	54,416
Port Hueneme	74	323	1,385	1,914	2,581	855	519	220	149	8,020

<sup>7</sup> UCSB Ventura County Real Estate and Economic Outlook (2007)

<sup>8</sup> *Giant Investment Firm Plans to Convert Scores of County Homes to Rentals*, Timm Herdt & Stephanie Snyder, Ventura County Star, December 22, 2012

Jurisdiction	Before 1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2004	2005 or later	Total
Santa Paula	1,268	624	1,409	1,711	1,555	1,488	490	164	306	42,448
Simi Valley	240	291	1,396	12,374	8,436	8,385	5,604	3,146	1,428	9,015
Thousand Oaks	214	319	2,010	9,961	15,424	7,797	5,918	3,965	731	41,300
San Buenaventura	3,377	1,905	7,007	9,354	9,061	5,284	2,799	2,666	995	46,339
Unincorporated	4,296	3,308	7,374	9,407	8,837	10,396	6,934	2,644	955	54,151
<b>Countywide Total</b>	10,675	9,179	28,761	60,323	65,050	46,776	29,852	21,000	7,782	279,398

Source: American Community Survey (ACS) 2006-2010 5-year data, B2503

**Incidence of overcrowding:** Perhaps an even stronger predictor of housing condition is the concentration of overcrowding within a neighborhood. Household “overcrowding” is defined by the 2000 Census as more than one person per room (not counting bathrooms, hallways, porches, balconies, etc.). Overcrowding typically occurs when either the cost of a larger housing unit for sale or purchase is cost prohibitive or when unrelated individuals (like students or low-wage adults) share dwelling units due to high housing costs. Neighborhoods with multiple families living in one household or where structures have been illegally converted to low-cost housing are more likely to be in need of rehabilitation. Not surprisingly, where household incomes are low, housing conditions tend to be less desirable. Examples of neighborhoods with known overcrowding in the unincorporated area include El Rio, Nyeland Acres, Santa Susana Knolls, Plru, Newbury Park, downtown Somis, the Pt. Mugu area and neighborhoods near Chatsworth at the Los Angeles County line.

The 2002 County of Ventura Farmworker Housing Survey reported that 41 percent of farmworkers responding to the survey felt overcrowding was a “significant housing problem.” Survey results indicated that the average household size among farmworkers significantly exceeded the average household size in the unincorporated areas of 3 persons per household. Among farmworkers surveyed, 61 percent were living with 2 to 6 related persons and 15 percent resided with 7 to 10 related persons.

Figure 3.3.3-11 distinguishes between owner-occupied and renter-occupied lower-income households that are overcrowded.

**Figure 3.3.3-11**  
**Overcrowding For Households by Tenure**  
**in the Unincorporated Area**

Persons per Room	Owner		Renter		Total	
<i>(Overcrowding is more than 1 person per room)</i>	Households	Percent	Households	Percent	Households	Percent
1.00 or less	21,737	97.5%	8,085	91.1%	29,822	95.7%
1.01 to 1.50	447	2.0%	528	6.0%	975	3.1%
1.51 or more	101	0.5%	260	2.9%	361	1.2%
TOTAL	22,285	100.0%	8,873	100.0%	31,158	100.0%
% Overcrowded by Tenure		2.50%		8.90%		4.30%

Source: American Community Survey (ACS) 2006-2010 5-year data, B25014

The data in this table includes all incidences of overcrowding, including “severe” overcrowding – defined as 1.51 residents per room. In fact, approximately 27 percent of the total number of overcrowded households (1,336) reported themselves to be “severely overcrowded.” Due to the high cost of housing, and the resulting need for families to “double up” within a dwelling unit, it is not surprising that the highest

percentages of overcrowding can be found amongst lower-income renters. More renter households (8.9%) reported overcrowding than owner households (2.5%).

**Lack of plumbing facilities:** “Substandard housing” is defined as housing lacking adequate kitchen, toilet, heating, or plumbing facilities. Figure 3.3.3-12 indicates the incidence of lack of complete plumbing facilities as reported by the American Community Survey 2006-2010.

**Figure 3.3.3-12  
Substandard Housing by Tenure**

Jurisdiction	Households	Renter Households Lacking Plumbing	Owner Households Lacking Plumbing	Percentage of Households Lacking Plumbing
Camarillo	23,698	29	18	0.20%
Fillmore	4,345	13	0	0.30%
Moorpark	10,412	21	26	0.45%
Ojai	3,005	0	0	0.00%
Oxnard	51,284	135	83	0.43%
Port Hueneme	7,069	0	31	0.44%
San Buenaventura	40,265	33	9	0.10%
Santa Paula	8,433	0	31	0.37%
Simi Valley	40,244	55	28	0.21%
Thousand Oaks	44,392	11	136	0.33%
Unincorporated	31,158	29	173	0.65%
Countywide Total	264,305	326	535	0.33%

Source: 2006-2010 ACS Census Data, B25049

The table indicates that a somewhat higher percentage of households in the unincorporated County lack plumbing than do households within representative cities in Ventura County. However, less than 1 percent of all households in the unincorporated area reported inadequate plumbing facilities. Unlike overcrowding and the age of a structure, which are physical characteristics readily apparent during a site visit to a given neighborhood, the lack of plumbing is an internal characteristic more difficult to identify within geographic areas.

The most recent study on farmworker housing in Ventura County, the 2002 Ventura County Farmworker Housing Study, revealed that substandard housing, including lack of adequate bathroom facilities, lack of adequate kitchen facilities, and lack of adequate heating were issues for many farmworkers in the County. Of the farmworkers surveyed, 14 percent reported inadequate bathroom facilities, 14 percent reported inadequate kitchen facilities, and 22 percent reported inadequate heat in their dwelling unit. In addition, a significant number of farmworkers reported problems with housing dilapidation, noise, vermin, and inadequate sanitation. Moreover, 2 percent of those surveyed reported the lack of any kitchen facility or bathroom.

## 10. At-risk Low Income Housing Units

Affordable housing projects in the unincorporated area of Ventura County were evaluated to determine their risk of being converted to market-rate uses within 10 years of the adoption of the Housing Element. According to the California Housing Partnership Corporation, there are no “high-risk” properties located in the unincorporated areas of Ventura County. However, there is one project known as Via Calleguas that is listed as a “low-risk” affordable housing project. The following information about Villa Calleguas was provided by the property management company (Turning Point Foundation, May 1, 2013) and was taken directly from the annual HUD Single Audit.

Villa Calleguas, Inc. (the Project) is a non-profit organization, which was incorporated on July 2, 1997. The Project is a 24-unit community housing project for the disabled located in Ventura County, California. The Project is operated under Section 202/811 of the National Housing Act and regulated by the U.S.



Department of Housing and Urban Development (HUD) with respect to rental charges and operating methods. The Project's major program is its Section 202/811 Capital Advance Loan of \$2,264,700. The Project also is subject to a Project Rental Assistance Contract (PRAC) with the U.S. Department of Housing and Urban Development (HUD), and a significant portion of the Project's rental income is received from HUD. The project's PRAC is a non-major governmental assistance program.

The outstanding mortgage on Villa Calleguas (i.e. mortgage payable) consists of a \$2,264,700 capital advance note payable to the U.S. Department of Housing and Urban Development (HUD) (dated September 1, 1999). This note bears no interest and is not required to be repaid as long as the housing provided by the related facility remains available to eligible, very low income households with disabilities for a period of 40 years in accordance with HUD Section 811. In addition, there is a \$ 456,998 HOME note payable to County of Ventura Community Housing Development Organization dated January 23, 1998 and modified on September 7, 1999. This note is secured by a second deed of trust, bears no interest, and is not required to be repaid as long as the project maintains a thirty year period of affordability for mentally ill adults with very low income. The Total Mortgage Payable is \$ 2,721,698.

In addition, on May 30, 2013, the Ventura County Planning Commission approved Conditional Use Permit PL12-0150, to allow Villa Calleguas to continue operating for another 40 years.

The Villa Calleguas project is not at-risk for being converted to market-rate housing until 2039 or later due to the 40-year restriction in accordance with HUD Section 811. Since the horizon year for this Housing Element is 2021, this project is not at-risk.

## **11. Special Needs Housing**

Demographic information on household characteristics helps define the changing needs of a community over time. Section 65583 of the Government Code specifically requires that the Housing Element include an analysis of special housing needs, "... such as those of elderly, persons with disabilities, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter." Special needs housing warrants additional consideration, because these households are more likely to experience difficulty obtaining decent, safe and affordable housing due to their unique housing requirements.

Drawing on the most current statistics, studies, and reports available, the discussion below evaluates existing housing needs for homeless individuals and families, mentally and physically disabled individuals, senior citizens, female single parent households, large families, and farmworkers. Figure 3.3.3-19 then summarizes the specific housing needs identified for each of these groups.

**Homeless Persons** – According to the U.S. Department of Housing and Urban Development (HUD) a person is considered homeless only if he/she resides in one of the following places: (1) an emergency shelter; (2) transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters; or (3) places not meant for human habitation, such as cars, parks, sidewalks and abandoned buildings. In general, the homeless population in Ventura County includes the mentally ill, children, emancipated foster youth, single parents, individuals with substance abuse addictions, veterans, and families unable to make ends meet. Estimates of the homeless do not include those referred to as the "near homeless." That is, families whose economic situation forces them to live in motels, garages, or in overcrowded homes with other families.

The Ventura County Homeless and Housing Coalition conducted a point-in-time homeless count on January 2012 and determined that "on any given day, 1,936 County residents are homeless."<sup>9</sup> Of these homeless persons, approximately 1,722 were adults and 214 were children under the age of 18 living with homeless parent(s). In addition, 1,260 adults and children were counted on the streets (i.e., in cars, parks, sidewalks and abandoned buildings) and 492 were housed in shelters. A total of 115 families were counted. Approximately one-third of those counted were women and two-thirds were men.

Within the unincorporated area, the total number of homeless persons counted was 175, or about 9% of the countywide total. The homeless persons included 142 adults and 33 children. Approximately half were living on the streets and half were housed in transitional shelters. Sixteen families were counted and

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<sup>9</sup> *County of Ventura 2012 Homeless Count*, Ventura County Homeless and Housing Coalition April 2012. Copies available at [www.vchhc.org](http://www.vchhc.org)

consisted of 23 adults and 33 children. In order to obtain housing, these groups would require a wide range of social services including case management, treatment for mental health issues, domestic violence recovery, employment training, health care, substance abuse treatment, and veterans' services.

In June 2007, the Ventura County Homeless and Housing Coalition (VCHHC), in cooperation with the Institute for Urban Research and Development, released a *10-Year Strategy to End Homelessness* in Ventura County. This report assumed that households with an annual income of less than \$25,000 were at risk of becoming homeless. According to the 2006-2010 American Community Survey, countywide there were approximately 37,767 households with an annual income of less than \$25,000. This translates to approximately 14 percent of all Ventura County residents.

As part of the County of Ventura 2012 Homeless Count, VCHHC also conducted a survey within a sample group. Survey takers interviewed individuals on the streets and at various residential and nonresidential social service sites that participated in the homeless count. There were 299 adult participants, which equals a sample of seventeen (17) percent of the number of adults (1,722) counted during the 2012 homeless count. Survey results are highlighted below:

- 56% were chronic homeless persons
- 75% were men
- 25% were women
- 20% were persons with a developmental disability
- 42% were persons with a physical disability
- 4% were persons with HIV/AIDS
- 28% were persons with mental illness
- 26% were substance abusers
- 13% were veterans
- 22% were victims of domestic violence
- 7% were youth ages 18-24

These numbers help define the general subpopulations of the region's homeless population. The survey revealed substance abuse, victims of domestic violence, persons with physical and developmental disability and mental illness as major characteristics that constitute the subpopulation of the homeless.

The problem of homelessness in Ventura County is complex. The relatively high cost of housing in Ventura County, combined with the scarcity of rental housing for lower-income households, contribute to a housing market where many families experience difficulty finding and retaining affordable housing. At the same time, federal support programs for the mentally ill, veterans, and others have been dramatically reduced over the last two decades.

Lower-income households live on a very narrow margin and any unexpected expense or job loss can cause these households to lose their housing. Once out of the housing market, it becomes increasingly difficult for these households to reacquire permanent shelter due to the higher costs of living in temporary quarters, which then prevents households from saving enough money for first and last month's rent, a security deposit, and utility hookups. The VCHHC estimates that once a household becomes homeless, these households generally require thousands of dollars or more to regain housing. In addition, many of the homeless are mentally ill or impaired, which increases their difficulty in securing permanent shelter and/or employment.

The *10-Year Strategy to End Homelessness (2007)* concluded that there is a continuous cycle of homelessness each year in Ventura County during which large numbers of persons exit homelessness only to be replaced with new homeless individuals and families. It's estimated that this cycle involves approximately 2,000 households (6,000 residents) annually. Ten percent of these become chronically homeless and 90 percent will not remain homeless due to both their own resources and the efforts of homeless service providers who help them obtain housing. However, the need for more permanent affordable housing for extremely-low and very-low income households is clear.

In November 2009, *A Report on Progress on the 10-Year Strategy to End Homelessness in Ventura County* recognized that the *10-year Strategy to End Homelessness* may need revising in light of SB2 (State law supporting emergency shelters and transitional housing), changes in the economy and other circumstances that have changed since June 2007. In 2012, *Recalibrating for Results: A Five Year Evaluation and update*

of the 2007-2017 County of Ventura 10-Year Plan to End Homelessness was adopted to reassess the former 10-year Strategy focusing on a Housing First Model that shifts away from providing more shelter and transitional housing for homeless persons and towards providing permanent housing quickly and with services as needed. This model would also provide support for families to remain in their current housing, if possible and appropriate, thereby reducing the need for transitional housing.

Over the next five years (2012-2017), the *Recalibrating for Results* study recommends creating at least 100 beds of permanent supportive housing for the chronically homeless. In the area of transitional housing, the recommendation was for 45 additional housing units (135 beds) to serve families living on the streets and 15 beds for single individuals with disabilities. In the area of Permanent Affordable Housing, the recommendation was 300 units for extremely low and very low-income families. Finally, in the area of temporary shelter, the report recommends creating small local year-round emergency shelters which are intended to be short-term harbors while permanent housing solutions are sought.

One of the recommendations made in the 10-year Strategy and subsequently implemented was the creation of an “Interagency Council on Homelessness for Ventura County” to coordinate and evaluate the policies and activities articulated within the 10-year Strategy. Recognizing that solutions to homelessness are regional, the Interagency Council on Homelessness includes members who are elected officials representing public agencies such as county government, city governments, schools, and recreation/park districts. Members also include representatives from other governmental agencies that are most affected by homelessness, including law enforcement.

Figure 3.3.3-13 summarizes the local government, non-profit organizations, faith-based organizations, and community service groups within the County that provide housing or housing-related assistance to homeless, low-income, and special needs persons. Figures 3.3.3-14 and 3.3.3-15 list the homeless shelter providers in the County in 2005, with some of the information updated to reflect current provider status. The figures also include an inventory of the type of shelter provided (transitional or emergency), clients served, and the number of beds at each facility. “Shelters” are defined as facilities that offer a stay with services for up to 90 days. “Transitional housing” is defined as a facility that allows residents to stay with services for up to two years and pay no more than 30 percent of their adjusted gross income toward housing costs. Residential recovery homes may be transitional (for example, a recovery program that allows a stay of three to six months) or permanent, meaning residents remain as long as needed and pay rent.

In 2005, there were 365 emergency shelter beds and 293 beds available in transitional housing facilities available throughout the County. Currently, however there are only 125 emergency shelter beds, (including those for domestic violence victims) available throughout the County year-round, 240 winter shelter beds and 281 transitional facility beds.

**Figure 3.3.3-13**  
**Agencies Serving Homeless, Low-Income, and Special Needs Persons**

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
24-hour Helpline	n/a	Provides information on services including: basic needs, physical and mental health, domestic violence, substance abuse, employment support, rent and utility assistance, senior, persons with disabilities, etc.
<b>Alcohol and Drug Services</b>		
Khepera House	Ventura	Residential drug/alcohol recovery program and graduate houses for men. <a href="http://www.kheperahouse.org/">http://www.kheperahouse.org/</a>
Lighthouse Recovery	Oxnard	Residential recovery program for women and women with children <a href="http://www.vcrescuemission.org/index.php/en/lighthouse-recovery-program">http://www.vcrescuemission.org/index.php/en/lighthouse-recovery-program</a>
Prototype Women's Center	County	Housing and recovery services for women (and their children) with drug and/or alcohol problems. <a href="http://www.prototypes.org/treatment-programs/residential/">http://www.prototypes.org/treatment-programs/residential/</a>
Salvation Army/ARC	Canoga Park	Residential recovery program for men and women <a href="http://satruck.org/national-rehabilitation">http://satruck.org/national-rehabilitation</a>
Teen Challenge	County	Residential recovery program for men and women over the age of 18. <a href="http://www.teenchallenge.org/site/c.inKLKROuHqE/b.5551317/k.F417/Residential_Program.htm">http://www.teenchallenge.org/site/c.inKLKROuHqE/b.5551317/k.F417/Residential_Program.htm</a>

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
Victory Outreach	Oxnard	Recovery home for men and women facing drug and alcohol addiction, gang involvement, and prostitution. <a href="http://www.victoryoutreachoxnard.org/recovery-home/">http://www.victoryoutreachoxnard.org/recovery-home/</a>
<b>Homeless &amp; Housing Services</b>		
Cabrillo Economic Development Corporation	County	Develops low and moderate income housing projects in County. Also leadership development, community organization, management training, and resource development. Provides housing for migrant farmworkers. <a href="http://cabrilloedc.org/">http://cabrilloedc.org/</a>
Catholic Charities	Ventura, Moorpark, Oxnard, Thousand Oaks	Emergency shelter vouchers, temporary emergency material aid. Counseling. Rental assistance, food pantries. <a href="http://www.catholiccharitiesusa.org/">http://www.catholiccharitiesusa.org/</a>
Community Action of Ventura County	Oxnard, Ventura	Financial assistance provided, (when available) for eviction prevention and move-in cost assistance. Case management and other support services to prevent reoccurrence of homelessness. Weatherization services, utility assistance, and food distribution. <a href="http://ca-vc.org/Programs/Family.aspx?menu=2">http://ca-vc.org/Programs/Family.aspx?menu=2</a>
Community Assistance Program	Ojai Valley	Case management, laundry, food, employment and referral services <a href="http://www.helpofojai.org/what-we-do/programs/community-assistance-program-cap/">http://www.helpofojai.org/what-we-do/programs/community-assistance-program-cap/</a>
Housing Rights Center	County	Support and promote fair housing through education, advocacy and litigation. <a href="http://www.hrc-la.org/default.asp?id=6">http://www.hrc-la.org/default.asp?id=6</a>
Human Services Agency Homeless I & R Program	County	Information and referral. Outreach, assessment and brief casework for homeless individuals and families. <a href="http://portal.countyofventura.org/portal/page/portal/VCHSA/HomelessServices">http://portal.countyofventura.org/portal/page/portal/VCHSA/HomelessServices</a>
Homeless Prevention & Rapid Re-Housing Program (HPRP)	County	Assistance on rental deposits, short-term rental payments, credit counseling, utility deposits, utility payments, and/or moving and storage costs. <a href="http://portal.countyofventura.org/portal/page/portal/VCHSA/HPRP">http://portal.countyofventura.org/portal/page/portal/VCHSA/HPRP</a>
PATH – Ventura County Behavioral Health	County	Services for people with serious mental illness, including substance use disorders, who are experiencing homelessness or at risk of becoming homeless. Services include community-based outreach, mental health, substance abuse, case management and other support services, as well as a limited set of housing services. <a href="http://pathprogram.samhsa.gov/Super/Path/About.aspx">http://pathprogram.samhsa.gov/Super/Path/About.aspx</a>
Project Understanding	Ventura	Small loans and grants for move-in expenses, eviction prevention, and other non-housing related assistance.
	Oxnard	Transitional housing <a href="http://projectunderstanding.org/who-we-are/">http://projectunderstanding.org/who-we-are/</a>
Lutheran Social Services	Thousand Oaks, Simi Valley	Eviction prevention, move-in assistance and other non-housing related assistance. Seniors-Caring Neighbor Program. <a href="http://www.lsssc.org/">http://www.lsssc.org/</a>
Many Mansions	County	Affordable housing and life-enriching services to low income residents of Ventura County. Own 9 apt.-style properties that provide housing to over 1,300 individuals in need. <a href="http://manymansions.org/">http://manymansions.org/</a>
Mental Health Housing/ STAR	County	Provide access to mental health and alcohol and drug prevention, intervention and treatment services. <a href="http://www.wellnesseveryday.org/families-of-adults/for-more-information#faq-item-4">http://www.wellnesseveryday.org/families-of-adults/for-more-information#faq-item-4</a>
Salvation Army - Oxnard Corps	Oxnard	Emergency winter shelter and other non-housing related assistance. <a href="http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-dynamic-arrays/ACEBE360E86E201A8525784C006FE670?openDocument&amp;charset=utf-8">http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-dynamic-arrays/ACEBE360E86E201A8525784C006FE670?openDocument&amp;charset=utf-8</a>
Salvation Army - Service Extension	Simi	Short-term lodging vouchers, other non-housing related assistance. <a href="http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-dynamic-arrays/ACEBE360E86E201A8525784C006FE670?openDocument&amp;charset=utf-8">http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-dynamic-arrays/ACEBE360E86E201A8525784C006FE670?openDocument&amp;charset=utf-8</a>

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
Salvation Army - Ventura Corps	Ventura	Short-term lodging vouchers, other non-housing related assistance. <a href="http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-dynamic-arrays/ACEBE360E86E201A8525784C006FE670?openDocument&amp;charset=utf-8">http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-dynamic-arrays/ACEBE360E86E201A8525784C006FE670?openDocument&amp;charset=utf-8</a>
Samaritan Center	Simi Valley	Provides a variety of services including: winter overnight shelters, food, showers, clothing, case management, etc. <a href="http://www.thesamaritancenterofsimivalley.org/">http://www.thesamaritancenterofsimivalley.org/</a>
Turning Point Foundation	Ventura	Drop-in Center and shelter for homeless mentally ill and clients in west Ventura, other non-housing related assistance. <a href="http://www.turningpointfoundation.org/">http://www.turningpointfoundation.org/</a>
Housing Authorities		
1. County Area Housing Authority	Newbury Park	Administer HUD Section 8 Rental Assistance and conventional public housing projects. Provides fair housing counseling.  Waiting lists vary from 3 to 6 years.
2. Oxnard Housing Authority	Oxnard	
3. Port Hueneme Housing Authority	Port Hueneme	
4. Santa Paula Housing Authority	Santa Paula	
5. Ventura City Housing Authority	Ventura	
Employment Job Training		
California Conservation Corps	Camarillo	State agency hiring young men and women (18-25) for a year of natural resource work and emergency response. <a href="http://www.ccc.ca.gov/Pages/default.aspx">http://www.ccc.ca.gov/Pages/default.aspx</a>
Candelaria American Indian Council	Ventura	Emergency assistance (food and shelter) and job linkage for American Indian clients and veterans. Information and referral. <a href="http://www.candelariaamericanindiancouncil.com/">http://www.candelariaamericanindiancouncil.com/</a>
Center For Employment Training (CET)	Oxnard	Provides job training, remedial education, vocational English instruction and human development training. <a href="http://cetweb.org/">http://cetweb.org/</a>
East County Job & Career Center	County	Access to job search and placement assistance, on-site services include use of computers, printers and fax machines <a href="http://www.venturacountyjcc.org/gsipub/index.asp?docid=541">http://www.venturacountyjcc.org/gsipub/index.asp?docid=541</a>
Mental Health		
Adult Crisis Team – Ventura County Behavioral Health	County	Crisis intervention and stabilization services to individuals experiencing a mental health emergency or urgent mental health situation for both adults and children. <a href="http://www.vchca.org/behavioral-health/crisis-team">http://www.vchca.org/behavioral-health/crisis-team</a>
Mental Health Homeless Services/PATH	County	Services for people with serious mental illness, including substance use disorders, who are experiencing homelessness or at risk of becoming homeless. Services include community-based outreach, mental health, substance abuse, case management and other support services, as well as a limited set of housing services. <a href="http://pathprogram.samhsa.gov/Super/Path/About.aspx">http://pathprogram.samhsa.gov/Super/Path/About.aspx</a>
Mental Health Liason		
STAR	County	Screening, Triage, Assessment and Referral (STAR) Program. Assesses the individual mental health needs. <a href="http://www.vchca.org/behavioral-health/">http://www.vchca.org/behavioral-health/</a>
Turning Point Foundation	Ventura/Oxnard	Drop-in center for homeless mentally ill and clients in west Ventura. Other non-housing related assistance. <a href="http://turningpointfoundation.org/">http://turningpointfoundation.org/</a>

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
<b>Senior Citizens Services</b>		
Adult Protective Services	County	Investigates allegations of abuse and neglect, assesses client needs, and provides short-term case management and linkage to other services. <a href="http://portal.countyofventura.org/portal/page/portal/VCHSA/AdultProtectiveServices">http://portal.countyofventura.org/portal/page/portal/VCHSA/AdultProtectiveServices</a>
Area Agency on Aging	County	Provides information and various programs for persons aged 60 and over. <a href="http://portal.countyofventura.org/portal/page/portal/VCAAA/">http://portal.countyofventura.org/portal/page/portal/VCAAA/</a>
Mental Health, Behavioral Health	County	Provides comprehensive, community and home-based services which focus on the client, in an atmosphere of wellness and recovery. Peer staff, or "recovery coaches" assist in engaging new and current consumers, and provide services and advocacy. <a href="http://www.vchca.org/behavioral-health/mental-health-services-act-(mhca)">http://www.vchca.org/behavioral-health/mental-health-services-act-(mhca)</a>
Ombudsman Services	County	Provides specially trained and certified individuals who advocates for quality care for senior citizens residents in long term care facilities. <a href="http://www.ombudsmanventura.org/index.html">http://www.ombudsmanventura.org/index.html</a>
Senior Nutrition	County	Utilizes the Congregate meals and Home-Delivered Meals program to provide food for seniors. <a href="http://portal.countyofventura.org/portal/page/portal/VCAAA/SeniorNutrition/">http://portal.countyofventura.org/portal/page/portal/VCAAA/SeniorNutrition/</a>
Senior Homesharing	Ventura	Matches seniors with other seniors and non-seniors in need of shared housing
Ventura County Council on Aging	Oxnard	Senior services.
Ventura County Rescue Mission	County	Meals for the public, emergency shelter for men, and an alcohol and drug recovery program for men.
Victory Outreach Recovery Homes	Ventura, Oxnard	Drug recovery homes for men and women.

Source: "Resources for Homeless People in Ventura County, County of Ventura, Human Services Agency, December 2012"

**Figure 3.3.3-14**  
**Homeless Transitional Housing Facilities Inventory**

Transitional Shelters	Location	Number of Beds (2012)	Target Population
<b>Mentally Ill and Dually Diagnosed:</b>			
Turning Point – Appleton House	Simi Valley	6	SMI Adults
Turning Point – Wooley House	Oxnard	8	SMI Adults
Turning Point – River Haven	Ventura	19	
<b>Subtotal</b>		33	
<b>Families and General Homeless:</b>			
Kingdom Center TLP	Ventura	25-100 beds (25 units)	Singles and Families
Kingdom Center TLP	Oxnard	40 beds (4 families and 24 individuals)	Women and Children
Lighthouse for Women and Children	Oxnard	26 beds	Women and Children
Many Mansions Stoll House	Thousand Oaks	11 units	Families
Project Understanding Transition House	Oxnard	20 (5 families)	Families

Transitional Shelters	Location	Number of Beds (2012)	Target Population
TLC/Salvation Army Transitional Living	Ventura	41 (9 families, 9 singles)	Families/ Single Women
RAIN Transitional Living Center	Camarillo	85 (16 families, 64 singles, 2 group rooms)	Families and Singles
<b>Subtotal</b>		248	
<b>Countywide Total</b>		281	

Source: 2012 Resources for Homeless People in Ventura County, County of Ventura Human Services Agency

**Figure 3.3.3-15**  
**Homeless Emergency Shelter Facilities**

Emergency Shelters	Location	Number of Beds	Target Population
<b>Year Round Shelter Beds(2011):</b>			
Ventura County Rescue Mission	Oxnard	36	Men Only
Turning Point – Our Place Shelter	Ventura	10	Mentally Ill
Lighthouse – Emergency Shelter	Oxnard	20	Women/Family
Lighthouse – Job Search	Oxnard	4	Women
Lighthouse – Overnight Cots	Oxnard	20	Women
Interface – Safe Haven	Unlisted	13	Domestic Violence
Coalition for Family Harmony (Formerly: Coalition to End Family Violence)	Unlisted	22	Domestic Violence
<b>Subtotal</b>		125	
<b>Winter Shelters(2012):</b>			
Main Ventura/Oxnard Shelter	Ventura/Oxnard	125	General Homeless
Conejo Valley Shelter	County	30	General Homeless
Ojai Valley Family Shelter	Ojai	25	General Homeless
Public Access to Deliver Shelter (PADS)	Simi Valley	35	General Homeless
<b>Subtotal</b>		240	
<b>Countywide Total</b>		365	

Source: 2011 Local Emergency Shelter Strategy, Ventura County Homeless & Housing Coalition and Winter 2012-2013 Homeless Shelter listings, County of Ventura Human Services Agency

**Disabled Persons** – The Census definition of “disabled” is a fairly broad definition, which is reflected in the high percentage of persons reporting a disability. A “disability” may be an impairment that is sensory such as blindness or deafness, a self-care disability such as the inability to bathe or dress alone, a disability that prevents one from leaving the home alone, or a physical or mental disability, as described below. In the Ventura County region, 10 percent of the population over the age of five reported a disability in one of these categories in the American Community Survey (ACS) 2008-2010.

In 2008, the Census Bureau introduced a new set of disability question in the ACS questionnaire. The Census subcommittee recognized that, as a concept, disability involves social factors that are both internal and external to the individual, often making its measurement in surveys difficult. The Census committee also recognized that any measure of disability should include concepts from the three domains of disability, which are: communication, mental and physical. They should include Activities of Daily Living (ADL) and

Instrumental Activities of Daily Living (IADL) measures. As seen in Figure 3.3.3-16, hearing and vision difficulty address the communication domain of the disability spectrum, cognitive difficulty addresses mental domain, and ambulatory difficulty address the physical domain of disabilities.

Due to the recent change in the American Community Survey process for measuring disability, data for the unincorporated County is not available. Hence, we will use the disability numbers for the entire County in this discussion.

Though it is recognized that all disabilities may be debilitating, the Housing Element focuses specifically on the special housing needs of those with mental and physical disabilities.

**Mentally Disabled Persons** – A person with a mental disability was defined in the 2008 ACS survey as a person five years or older who suffered from a physical, mental, or emotional condition that made it difficult concentrating, remembering or making decisions.

As shown in Figure 3.3.3-16 below, in the County of Ventura, nearly 3.5 percent of the population over the age of five reported a mental disability.

Of the non-homeless, mentally ill clients served by the Ventura County Behavioral Health Department, many are generally very-low to extremely-low income households with little or no income and are unable to work due to reoccurring symptoms.

The 2010-2012 Consolidated Plan states that current housing stock for mentally ill clients served by the Ventura County Behavioral Health Department (BHD) consists of a variety of living environments with varying degrees of staff support and services. The current bed stock ranges from shelter with minimal specialized support to highly supported environments. Several facilities in the County provide both independent living options and residential care for persons with serious mental illness.

Figure 3.3.3-16 provides a summary of persons reporting a disability in Ventura County.

**Figure 3.3.3-16**  
**Ventura County Population Reporting a Disability**

Disabilities Reported	Persons Reporting a Disability	Percentage of Total Population Reporting a Disability <sup>10</sup>
<b>Total Disabilities Reported</b>	<b>77,649</b>	<b>9.6%</b>
<b>Population under 5 years:</b>	<b>667</b>	<b>1.2%</b>
With a hearing difficulty	405	0.7%
With a vision difficulty	344	0.6%
<b>Population 5 to 17 years:</b>	<b>6,052</b>	<b>3.9%</b>
With a hearing difficulty	1,395	0.9%
With a vision difficulty	1,276	0.8%
With a cognitive difficulty	4,052	2.6%
With an ambulatory difficulty	958	0.6%
With a self-care difficulty	1,530	1.0%
<b>Population 18 to 64 years:</b>	<b>39,316</b>	<b>7.8%</b>
With a hearing difficulty	8,249	1.6%
With a vision difficulty	6,694	1.3%
With a cognitive difficulty	15,994	3.2%
With an ambulatory difficulty	18,402	3.7%
With a self-care difficulty	7,453	1.5%

<sup>10</sup> This percentage is based on the Ventura County population count from the 2008-2010 ACS: 815,730



Disabilities Reported	Persons Reporting a Disability	Percentage of Total Population Reporting a Disability <sup>10</sup>
With an independent living difficulty	13,452	2.7%
<b>Population 65 years and over:</b>	<b>31,614</b>	<b>34.2%</b>
With a hearing difficulty	12,676	13.7%
With a vision difficulty	5,820	6.3%
With a cognitive difficulty	8,001	8.7%
With an ambulatory difficulty	19,453	21.0%
With a self-care difficulty	7,041	7.6%
With an independent living difficulty	14,341	15.5%

Source: ACS 2008-2010, S1810

**Physically Disabled Persons** – A person with a “physical disability” is defined by the 2008 American Community Survey as a person five years or older who had a physical, mental, or emotional condition that resulted in a serious difficulty walking or climbing stairs.

Of the senior citizen population 65 and over, 21 percent reported an ambulatory difficulty. In the population under 65, 3 percent reported an ambulatory difficulty. Indeed, the accepted definition of “disability” has evolved. The US Census Bureau website explained that, in the 1970s, the concept of a disability referred to an underlying physical or mental condition. For example, a person with leg paralysis would have been considered disabled, based solely on their physical condition. Today, disability is seen as a complex interaction between a person and his or her environment. The same person with leg paralysis may be considered disabled due to their physical impairment as well as due to the barriers in the environment that prevent full social participation.

Special housing needs, such as wheelchair ramps, accessible electrical outlets, accessible appliances, extra-wide doorways and hallways, large bathrooms with wheelchair space, rails in the bathtub and other special amenities, may add to the cost of housing for the disabled. It's also likely that on-site caregivers are needed for many of the disabled, creating the need for standard housing that can accommodate second dwelling units. Many of the more severely disabled require 24-hour care and/or nursing care, which is commonly provided through residential group care and elder care facilities.

Figure 3.3.3-13 above provides an inventory of agencies that provide housing and housing-related support services to physically disabled persons with special needs.

**Developmentally Disabled Persons** – A person with a “developmental disability” is defined by Section 4512 of the Welfare and Institutions Code as a person with a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Types of developmental disability include mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or that require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Figure 3.3.3-17 identifies the number of persons with a developmental disability in Census Designated Places, the unincorporated area and the entire Ventura County by age group. This information was provided by the Tri-County Regional Center, who is charged by the State of California with the care of people with developmental disabilities (defined as those with severe, life-long disabilities attributable to mental and/or physical impairments).

**Figure 3.3.3-17**  
**Ventura County Population Reporting a Developmental Disability**

Census Designated Place (CDP)	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
Bell Canyon	4		1			5
Newbury Park	70	37	34	3	1	145
Oak Park	20	17	4			41
Oak View	15	4	9			28
Piru	4	3	3	1	1	12
Santa Susanna			1			1
Saticoy		1	1			2
Somis	1	1	3	1		6
Unincorporated Total	114	63	56	5	2	240
Countywide Total	1721	997	1752	234	107	4811

Source: Tri-County Regional Center, 2012

As shown above in Figure 3.3.3-17, of the population reporting a developmental disability in Ventura County (4,811), approximately 5% (240) reside in the unincorporated area. The data shows that the cohort with the highest level of developmental disabilities is the 0-14 year age group, which is most likely due to recent advancements that resulted in improved diagnoses for developmental disabilities. Over 85.7% of the 23-54 cohort with developmental disabilities report living with friends and family, which implies that many persons in that age group with special needs may be dependent on aging parents.

Figure 3.3.3-13 above provides an inventory of agencies that provide housing and housing-related support services to non-homeless persons with special needs. The US Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services (DDS) maintains an accounting for the numbers of persons served by zip code or city<sup>11</sup>. Moreover, the Ventura County 2012 Ventura County Homeless & Housing Coalition's Survey reported that approximately 20 percent of the survey respondents had developmental disability defined as severe, chronic disability of an individual that is attributed to a mental or physical impairment or combination of both.

Figure 3.3.3-13 above provides an inventory of agencies that provide housing and housing-related support services to non-homeless persons with special needs.

**Senior citizens** – A senior citizen household is defined as one in which the head of household is 65 years in age or older. The 2010 Census estimated that there were 56,054 householders countywide who were 65 or older (approximately 7% of the total population). In the unincorporated area, 4,300 householders reported their age as 65 or older, comprising 4.5 percent of the unincorporated population. In 2000, 46,082

<sup>11</sup> "Memo on Persons with Developmental Disabilities SB812, Chapter 506, Statutes of 2010", Department of Housing and Community Development, June 21, 2012

householders countywide were 65+. Thus, from 2000, the number of senior citizen households increased by 22 percent in Ventura County.

The 2010 Census further reported that there were a total of 11,861 seniors in unincorporated Ventura County, aged 65 or older. Senior citizens comprised 12.5 percent of the total unincorporated population in 2010. This number is expected to increase as large numbers of baby boomers retire and average life expectancy increases.

As shown in Figure 3.3.3-16, of senior citizens population 65 and over, nearly 34.2 percent reported a disability of some kind. Approximately 15.5 percent of these were senior citizens who recorded a disability that made it difficult doing errands alone such as visiting a doctor's office or shopping due to a physical, mental or emotional condition, and 7.6 percent reported being unable to perform daily activities like bathing, dressing, and getting around inside the home.

Generally, many of senior citizens are on fixed incomes and their family or household size is small. Many of senior citizens who own their own homes do not pay a mortgage and purchased their home prior to passage of Proposition 13, which reduces their overall housing cost burden. In general, however, senior citizens have lower incomes or receive fixed incomes from Social Security and/or pensions that have not kept pace with inflation. Over time, this increases their housing cost burden. In the unincorporated area, the percentage of senior citizens who own homes decreased from 88 to 77 percent between 2000 and 2010. During that same time period, the percentage of persons classified as renters increased from 11 to 23 percent. Many of senior citizens reside in one of the 25 mobile home parks located in the unincorporated area.

Ideally, affordable housing for senior citizens should be located in urbanized areas, near public transportation and services such as doctors, hospitals, and grocery stores. Many of senior citizens require 24-hour care, which is commonly provided through residential group care facilities. For those who are aging but independent enough to remain at home, more second dwelling units are needed. These granny flats may be used for on-site caregivers or to accommodate senior citizen parents as they age.

The County has a range of housing options available for senior citizens<sup>12</sup>:

- For senior citizens that prefer to remain in their homes rather than move to specialized housing, the addition of medical or housing-support services would be preferable to provisions for specialized housing; and
- For persons who need or prefer specialized housing, the County has 14 affordable senior projects offering "independent living" in 1,052 units to low-income seniors through long-term agreements with the project's owners; and
- For seniors requiring assisted living, the Urban County Entitlement Area (Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and the unincorporated region) has 21 senior citizen residential care facilities with a total capacity of 437 beds.

The County of Ventura offers a variety of services for seniors. A total of 13 Senior Center that provide services for seniors are currently operating in the County. These Centers provide a variety of services including health screenings, employment referrals, HICAP counseling, recreational programs, consumer services, physical fitness programs, adult education, congregate meal sites and legal services. The County has also established the Ventura County Area Agency on Aging (AAA) whose mission is to:

- Serve the County's senior population, including those with different social and cultural needs;
- Foster and support self-determination and independence among the older population; and
- Provide leadership in the development of a community-based system of care.

Figure 3.3.3-13 above provides an inventory of agencies that provide housing and housing-related support services to senior citizens with special needs.

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<sup>12</sup> "County of Ventura Urban County Entitlement Area: FY 2010-2012 Consolidated Plan", County of Ventura County Executive Office, Community Development, May 2010

**Large Families** - HUD defines a “large family” as one with five or more members. By this definition, 14.6 percent (4,459) of the approximately 31,930 residential units in the unincorporated area of the County were occupied by “large families” in 2010. Recent data show a two percent decline since 2000 in the number of large families in the unincorporated area of the County – a trend evidenced throughout communities nationwide. According to the 2004-2009 American Community Survey data, of the total large family households in the unincorporated area, 68 percent owned their own homes and 32 percent were renters, which is a slightly higher portion of renters compared to the general population.

Lower-income large families represent a special needs group due to the disparity between housing costs and household income. To resolve this disparity, some families “double up” in one dwelling unit. During periods of rising housing costs, or periods of rising unemployment, anecdotal evidence indicates that the trend of “doubling up” will increase. In addition, large families with children may encounter difficulties locating adequately sized housing since some rental apartment complexes are restricted to seniors, and the supply of rental units with three or more bedrooms is somewhat limited. A recent trend in private firms’ investment in residential real estate, mentioned in Section 3.3.3(8) above, represents a changing pattern in rental housing stock that might accommodate large families who prefer a single family dwelling unit. However, the Ventura County Star article that reported this trend also states that the investment companies will be diligent in meeting industry standards for occupancy, which call for a maximum of seven persons in a three-bedroom home.

**Female Headed Households** – A “female-headed household” is defined as one in which the female head of household is unmarried, divorced or separated and living with at least one related child under the age of 18. According to the 2005-2009 American Community Survey, female-headed households with children under 18 numbered 28,773 countywide (11 percent of households countywide), and 2,792 in the unincorporated area (9 percent of households in the unincorporated area). These numbers represent an estimated 70.5% increase in female-headed households during 2005-2009, when compared to data collected in 2000 in the unincorporated area.

Female-headed single parent households with children have special housing needs, primarily because single parent households tend to contribute a higher percentage of their income to housing costs and women continue to earn less than men in comparable jobs. Due to this reliance on one income, these families need lower cost housing in proximity to employment as well as access to affordable childcare.

Figure 3.3.3-13 lists housing and housing-related service providers in the County of Ventura that may provide assistance to female headed single parent households in need.

**Farmworkers** - Due to the generally low wages associated with laboring as field workers, packing house workers, and nursery workers, farmworker households can generally be classified as very-low or extremely low-income. This makes farmworkers and their families particularly vulnerable to living in overcrowded, substandard dwelling conditions.

Official counts of farmworkers significantly underestimate the true numbers, with undocumented and poor residents most likely to be undercounted. Farmworkers are notoriously difficult to count due to their mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.<sup>13</sup>

Nonetheless, in 2012 the SCAG Regional Housing Needs Assessment (RHNA) estimated that there were 11,091 farmworkers countywide in Ventura County. However, the data provided by SCAG was based on the 2005-2009 American Community Survey, a problematic source because the Census Bureau does not define “farmworkers” or “farmworker households,” and the ACS combined persons employed in farming with persons employed in forestry, fishing, and hunting with no distinction between high and low wage occupations. Furthermore, the Census excluded labor provided by farm labor contractors, which

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<sup>13</sup> The Agricultural Worker Health Study: Case Study No. 3 – Oxnard and Santa Clara Valley. Kurt Schroeder et. Al., California Institute for Rural Studies, January 2003.

significantly underestimates the number of farmworkers. It's estimated that roughly one third of all California farmworkers are employed by farm labor contractors.<sup>14</sup>

By contrast, the 2007 US Census of Agriculture, prepared by the Department of Agriculture, reported that there were 33,661 farmworkers in Ventura County of which 17,829 (53%) worked 150 days or more and 15,832 (47%) worked less than 150 days. Therefore, depending on the data source, the estimated number of farmworkers in Ventura County ranges from 11,100 to 33,661 persons. According to the Ventura County Agricultural Commissioner and a representative from the local Housefarmworkers! Task Force, the higher end of the range is more accurate and should be used for estimating farmworker housing needs.

To fulfill one of the programs approved in the 2001 Housing Element, the County of Ventura prepared a more detailed study of farmworker households and their housing needs. A Farmworker Housing Study Committee comprised of representatives from a diverse group of local growers, labor advocates, business interests, farmworker housing advocates, local government, and nonprofit housing developers was established. The results of their work were published in the *County of Ventura Farmworker Housing Study* in August 2002. Though this study does not provide a total count of farmworkers, it does provide a more germane and local picture of farmworker households and their housing needs than that provided by the 2000 Census, the American Community Survey, SCAG, or the US Department of Agriculture.

To gather local data, the 2002 Farmworker Housing Study Committee prepared and disseminated 9,000 bilingual farmworker surveys countywide to growers, contractors, school districts, and farmworker advocate organizations. With a response rate of nearly 17 percent, the survey provided a representative sample of housing conditions for farmworker households between December 2001 and February 2002.

The Farmworker Housing survey revealed that the majority of agricultural laborers are permanent residents of the County (76%). This challenges the common perception of the farmworker as a migrant employee with no ties to the local community. Of the 14 percent who reported part-time residency, the majority were single males. Of the 1,500+ farmworker households surveyed, only 7 percent lived in unincorporated areas of the County. Using a variety of key indicators, the survey revealed that countywide there are significant numbers of farmworker families and individuals working in the local agricultural industry that lack safe, decent, and permanent housing.

As discussed earlier in this section, 41 percent of farmworker households surveyed reported overcrowding to be a "significant housing problem". In addition, a significant percentage reported inadequate bathroom, kitchen, and heating facilities. The survey also confirmed the limited income available for housing purposes in most farmworker households. At the time the survey was taken, 70 percent of responding farmworkers living alone had personal median incomes within the extremely-low income category. Of farmworkers living with relatives, 57 percent reported household incomes that fell within the extremely-low income category.

Outside of the ten incorporated cities, the character of Ventura County remains distinctly rural and agricultural. The 2007 US Census of Agriculture reported that Ventura County contained 259,055 acres of land that is actively used for agriculture. In addition, the climate in Ventura County is so mild that many crops can be planted and harvested three times a year, creating the rare opportunity for a year round workforce.

Notwithstanding the difficulties associated with procuring a precise count of the farmworker population, the total number of farmworkers in Ventura County appears to have increased over the last two decades. This may be partly explained by changes in crop type. Over the last two decades, the cultivation of labor-intensive crops increased. When queried, the Ventura County Agricultural Commissioner reported that in the last 20 years, the cultivation of strawberries nearly tripled from approximately 4,200 acres harvested in 1990 to 11,230 acres harvested in 2011. However, nursery stock cultivation decreased from approximately 4,735 acres in 2006 to 2,822 acres in 2011. Ranked in order of financial yield, the Ventura County Agricultural Commissioner's 2011 Annual Crop Report listed strawberries as the highest value crop in Ventura County, followed by raspberries, lemons, nursery stock, celery, and tomatoes. In 2011, 3,246

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<sup>14</sup> University of California Agricultural Personnel Management Program, <http://are.berkeley.edu/APMP/pubs/flc/farmlabor>, 2004-5.

acres of Valencia oranges, 15,876 acres of lemons, and 16,777 acres of avocados were harvested in Ventura County.

Clearly, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services. For this reason, the vast majority of farmworker households reside in conventional, lower-income housing located within the existing cities near the irrigated farmland (e.g., Oxnard, Santa Paula, Fillmore, Ventura) and the existing unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Information provided by sources close to the agricultural community indicates, however, that many farmworker households reside in single family residences with multiple families or are sleeping in garages or detached accessory buildings.

Although most farmworker households reside in conventional, lower-income housing, there are two general categories of farmworker housing in unincorporated Ventura County:

- (1) Farmworker or Animal Caretaker dwelling units (one to four dwelling units) on existing farms or ranches;
- (2) Farmworker complexes, which generally fall within the following sub-categories:
  - Farmworker camps (five or more dwelling units) on existing farms or ranches and licensed by the State and exempt from local building inspection; or
  - Farmworker housing projects developed by non-profit corporations and subsidized with Federal, State and/or local funding.

The County has minimal records on the first kind of farmworker housing, primarily because many of the structures were constructed years ago and the County Assessor records do not provide sufficient detail to differentiate between farmworker housing and other types of housing.

From June 5, 2003, (operative date of the ordinance amendment) to December 31, 2008, zone clearances have been issued for 58 farmworker/animal caretaker dwelling units. In 2008 alone, there were 13 zone clearances issued for farmworker dwelling units. It should be noted, however, that the issuance of a zone clearance does not ensure that the unit was actually constructed or completed that year. For example, in 2008 only 2 of the units identified on zoning clearances were listed as completed in the County's Building and Safety records. However, there are 7 additional units listed as completed farmworker units in the building reports making 9 total completions in 2008.

Between 2010 and 2012, there were 9 farmworker dwelling units reported as completed in the Building and Safety Division completions records and a total of 24 from 2006 through 2012.

HCD maintains a list of farmworker labor camps licensed by the State of California. Figure 3.3.3-18 lists the existing farmworker camps within the County by camp name and location, with the number of individuals and families that can be accommodated at the camp. All of these camps are located in the unincorporated area of the County, with the exception of the Garden City Camp in Oxnard.

**Figure 3.3.3-18**  
**State-Licensed Farmworker Camps in Ventura County**

Facility Name	Address	Property Owner	Permanent or Temporary Permit	Notes
B-Camp	2512 Balboa St., Oxnard	Leo B. Jennings	Permanent	15 units, individuals and families
Garden City Camp	5690 Cypress Rd., Oxnard	Pacific Labor Services	Permanent	40 beds, individuals only
La Campana	2297 Sycamore, Fillmore	Limoneira	Permanent	18 units, individuals and families
Fillmore Labor Camp	743 ½ Sespe Pl., Fillmore	Villasenor Enterprises	Permanent	137 individuals
McKevett	Padre Dr., Santa Paula	Limoneira	Permanent	9 units, individuals and families

Facility Name	Address	Property Owner	Permanent or Temporary Permit	Notes
Limol	1141 Cummings Rd., Santa Paula	Limoneira	Permanent	157 units, individuals and families
Orchard Farm	Santa Paula	Limoneira	Permanent	11 units, individuals and families
Leavens Ranches	12681 Broadway Rd., Moorpark	Leavens Ranches	Permanent	14 units, individuals and families
Los Posas Orchards	5242 N. Olive Hill Rd., Somis	Somis Pacific	Temporary	16 units, families
Rancho Guadalupe	1 Caryl Dr., Oxnard	John Boone	Permanent	9 units, families
Newhall Ranch	4 ½ miles east of Piru	Newhall Land & Farming	Permanent	18 units, individuals and families
Rancho Media Dia	1989 Hondo Rancho Rd., Somis	Grether Farming	Permanent	10 units, families
Somis Nursery	5612 Donlon Rd., Somis	Somis Nursery	Permanent	10 units, individuals and families
Piru Square	665 Piru Square	Trinidad Vasquez	Permanent	6 units, 15 individuals
Total Farmworker Units				470

Source: The California Housing and Community Development Division of Codes and Standards, Housing Standards Program provided a current list of active employee housing facilities in Ventura County on July 10, 2007

As the number of permanent farmworkers residing in Ventura County has increased, the number of large scale farmworker dwelling complexes/camps on existing ranches and farms has declined. In 1983 there were 24 farmworker camps serving 1,118 farmworkers and their families in Ventura County. By 2000 there were 17 camps serving 728 farmworkers and their families. The latest data from July 2007 indicates that 470 farmworker dwelling units remain available in 14 camps countywide. Anecdotal evidence suggests that the decline in the past seven years can be attributed to rising land costs, increased liability for property owners, the high cost of providing sewage treatment plants in unincorporated areas, and the age and condition of existing units that are not being replaced.

In addition to the farmworker camps listed above, a farmworker housing complexes such as Rancho Sespe and Valle Naranjal apartments were built in the unincorporated area of Piru, which lies in close proximity to agricultural areas. These apartment complexes are reserved for farmworkers and their families and contain a total of 166 two, three, and four bedroom units. In addition, a 77 unit farmworker complex just west of Santa Paula was also approved in 2011. However, only 3 of the units have been constructed.

Similar developments for farmworkers and their families are located in Oxnard, Santa Paula, Ventura and other communities that were funded through multiple sources and constructed by the Cabrillo Economic Development Corporation. They are not included on the above list (Figure 3.3.3-18) because they are not located on existing farms or ranches and are not subject to the regulatory authority of the State. Rather, they were constructed by a private, non-profit developer in an urban context and function more like standard apartment or townhouse complexes. Figure 3.3.3-18 also excludes individual farmworker or animal caretaker dwelling units where fewer than five were constructed on one farm or ranch.

The need for additional safe, clean, and affordable housing for farmworkers in Ventura County (cities, unincorporated County) is well documented. The County of Ventura Farmworker Housing Study concluded that, based on the trends in agricultural production anticipated by local growers and farming officials, a clear need exists for all types of farmworker housing. That is, housing for permanent farmworkers and seasonal

migrant farmworkers, housing for large farmworker families, and housing tailored to single male day laborers.

**All Special Needs Housing:** Figure 3.3.3-19 summarizes the housing needs of the special needs groups listed above.

**Figure 3.3.3-19**  
**Existing Housing Needs for Special Needs Populations**

Special Needs Group	Identified Housing Needs
Homeless Individuals and Families	<ul style="list-style-type: none"> <li>• Maintain and expand existing emergency and transitional shelters to accommodate additional housing units (or beds) with on-site or off-site health care, mental health care, and substance abuse treatment (cities and unincorporated Urban or Existing Communities adjacent to cities).</li> <li>• More affordable, permanent housing for individuals and families in the extremely- low and very-low income categories near health care services, employment centers, and daycare facilities (cities and unincorporated Urban or Existing Communities adjacent to cities).</li> </ul>
Mentally Disabled Persons	<ul style="list-style-type: none"> <li>• More affordable housing in proximity to mental health services (cities and unincorporated Urban or Existing Communities adjacent to cities).</li> <li>• More supportive housing programs connected to mental health services.</li> </ul>
Physically Disabled Persons	<ul style="list-style-type: none"> <li>• More affordable housing (for rent or purchase) at a variety of household income levels (cities and unincorporated Urban or Existing Communities adjacent to cities).</li> <li>• More rental units designed with accessibility in mind (for wheelchairs, etc.) (all residential areas)</li> <li>• More second dwelling units to accommodate on-site caregivers (all residential areas).</li> </ul>
Senior Citizens	<ul style="list-style-type: none"> <li>• More affordable rental units located in proximity to public transportation, medical doctors, and other services (cities and unincorporated Urban or Existing Communities adjacent to cities).</li> <li>• More second dwelling units to accommodate on-site caregivers (all residential areas).</li> <li>• More smaller and/or single-story homes for population aging in place.</li> </ul>
Large Families	<ul style="list-style-type: none"> <li>• More affordable rental units (detached or attached homes, apartments) with three or more bedrooms to accommodate large families, located in proximity to parks, services, and public transit (cities and unincorporated Urban or Existing Communities).</li> </ul>
Female Headed Households	<ul style="list-style-type: none"> <li>• More lower-cost housing (rental or for purchase) located in proximity to employment centers and daycare facilities (cities and unincorporated Urban or Existing Communities adjacent to cities).</li> </ul>



Special Needs Group	Identified Housing Needs
Farmworkers	<ul style="list-style-type: none"> <li>• More permanent, affordable rental housing for extremely-low income farmworkers and their families, located in proximity to urban services, schools, etc. (within or adjacent to city spheres). The affordable housing should include a diversity of housing types, including: <ul style="list-style-type: none"> <li>○ Low cost housing available to both permanent and seasonal farmworkers;</li> <li>○ Low cost housing for families with more bedrooms to accommodate larger family size; and</li> <li>○ Low cost housing for individual farmworkers.</li> </ul> </li> </ul>

### 3.3.4 Existing Federal, State and Local Housing Programs

Section 65583(c) of the Government Code requires “the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project pursuant to the Community Redevelopment Law.” This chapter summarizes the federal and state financing and subsidy programs that are available and currently being utilized within Ventura County.

#### 1. Federal Housing Programs

The U.S. Department of Housing and Urban Development (HUD) distributes funding to six separate Entitlement Areas in Ventura County. The cities of Camarillo, Oxnard, San Buenaventura, Simi Valley and Thousand Oaks are each Entitlement City/Areas, and the cities of Fillmore, Santa Paula, Ojai, Port Hueneme, and Moorpark and the unincorporated area of the County comprise the Urban County Entitlement Area. Under the Urban County entitlement process, the County of Ventura is the legal grantee of HUD funds, though under the cooperative approach to CDBG administration, relative autonomy for each participating city is assured, with decision-making power resting with City Councils and the County Board of Supervisors.

The Federal Housing Programs utilized as funding sources in the unincorporated area of Ventura County are listed below.

**Community Development Block Grant (CDBG) Program** - Through the CDBG program, HUD provides 100% Federal grants to local jurisdictions with no matching contribution required. Eligibility for entitlements under this program requires preparation of a five-year Consolidated Plan and annual Action Plan that identify needs for community development and housing, special needs and homeless populations, economic development, and outlines a comprehensive strategy and spending plan for meeting those needs. The Urban County Entitlement Area expects an allocation from CDBG funds of \$1.34 million for 2012-2013. Of this amount, approximately \$280,000 will be used for housing related activities. It is not possible to estimate a five-year range of funding due to the continual decrease in HUD funding in recent years.

CDBG funding is also proposed for use, under a JPA with two other cities, in continuing and expanding a Fair Housing Program to respond to complaints of discrimination in housing matters and provide public outreach to contact persons in need of fair housing services, including eviction protection.

**Emergency Solutions Grant Program (ESG)** - ESG is a HUD program that provides funding for emergency shelter facilities and emergency shelter operational costs for the homeless; rental assistance; essential services and food supplies; and homeless prevention, counseling and case management. Emergency Solutions Grant Funds require a 100% match of non-federal funds, in-kind services, or a combination of both.

**HOME Investment Partnership Program** - HOME Investment Partnership Program funds can be used for three types of housing programs: (1) Homeownership (for first-time homebuyers and single family rehabilitation), (2) Rental Housing, and (3) Tenant-Based Rental Assistance.

HOME funds can be utilized for land acquisition for new housing construction, new construction, reconstruction, or rehabilitation of existing housing units, demolition prior to new construction of housing, homebuyer programs, and development fees. After 1992, local match funds are required.

The County anticipates an allocation of approximately \$408,000 from HOME for the period 2012 - 2013, all of which will be utilized for housing. It is not possible to estimate a five-year range of funding due to the continual decrease in HUD funding in recent years.

Other federally funded programs that are available in Ventura County are listed below:

### **Section 8 Housing Program** (U.S. Housing Act of 1937, as amended):

**Voucher Program** - The Section 8 Voucher Program is administered through a contract between the Area Housing Authority (AHA) and the property owner and a lease between the owner and the tenant. The subsidy amount is based on a payment standard set by AHA anywhere between 90% to 110% of the Department of Housing and Urban Development (HUD) Fair Market Rent. A family renting a unit below the payment standard pays the highest of 30% of their adjusted monthly income, 10% of monthly income, or the welfare rent to the owner. A family renting a unit above the payment standard pays the higher of 30% of monthly adjusted income, 10% of monthly income or the welfare rent, plus the amount of rent above the payment standard. The units must meet HUD's Housing Quality Standards.

**Aftercare** - The Aftercare program no longer exists, however, the Area Housing Authority, under contract with the State of California Department of Housing and Community Development (HCD), still reserves 69 Section 8 vouchers for use by mentally, physically, or developmentally disabled individuals. Eligible participants must be certified for disability by the State Department of Rehabilitation, the County Behavioral Health Department, the State Department of Developmental Services, or an associated regional center for persons with developmental disabilities, or other qualified public and non-profit agencies.

**Family Self-Sufficiency Program** - In late 1992, the Area Housing Authority submitted its Joint Action Plan for the Family Self Sufficiency (FSS) Program in compliance with the National Affordable Housing Act of 1990. This plan outlines the direction, coordination, and implementation that the five Housing Authorities in Ventura County will employ to fulfill the program's objectives through community-based, interactive programs for participating families. Utilizing a variety of service providers throughout the County, assistance may be provided in these areas: child care, drug/alcohol evaluation and treatment, literacy education and other instruction; employment information, training, and placement; personal counseling; information and referral services; homeownership and budget counseling; transportation and auto repair/maintenance services. The program is available to any family in the County of Ventura who currently holds a Section 8 voucher and is 18 years of age or older and, receives housing assistance, and volunteers for the program. Since that time, the program has enrolled over 96 participants.

**Shelter Plus Care Program** - This program provides, under a competitive grant process, rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. There are four types of rental assistance: (1) Tenant-Based Rental Assistance contracted directly with the low-income tenant; (2) Project-Based Rental Assistance contracted with a building owner; (3) Sponsor-Based Rental Assistance contracted with a nonprofit organization; and (4) Single Room Occupancy-Based Rental Assistance contracted with a public housing authority.

### **Section 202 Supportive Housing for senior citizens/Section 811 Supportive Housing for Persons with Disabilities:**

**Capital Advances** - This program provides capital advances to nonprofit organizations to finance the construction and/or rehabilitation of rental housing for very low-income senior citizens under Section 202 and very low-income persons with disabilities under Section 811. Capital advances may also be used to acquire housing from the Resolution Trust Corporation (now under the Federal Deposit Insurance Corporation - FDIC). Repayment of the capital advance is not required as long as the housing remains available for occupancy by very low-income senior citizens or disabled persons for at least 40 years.

**Project Rental Assistance** - Rental assistance to cover the difference between the HUD-approved operating cost per unit and 30% of the resident's adjusted income.

**Housing Opportunities for People With AIDS (HOPWA) Program** - The County does not receive HOPWA funds directly; the funds are allocated through the State to the County of Ventura Public Health for distribution through the AIDS Consortium for the following items:

- Short-term rent/mortgage and utilities,
- Operating Costs,
- Case Management, and
- Hospice Care.

**Home Ownership and Opportunity for People Everywhere (HOPE)** - HOPE includes: HOPE 1 - Homeownership Program for Public Housing Residents; HOPE 2 - Homeownership of Multifamily Units; HOPE 3 - Homeownership of Single Family Homes Program; HOPE IV - Senior citizens Independence Demonstration; and HOPE VI - Urban Revitalization Demonstration.

**HOPE 1** authorizes planning and implementation grants for programs that assist low-and moderate-income residents to purchase and convert to homeownership (including cooperative homeownership), multifamily and single housing owned by public agencies.

**HOPE 2** empowers low-income families to become homeowners by providing planning and implementation grants to organizations that help families purchase and maintain units in multifamily projects that are owned by the government, are FHA-distressed, or are subject to mortgages that are insured or held by HUD.

**HOPE 3** helps low-income families to become homeowners of single family homes that are owned by the government, are FHA-distressed, or are subject to mortgages that are insured or held by HUD.

**HOPE IV** helps low-income, frail senior citizens live independently in nonrestrictive environments. The program combines Section 8 rental assistance with case management and support services for people age 62 and older who have limitation in three or more life activities such as bathing, dressing, and housekeeping.

**HOPE VI** was a direct result of the report of the National Commission on Severely Distressed Public Housing, submitted to Congress on August 10, 1992. In the Commission's report, approximately 86,000 units were identified to be in severely distressed condition. The Commission recommended that this portion be eradicated by the year 2000. HOPE IV's first year of funding was in 1999. All program funds are allocated on a competitive basis. Local match funds are required for implementation grants.

**Low-Income Housing Tax Credit Program** - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 55 years. The County Executive Office is the review authority for Tax Credit proposals in the County unincorporated area.

**USDA - Rural Development** - Rural Development's Rural Housing Service was created in 1994 as a part of a reorganization of the US Department of Agriculture (USDA). The Rural Housing Service (RHS) provides financing and grants for the purchase and development of affordable housing sites in rural areas for low and moderate-income families. RHS also works with private lenders to guarantee loans to borrowers for the construction of multi-family housing units; community facilities; and individual homes. Rural areas include open country and places with a population of 10,000 persons or less, that is rural in character and is not closely associated with urban areas. Areas within the unincorporated County qualify as rural, and a number of programs are available which provide grants and low cost loans for housing for eligible persons. The following RHS programs are available in Ventura County:

**Section 502 - Rural Housing Single-Family Housing Loan Guarantee** - Private lenders work with RHS to offer loans to low income individuals interested in building or purchasing a home. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities. Loans are made to individuals for up to 100% of the appraised value of the home. Terms are for 30 years, and the interest rate is negotiated between the lender and the individual borrower. The interest rate on the loan must be fixed and cannot exceed the rate specified in the Notice of Funding

Availability NOFA published yearly in the Federal Register. RHS provides a guarantee to the lender of 90% of the worth of the loan. Loans are for up to 33 years (38 for those with incomes below 60% of area median income [AMI] and who cannot afford 33-year terms). The house must be modest in size, design and cost, and must be owner-occupied. Modest housing is generally defined as housing costing less than the HUD Section 203(b) loan limits as of 9/30/98.

**Section 502 - Rural Housing Direct Loan** - Loans are directly funded by the Government and available for low- and very low-income households. The loan term and interest rate are the same as the term and rate for Section 502 loan guarantees mentioned above. The purpose of this loan is to provide financing at reasonable rates and terms with no down payment.

**Section 504 - Repair and Rehabilitation Loan** - Loans are directly funded by the Government and available to very low-income rural residents who own and occupy a dwelling in need of repairs. To obtain a loan, homeowner-occupants must be unable to obtain affordable credit elsewhere and must have very low incomes, defined as below 50% of the AMI. Loans are available for up to \$20,000 for a maximum period of 20 years at 1% interest.

Funds may be used for such purposes as connecting the dwelling to water or sewer lines, providing toilet facilities, adding a room, repairing a roof, or making other similar improvements.

**Section 504 - Repair and Rehabilitation Grant** - Grants are funded directly by the Government. A grant is available to dwelling owner/occupant who is 62 years of age or older and cannot repay a Section 504 loan. Funds may only be used for repairs or improvements to remove health and safety hazards, or to complete repairs to make the dwelling accessible for household members with disabilities. The lifetime maximum grant amount is \$7,500.

**Section 514 - Farm Labor Housing Loan and Grant Program** - This program provides a combination of grants and loans to finance construction, rehabilitation, or acquisition of rental housing for farmworkers. A grant of up to 90% of the cost of the project can be made, with the remainder loaned at 1%. Loans are repaid over a 33-year term.

Public and private non-profit corporations, State agencies and political subdivisions, and private, non-profit farmworker associations are eligible for both grants and loans. Farm owners, farm owner associations, and grower-oriented non-profit groups are eligible only for loans.

Housing financed under this section must be operated on a non-profit basis. Unlike housing under other RHS Programs, farmworker housing can be situated in an urban location provided there is a nearby farm labor market. HUD's Section 8 subsidies may be used with this program.

**Section 515 - Rural Rental Housing Loan Program** - Section 515 provides loans to individuals, trusts, associations, partnerships, limited partnerships, State and local public agencies, consumer cooperatives, and profit or nonprofit corporations. Loans are direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low, low, and moderate-income families; senior citizens; and persons with disabilities. 95% of tenants in new Section 515 projects must have very low incomes. The interest rate on these loans varies between 1% and the market rate, depending on the kind of sponsor and the projected income of the tenants. The term of the loan is 40 years.

Tenants in Section 515 projects may not pay more than 30% of their adjusted income for rent and utilities. Section 8 Assistance Payments may be used with Section 515 loans to bring rents within the tenant's ability to pay.

**Sections 523/524 - Rural Housing Site Loans** - Rural Housing Site Loans are made to provide financing for the purchase and development of housing sites for low and moderate-income families. Section 523 loans are limited to private or public non-profit organizations to acquire and develop sites only for housing to be constructed by the self-help method. Section 524 loans are made to acquire and develop sites for any low- or moderate-income family.

Under the program, a group of families jointly contribute the needed home-building labor, hiring skilled help when necessary. Most loans are made for one or two years, with funds advanced as needed and budgeted for 30-day periods.

Sites financed with Section 524 loans must be sold to low and moderate-income families who qualify for a Rural Housing Service loan, or to non-profit organizations eligible for a rural rental or cooperative housing loan. Section 524 loans carry a market interest rate.

**Section 533 - Housing Preservation Grant** - Grants are made to sponsoring organizations for the repair or rehabilitation of single family housing, rental properties, or co-ops owned and/or occupied by very low- and low income rural persons. The grants are competitive and are made available in areas where there is a concentration of need.

**Section 538 - Guaranteed Rental Housing Loan Program** - Private lenders work with Rural Housing Service (RHS) to offer loans for the construction, acquisition, or rehabilitation of rural multi-family housing. The RHS guarantees up to 90% of the amount of the loan from a private lender to a housing developer. Occupants must be very low, low, moderate-income households, senior citizens, handicapped, or disabled persons with income not in excess of 115% of the AMI. The terms of the loans guaranteed may be up to 40 years and the loans must be fully amortized. Rates of the loans guaranteed must be fixed, as negotiated between lender and borrower and within the maximum established under a Notice of Funding Availability (NOFA).

**BEGIN (“Building Equity and Growth in Neighborhoods”) Pilot Program** - The State’s HOME model program, BEGIN (“Building Equity and Growth in Neighborhoods”) is used to provide funding for first time homebuyers who meet the program income criteria. The County used \$500,000 in BEGIN funds to assist seven families to purchase units located in the Citrus View development in the Community of Piru. The last phase of this project was sold to People’s Self-Help in 1999.

## **2. State Housing Programs**

The State Department of Housing and Community Development (HCD) is the agency principally charged with assessing, planning for, and helping communities meet the housing needs of low and moderate-income residents of California. HCD administers many programs that serve the purpose of assisting local governments and private non-profit groups, either with technical assistance or through funding, to solve local housing problems.

The County of Ventura does not receive direct funding from the State of California at the present time. However, the CEO’s Office of Regional Development consistently monitors State programs for availability of funding to meet the County’s housing needs.

Under the following programs, administered within HCD by the Division of Community Affairs, technical assistance and expertise of information is available:

- California Indian Assistance Program
- Planning and Technical Assistance
- Housing Resource Center - Housing Policy Development
- Computerized Clearinghouse for Affordable Housing Finance

The following programs, administered by the Division of Community Affairs, offer funding assistance for low and moderate-income housing:

**California Self-Help Housing Program** - Technical assistance grants are available to sponsor organizations that provide training and supervision to self-help homebuilders or repairers. Ten percent simple annual interest loans are made to sponsor organizations to assist with new construction and rehabilitation. Interest on the development assistance loan is waived when “rolled over” as mortgage assistance for individual low-income homeowners. Repayment of principal and interest is deferred until the property is sold or transferred, or until the owner ceases full-time occupancy. Loans and accrued interest are forgiven in 10% annual increments from the 11<sup>th</sup> through the 21<sup>st</sup> anniversaries.

**Emergency Housing Assistance Program** - Grants are available to local government agencies and nonprofit corporations that shelter the homeless on an emergency basis.

**Joe Serna, Jr. Farmworker Housing Grant** – Grants and loans are available to assist development or rehabilitation of various types of housing projects for agricultural worker households. A match of at least 100 percent is required.

**Mobile Home Park Resident Ownership Program** - Loans are available to local government agencies and mobile home park resident associations as co-applicants to enable the purchase of a mobile home park by a resident organization.

**Acquisition and Rehabilitation Component of the Multifamily Housing Program** - Construction and permanent loans are available to local governments and private nonprofit and for-profit organizations for acquisition and rehabilitation of existing affordable multi-family rental housing. These loans are low interest loans with 55-year terms and partial repayment deferrals. Priority is given to projects currently subject to regulatory restrictions that may be terminated.

**Multifamily Housing Program** - Deferred payment loans for not less than 55 years are available to local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, Indian reservations and rancherias, and limited partnerships for new construction, rehabilitation or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing.

**Urban Predevelopment Loan Program** - Preservation and Acquisition - Approximately 140,000 rental units are at risk of being lost within the State due to current property owners expressed strong desire to terminate their relationship with the federal government. Loans at a rate of 3% simple annual interest may be made for required expenses which are incurred in the process of and prior to securing mortgage financing including costs associated with at-risk property purchase; options to buy at-risk property, or extending the time period for exercising the option; fees for professional services such as consultant, architectural, engineering, and legal; permit and application fees; and, bonding fees. The aggregate amount to be loaned for purposes other than for option shall not exceed \$75,000.

**Families Moving to Work Program** - Loans for a period of 55 years are available to CALWORKS recipients for limited term rental housing assistance, childcare, employment assistance and other services.

**Rural Predevelopment Loan Funds** - Three-year loans at 7% simple annual interest are provided to local government agencies and non-profit organizations for the preliminary cost of developing or rehabilitating assisted housing for low-income families, and senior citizens or handicapped persons. Authorized costs include site acquisition and preparation; legal, architectural, engineering, permit and application fees; and bonding expenses. Loans are not available for construction financing or administrative costs.

**California Housing Finance Agency Programs** - The California Housing Finance Agency (CHFA) is a State agency which provides financing for the development of low and moderate-income housing through the sale of tax exempt bonds which are not obligations of the State of California and are not repaid with tax dollars. The proceeds are used to: a) provide direct loans for the development of new rental and cooperative multi-family housing for low and moderate-income households; b) purchase mortgages from private lenders to enable eligible low and moderate-income borrowers to purchase single family homes; and c) finance neighborhood preservation programs by providing loans and insurance for rehabilitation in designated areas.

**HELP (Housing Enabled by Local Partnerships) Program** - This program provides affordable housing opportunities through program partnerships with local government entities consistent with locality housing priorities. HELP Program funds must be used to directly provide affordable housing units. Funds may not be used for technical assistance or administrative costs. Local government entities must have a direct involvement with their program including financial contributions of Federal, State, and locality program funds. HELP funds are available to a local government entity as an unsecured loan from CHFA for up to 10 years at 3% simple annual interest, and carry minimal restrictions and conditions. Repayment in full is required no later than 10 years from commitment date.

The following CHFA programs offer funding assistance for low and moderate-income housing through CHFA's Single Family Homeownership Program:

**Single Loan (SL) Process** - This program provides grants to public agencies or non-profit organizations for the purpose of establishing local Housing Advisory Services to assist individuals and groups with the self-help construction or rehabilitation of their housing.

**First-Time Homebuyers** - This program provides loans to assist first-time homebuyers with buying a house. The loan is a 30-year fixed rate loan with lower fees to borrowers and a minimum down payment

of 3 to 5%. No down payment is required in certain counties when using the 100% Loan Program (see below).

**Down Payment Assistance Program** - There are three down-payment assistance programs designed to assist the first-time homebuyer with down payment and/or closing costs:

Affordable Housing Partnership Program (AHPP)  
Proposition 1A: School Facility Fee Affordable Housing Assistance Program  
100% Loan Program (CHAP)

**Builder Lock (BLOCK) Program** - Builders and/or developers may lock in through an approved CHFA lender, an interest rate for a pool of funds for terms of 6, 9, or 12 months into the future for permanent mortgage financing for CHFA-eligible borrowers at single family new-home developments.

**Self-Help Builder Assistance Program** - This program provides a source of permanent mortgage loans at 5% interest for single family homes built by owner-builders through the mutual self-help construction method. The program offers an opportunity to families and individuals with limited down payment resources to obtain homeownership by representing the borrower's labor (sometimes referred to as "sweat equity") as the down payment. Priority is given to developments in rural and target areas, as well as to local government-assisted developments.

The following CHFA programs offer funding assistance for low- and moderate- income housing through the Multifamily Program:

**Predevelopment Loan Program** - The Predevelopment Loan Program is designed to provide temporary funding for nonprofit developers to assist with the land acquisition and predevelopment costs of affordable multi-family housing project financed by CHFA.

**CHFA Bridge Loan Program** - The Bridge Loan Program offers a tax-exempt bridge loan for projects receiving 4% tax credits at an amount necessary to ensure the award of the credits. The bridge loan term is for a minimum of one up to a maximum of five years and is available only with a permanent tax-exempt CHFA loan. The bridge loan interest rate is equal to the CHFA permanent loan and will amortize over a multi-year term with annual payments.

**Preservation Financing Program** - HUD's 20-year Project Based Section 8 subsidy contracts are now expiring. It is estimated that 80% of the current 112,000 subsidy supported units in the state could terminate their Section 8 contracts, convert to market rentals and achieve higher cash flow returns. CHFA determined that Affordable Housing Preservation was a Business Plan priority this year and committed resources to address this problem.

**Special Needs Affordable Housing Lending Program** - This program offers loans to experienced for-profit and non-profit organizations and public agencies for new construction, acquisition, rehabilitation/acquisition and refinancing of multifamily housing projects that serve tenants at-risk of becoming homeless; tenants with mental disabilities, chronic health problems including HIV/AIDS and difficulties from substance abuse recovery; and residents in need of any specialized services.

The California Rural Home Mortgage Finance Authority (CalRural) is a part of the Regional Council of Rural Counties. CalRural finances its programs by issuing tax exempt bonds, taxable bonds, and other obligations and by soliciting contributions from a variety of organizations and investors. CalRural has two programs, the California Gold Program and the Access 2000 program. The California Gold program is a loan program designed to provide homeownership opportunities for moderate-income homebuyers. The Access 2000 program offers FHA loans to low- and moderate-income homebuyers. The County would need to join CalRural as an associate member. This action involves the adoption by resolution of a joint-power agreement between the County and CalRural. The County, as a member, can make all eligible cities and unincorporated areas of the County that are rural in nature eligible.

### **3. Local Programs**

This section describes the programs that are currently being utilized by the County of Ventura to make housing more affordable, more accessible to all persons, and to improve the general quality of housing.

The County's code enforcement program, which represents one tool to assist in the maintenance and rehabilitation of existing housing, is implemented by the County's Building and Safety Division. It is their

goal, through the code enforcement program, to ensure that residential dwellings comply with health and safety standards by requiring that building, electrical, plumbing, mechanical and structural repairs are completed in compliance with adopted codes. Inspections are conducted to ensure minimum code standards are met. All of the code enforcement activities are conducted in compliance with the County's Building Code, which was updated in 2007 and adopts by reference current editions of the following: California Building Code, 2007 Edition, Uniform Housing Code, 1997 Edition, Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, California Electrical Code, 2007 Edition, California Plumbing Code, 2007 Edition, California Mechanical Code, 2007 Edition, and Appendix A1 of the California Existing Building Code, 2007 Edition.

Between July 1, 2005 and May 1, 2008, the Building and Safety Division resolved 666 code violations, (an average of over 200 cases annually) assisting in the rehabilitation of these dwelling units, thus helping to improve the general quality of housing in Ventura County. In the same period, (July 1, 2005 through May 1, 2008), 497 additional code violation complaints were received.

Figure 3.3.4-1 describes other housing related programs administered by the County of Ventura, including information regarding program objectives, responsible agency, and implementation status, as well as goals and expectations for each of the funding sources. Detailed information regarding funding goals for the period of 2012, as well as the specific projects funded, is contained in Ventura County's Consolidated Annual Performance and Evaluation Report (2012). The full report may be accessed on the internet at:

[http://portal.countyofventura.org/portal/page/portal/ceo/divisions/communitydevelopment/HUD\\_Reports](http://portal.countyofventura.org/portal/page/portal/ceo/divisions/communitydevelopment/HUD_Reports)

**Figure 3.3.4-1  
County of Ventura Housing Programs**

County Homeless Assistance Program			
Program Objective		2011-2012 Goal	2010-2012 Goal
Support the Winter Warming Shelter which provides emergency shelter and support (Ventura/Oxnard)		300 persons*	1085 persons*
Provide transitional housing for homeless individuals or families (RAIN Transitional Living Center)		165 persons*	465 persons*
Responsible Agency:	Human Services Agency, CEO's Community Development Unit		
Funding Source:	CDBG, ESG		
Implementation Status:	Ongoing Program		
* Totals are countywide and not separated by jurisdiction.			

<b>County Mentally Ill Housing Program</b>		
<b>Program Objective</b>	<b>2011-2012 Accomplishments</b>	<b>2012-2013 Goal</b>
Develop safe and comfortable quality housing units for mentally ill adults–Casa de Esperanza	30 persons	45 persons
Responsible Agency:	County Behavioral Health	
Funding Source:	Private funds	
Implementation Status:	Project completed	



County Mentally Ill Housing Program			
Program Objective		2011-2012 Accomplishments	2012-2013 Goal
Develop a variety of housing options for mentally ill homeless population		53 persons*	60 persons*
Responsible Agency:	Turning Point – Our Place Shelter, CEO’s Community Development Unit		
Funding Source:	CDBG, ESG		
Implementation Status:	Ongoing program		
* Totals are countywide and not separated by jurisdiction.			

County Eviction Prevention Program		
Program Objective	2011-2012 Accomplishments	2012-2013 Goal
Provide at-risk homeless individuals with eviction prevention assistance	200 persons*	600 persons
Responsible Agency:	Project Understanding	
Funding Source:	ESG	
Implementation Status:	Ongoing program	

Rental Assistance Program		
Program Objective	2011-2012 Accomplishments	2012-2013 Goal
RAIN Security Deposit Program provides initial, short-term rental assistance for persons transitioning out of the RAIN Transitional Living	5 households*	15 households*
Responsible Agency:	CEO's Office Of Community Development	
Funding Source:	Home	
Implementation Status:	Ongoing program	
* Totals are countywide and not separated by jurisdiction.		

Mortgage Assistance Programs	
Program Objective	Approximate Annual Accomplishments
The Mortgage Credit Certificate (MCC) Program enables first-time home buyers to qualify for a higher loan amount and receive a federal income tax credit, thus increasing the buyer's net earnings. Qualified borrowers are issued the certificate by Affordable Housing Applications, Inc.,	25-30 MCCs issued annually
Responsible Agency:	CEO's Office Of Community Development, Affordable Housing Applications Inc.
Funding Source:	California Debt Limit Allocation Committee

Implementation Status:	Ongoing program
* Unknown how many will be issued for unincorporated area residents.	

Fair Housing Program	
Program Objective	2011-2012 Accomplishments
The County of Ventura contracts with the Housing Rights Center (HRC) to provide fair housing services for its residents so they have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by law. HRC has worked to ensure equal access to housing by providing discrimination complaint investigation, landlord/tenant counseling, outreach and education, legal services and advocacy.	381 clients served
Responsible Agency:	CEO's Office Of Community Development (JPA), Housing Rights Center
Funding Source:	CDBG
Implementation Status:	Ongoing

Figure 3.3.4-2 describes the housing program previously administered by the County of Ventura Redevelopment Agency (Piru) and the Inclusionary Housing Requirements previously imposed on the Piru Redevelopment Project. New development in a redevelopment area results in increased property tax revenues as properties in the redevelopment project area are reassessed. The difference between the former and new assessments is referred to as the tax increment. State law requires that 20 percent of all tax increment revenues be spent on affordable housing projects, programs, and activities (i.e., Low and Moderate Income Housing Fund). In addition, the RDA is required to meet the Inclusionary Housing Requirements of the California Redevelopment Law.

On June 28, 2011, the Governor signed ABX126, which provided for the dissolution of all redevelopment agencies in California as of February 1, 2012. The County of Ventura became the "successor agency" to the RDA effective February 1, 2012. As the "successor agency" the County possesses all authority, rights, powers, duties, and obligations previously vested with the former RDA. The County continued the housing program in Piru through June 2012, successfully rehabilitating 17 low income homes. This marked the completion of the program.

**Figure 3.3.4-2**  
**County of Ventura Redevelopment Agency Housing Plan**

Piru Area Redevelopment Agency Housing Low and Moderate Income Housing Fund (LMIHF)	
Program Objective	2005-12 Accomplishments
Housing Production program for very low, low, and moderate income households: Funds for emergency and minor repairs, substantial rehabilitation, and new construction in the Piru Redevelopment Project Area. The program produces units that can be counted toward the Inclusionary Housing Requirement.	17 households served
Responsible Agency:	Piru Area Redevelopment Agency
Funding Source:	LMIHF. \$740,728 -accrued and used for the LMIHF program during the period of 2005-12
Implementation Status:	Program Completed June 2012

<b>Inclusionary Housing Requirements for the Piru Redevelopment Project (within Piru Redevelopment Project Area) through 2012 (due to the Dissolution of all Redevelopment Agencies)</b>	
<b>Forecasts/Requirements</b>	<b>Units (Unit numbers have been rounded*)</b>
Development Forecast of New and Substantially Rehabilitated Residential Units (2007-2015)	250 units
RDA's Inclusionary Housing Obligation (2007-2015) Based on 250 Residential Units	38 affordable units
Inclusionary Housing Carryover of Affordable Units Produced in Prior Years	16 affordable units
Net Inclusionary Housing Requirement (2007)	22 affordable units
Affordable Housing Units Developed (2007-2012):	
RDA-assisted substantial rehabilitation with imposition of affordability covenants. The Housing Production Program assisted in producing 17 units on which the covenants are imposed.	173 affordable units

### 3.3.5 Population/Dwelling Unit Forecast and Regional Housing Needs Assessment

This section discusses the long-range population and dwelling unit forecasts used in planning future public facilities and services, and the Regional Housing Needs Assessment used in determining the short-term construction need for housing in Ventura County.

#### 1. Population and Dwelling Unit Forecast (2020)

The Southern California Association of Government (SCAG) developed population, household unit, population unit, and employment forecasts in 2011. Draft forecasts, developed and distributed by SCAG, were reviewed by the County of Ventura Planning Division in 2010. The resultant population, households, and population per dwelling unit forecasts for the Unincorporated Ventura County and the incorporated cities in the County are shown in Figures 3.3.5-1, 3.3.5-2 and 3.3.5-3, respectively, which include the forecast for the years 2000, 2010, 2020 and 2035.

According to SCAG, the 2000-2035 Population Forecast (Figure 3.3.5-1) was largely derived from Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG. As shown in the Figures below, the population for unincorporated Ventura County is expected to increase 6% between 2010 and 2020, which is substantially less than the expected increase of 8% per year for all of Ventura County during that same period.

**Figure 3.3.5-1  
Population Forecast**

<b>Jurisdiction</b>	<b>Census 2000</b>	<b>Census 2010</b>	<b>DOF 2011</b>	<b>Forecast 2020</b>	<b>Forecast 2035</b>
Camarillo	57,077	65,201	65,830	72,200	76,700
Fillmore	13,643	15,002	15,120	18,000	20,800
Moorpark	31,415	34,421	34,710	39,300	41,500
Ojai	7,862	7,461	7,511	8,400	9,400

Jurisdiction	Census 2000	Census 2010	DOF 2011	Forecast 2020	Forecast 2035
Oxnard	170,358	197,899	199,722	216,700	244,500
Port Hueneme	21,845	21,723	21,477	22,100	22,500
San Buenaventura	100,916	106,433	107,124	116,900	128,800
Santa Paula	28,598	29,321	29,531	35,400	38,800
Simi Valley	111,351	124,237	125,026	129,700	133,200
Thousand Oaks	117,005	126,683	127,557	129,700	130,900
Unincorporated Total	93,127	94,937	94,775	100,500	107,200
<b>Countywide Total</b>	<b>753,197</b>	<b>823,318</b>	<b>828,383</b>	<b>888,900</b>	<b>954,300</b>

Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012), Modified by County 2012. Source tables were modified to reflect the SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast. The data only includes information for the incorporated Cities and the unincorporated portion of Ventura County, not the entire SCAG region.

**Figure 3.3.5-2  
Household Forecast**

Jurisdiction	Census 2000	Census 2010	DOF 2011	Forecast 2020	Forecast 2035
Camarillo	21,438	24,504	24,566	27,500	29,700
Fillmore	3,762	4,156	4,163	5,100	5,900
Moorpark	8,994	10,484	10,505	12,000	12,700
Ojai	3,088	3,111	3,113	3,600	4,100
Oxnard	43,576	49,797	49,945	58,800	70,600
Port Hueneme	7,268	7,080	7,032	7,200	7,400
San Buenaventura	38,524	40,438	40,441	45,200	50,100
Santa Paula	8,136	8,347	8,355	10,000	11,100
Simi Valley	36,421	41,237	41,239	42,800	44,000
Thousand Oaks	41,793	45,836	45,866	46,100	46,600
Unincorporated Total	30,234	31,930	31,733	33,700	35,300
<b>Countywide Total</b>	<b>243,234</b>	<b>266,920</b>	<b>266,958</b>	<b>292,000</b>	<b>317,500</b>

Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012), Modified by County 2012. Source tables were modified to reflect the SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast. The data only includes information for the incorporated Cities and the unincorporated portion of Ventura County, not the entire SCAG region.

**Figure 3.3.5-3**  
**Population per Household Forecast**

Jurisdiction	Census 2000	Census 2010	DOF 2011	Forecast 2020	Forecast 2035
Camarillo	2.66	2.66	2.68	2.63	2.58
Fillmore	3.63	3.61	3.63	3.53	3.53
Moorpark	3.49	3.28	3.30	3.28	3.27
Ojai	2.55	2.40	2.41	2.33	2.29
Oxnard	3.91	3.97	4.00	3.69	3.46
Port Hueneme	3.01	3.07	3.05	3.07	3.04
San Buenaventura	2.62	2.63	2.65	2.59	2.57
Santa Paula	3.51	3.51	3.53	3.54	3.50
Simi Valley	3.06	3.01	3.03	3.03	3.03
Thousand Oaks	2.80	2.76	2.78	2.81	2.81
Unincorporated Total	3.08	2.97	2.99	2.98	3.04
<b>Countywide Total</b>	<b>3.10</b>	<b>3.08</b>	<b>3.10</b>	<b>3.04</b>	<b>3.01</b>

*Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012), Modified by County 2012. Source tables were modified to reflect the SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast. The data only includes information for the incorporated Cities and the unincorporated portion of Ventura County, not the entire SCAG region.*

## **2. Regional Housing Needs Assessment (2014-2021)**

In accordance with Government Code Section 65584, existing and projected housing needs for each city and county in the Southern California region are to be prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA).

SCAG began the most recent RHNA process in 2007, which culminated in SCAG's final adoption of the Regional Housing Need Allocation (RHNA) on October 4, 2012. The RHNA is for the 7.75 year planning period of January 1, 2014 to October 1, 2021.

SCAG's RHNA process started with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were largely derived from Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG. SCAG then disaggregated the regional and county forecasts to each jurisdiction and estimated the number of dwelling units needed to achieve a regional target vacancy rates (1.5% owner-occupied and 4.5% rental) and to account for projected housing demolitions. SCAG then determined the amount of housing needed in each jurisdiction by household income category (very low, low, moderate and above-moderate income).

To avoid the over concentration of new lower income households in cities/counties with higher percentages of existing lower income households (as required by State law), SCAG adjusted the percentage of households in each income category for each jurisdiction. SCAG did this by starting with the 2010 Census percentages of households in each income category within each jurisdiction and adjusting them to 110 percent of the county average. Figure 3.3.5-4 shows the adjusted percentage by each income category for each jurisdiction in Ventura County. These percentages were then applied to each jurisdiction's total dwelling unit forecast to calculate the number of dwelling units needed to be constructed within each income category.

**Figure 3.3.5-4**  
**Adjusted Percentage by Income Category**

Jurisdiction	Very-Low Income (<50% of median)	Low Income (50-80% of median)	Moderate Income (80-120% of median)	Above-moderate income (>120% of median)
Camarillo	24.1%	16.9%	18.6%	40.4%
Fillmore	23.0%	16.6%	18.5%	41.9%
Moorpark	24.7%	16.3%	19.0%	41.4%
Ojai	23.5%	15.9%	18.9%	41.8%
Oxnard	23.0%	16.3%	18.6%	42.1%
Port Hueneme	23.1%	15.9%	18.2%	42.8%
San Buenaventura	23.5%	16.6%	18.5%	41.5%
Santa Paula	22.3%	16.0%	18.9%	42.8%
Simi Valley	24.6%	17.0%	18.4%	40.1%
Thousand Oaks	24.6%	17.1%	18.8%	49.5%
Unincorporated	24.2%	16.9%	18.7%	40.3%
<b>Countywide Total</b>	<b>23.5%</b>	<b>16.5%</b>	<b>18.6%</b>	<b>41.4%</b>

Source: 5<sup>th</sup> Cycle RHNA Final Allocation, SCAG 2012

On December 2011, SCAG released the draft RHNA for public review and comment. In March of 2012, after much analysis and debate, the County of Ventura Planning Division submitted a RHNA revision request to SCAG, which was partially approved. In May of 2012, the County of Ventura Planning Division submitted an appeal to request the reduction of the remaining units from the revision process. The County's appeal was also approved. The County's revision and appeal requests were based on upon detailed land use information related to AB2158 factors - such as agricultural LCA contracts, availability of sewer/water services, and State/Federal protections for open space and environmental resources.

Figure 3.3.5-5 shows the results of the final RHNA as it applies to each of the cities and unincorporated area within Ventura County. Section 65583 of the Government Code was amended effective January 1, 2007 requiring that the housing needs assessment within a housing element include a new income category - "extremely low income" (<30% of county median family income). In cases where the Council of Governments (e.g., SCAG) did not specify numbers for this new category, cities and counties are allowed to simply divide the number of units in the "very low income" category in half. Using this method, the housing need for unincorporated Ventura County for 2014-2021 is shown in Figure 3.3.5-6.

**Figure 3.3.5-5**  
**2014-2021 Regional Housing Need Assessment Allocation**

Jurisdiction	Very-Low Income (<50% of median)	Low Income (50-80% of median)	Moderate Income (80-120% of median)	Above-moderate income (>120% of median)	Total
Camarillo	539	366	411	908	2224
Fillmore	160	112	128	294	694
Moorpark	289	197	216	462	1164
Ojai	87	59	70	155	371
Oxnard	1688	1160	1351	3102	7301
Port Hueneme	1	1	0	0	2
San Buenaventura	861	591	673	1,529	3,654
Santa Paula	288	201	241	555	1,285
Simi Valley	310	208	229	509	1,256
Thousand Oaks	47	32	36	77	192
Unincorporated	246	168	189	412	1,015
<b>Countywide Total</b>	<b>4,516</b>	<b>3,095</b>	<b>3,544</b>	<b>8,003</b>	<b>19,158</b>

**Figure 3.3.5-6**  
**Housing Need for Unincorporated Ventura County**

	Lower Income (<80% of median)			Moderate Income (80-120% of median)	Above-moderate income (>120% of median)	Total
	Extremely-Low Income (<30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)			
2014 – 2021 Housing Need	123	123	168	189	412	1,015

### 3. Special Needs Housing

The RHNA did not estimate the housing need for persons with disabilities, senior citizens, large families, farmworkers, families with female heads of household, or families and persons in need of emergency shelter. The housing needs for these special needs groups are included in the construction need for very low- and low-income households. However, many handicapped, senior citizens, and those in need of emergency shelter require 24-hour medical or non-medical care, which can be more effectively provided through residential care facilities (a.k.a. residential group care facilities) than conventional housing. Furthermore, many migratory farmworkers and the homeless have need for affordable, temporary and intermittent shelter.

Although not reflected in the RHNA, the County supports and will continue to participate in implementing the recommendations contained in *10-Year Strategy to End Homelessness* and *Recalibrating for Results: A Five Year Evaluation and Update of the 2007-2017 County of Ventura 10-Year Plan to End Homelessness* documents prepared by the Ventura County Homeless and Housing Coalition. These recommendations include, but are not limited to: creating additional permanent supportive housing units for the chronically homeless and formerly homeless men and women living with chronic addiction; additional

transitional housing units to serve families living on the streets; housing units for single individuals with disabilities; and additional temporary shelter opportunities. As stated above, programs to provide this special needs housing is described in prior Sections 3.3.2 and 3.3.3.

In addition, the County processed an ordinance amendment concurrently with the 2010 Housing Element Update to allow emergency shelters within the existing Commercial Planned Development (CPD) zone. As required by Government Code §65583(a)(4)(A), the ordinance amendment will allow emergency shelters as a permitted use without a conditional use or other discretionary permit (See Section 3.3.7-2 for more discussion).

In response to the Farmworker Housing Survey conducted in 2002, the County processed an ordinance amendment in 2010 for farmworker housing complexes to be approved ministerially on parcels less than 40 acres in the City Spheres of Influence or adjacent to City boundaries in AE zones. Special needs housing concerns are further discussed in Sections 3.3.2 and 3.3.3.

To address future housing construction needs, the land available for residential development is discussed in Section 3.3.7.

### **3.3.6 Housing Regulations and Constraints**

The purpose of this section is to examine the regulations and constraints affecting housing development, including factors that affect the availability, affordability, and accessibility of housing in the unincorporated area of Ventura County.

#### **1. County and City Policies/Ordinances Limiting Residential Development**

Local governments can affect the availability and, therefore, the cost of housing through land use controls. The policies that represent constraints to residential development in Ventura County are listed below:

**The Guidelines for Orderly Development** - These Guidelines have existed since 1969, have been adopted by the County, the cities, and LAFCO, and provide that urban development will occur, whenever and wherever practical, within incorporated cities rather than in the unincorporated area. Moreover, applicants for land use permits or entitlements for urban uses within a city's Sphere of Influence are encouraged to apply to the city and are discouraged from applying to the County. Urban residential development can occur, therefore, only within cities or in unincorporated areas which are designated by the County General Plan as "Urban" (urban centers within their own Area of Interest) or "Existing Communities" where the zoning is established based on historical community character and consistent with the land use plans of the respective cities.

The Guidelines for Orderly Development have been incorporated into the County General Plan (see Figure 3.1(b) of the General Plan Goals, Policies, and Programs) through land use goal 3.1.1-5 and policies 3.1.2-1 (Land Use Maps) and 3.1.2-11 (discretionary permit consistency with the Guidelines). Ventura County's Guidelines for Orderly Development are consistent with new State laws such as AB 32 and SB 375, which seek reductions in GHG emissions through changes to land use patterns and related transportation systems. The agreement is also an accepted AB 2158 factor used during the RHNA allocation process.

**SOAR Ordinances** - In 1995, the voters within the City of San Buenaventura passed an initiative that requires an affirmative vote of the electorate for any General Plan amendment affecting Agricultural designated land. In late-1998 and early 1999, the voters or the city council of the cities of Camarillo, Moorpark, Oxnard, Simi Valley and Thousand Oaks, as well as the unincorporated area of the County, approved similar initiatives/ordinances. The City of Santa Paula followed suit in 2000 and the City of Fillmore in 2002. These initiatives and ordinances became collectively known as Save Open-space and Agricultural Resources (SOAR) ordinances.

With the exception of San Buenaventura, which requires a public vote to amend land designated Agricultural, the SOAR ordinances establish urban boundaries around each city, outside of which urban development and/or the extension of urban services can occur only with voter approval. Most of the city SOAR ordinances remain in effect until 2020. The ordinances for the Cities of San Buenaventura and Thousand Oaks are in effect until 2030.

The County's SOAR ordinance requires, with limited exceptions, that any change to the County General Plan involving the "Agricultural," "Open Space," or "Rural," land use designations, or an amendment to a



General Plan goal or policy related to those land use designations, be subject to countywide voter approval. The County's SOAR ordinance will remain in effect until January 1, 2020 unless repealed or modified by the countywide electorate. Because the preponderance of land in the unincorporated area (approximately 98%) is subject to the County SOAR Ordinance, and this Ordinance acts as a constraint to future unincorporated urban development through the year 2020.

**Clean Air Ordinance for the Ojai Valley** - Residential building permits within the Ojai Valley area are regulated through the Clean Air Ordinance for the Ojai Valley, which was enacted in 1982 to assist in the implementation of the Air Quality Management Plan (AQMP), which is intended to protect the public health. The AQMP was required because Ventura County does not currently meet Federal air quality standards.

The Clean Air Ordinance requires that the Board of Supervisors conduct a public hearing each year for the purpose of reviewing the effectiveness of the Ordinance. According to the Annual Review for 2007, the maximum permissible number of dwelling units in the Ojai Valley is 12,532, of which 11,635 have been built or for which unexpired building permits have been issued. At the present time, there are 897 allocations available for building permits; therefore, there is no actual constraint to builders in the Ojai Valley due to the provisions of the Clean Air Ordinance.

## **2. Development Regulations**

As discussed in the preceding section, urban residential development is generally directed to the cities or to specific unincorporated Urban or Existing Community designated areas. Nonetheless, some limited residential uses are allowed in Agricultural, Open Space and Rural designated areas. The County General Plan specifies in Figures 3.2a and 3.2b of the Land Use Designations chapter what zones of the Non-Coastal and Coastal Zoning Ordinances are consistent with each land use designation.

The County of Ventura has twenty-five zoning designations in which some form of residential use is allowed. Figure 3.3.6-1 lists each of these zones by name and abbreviation. Figures 3.3.6-2 and 3.3.6-3 list the residential uses allowed under agricultural, open space, rural, residential and special purpose zones by type of land use permit per the Non-Coastal Zoning Ordinance and Coastal Zoning Ordinance, respectively. Figures 3.3.6-4 and 3.3.6-5 list the residential uses allowed under the commercial and industrial zones by type of land use entitlement per the Non-Coastal Zoning Ordinance and Coastal Zoning Ordinance, respectively.

There are principally three types of permits under the Non-Coastal and Coastal Zoning Ordinances:

**Zoning Clearance** is a ministerial permit which is automatically granted if the project meets all established standards set forth in the Zoning Ordinance. No public hearing is required for ministerial permits and the decision-making authority is the Planning Division staff.

**Planned Development Permit (PD)** is a type of discretionary permit that requires environmental review, a public hearing and approval from a decision-making authority (Planning Director, Planning Commission, or Board of Supervisors) as specified by ordinance for types of land use. Although the land use is allowed by right, such permits are required to demonstrate consistency with the policies of the General Plan. As a part of the development review process, the following five specific findings of approval must be made for Planned Development Permits:

- The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;
- The proposed development is compatible with the character of surrounding, legally established development;
- The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare; and
- The proposed development will occur on a legal lot.

**Conditional Use Permit (CUP)** is another type of discretionary permit that requires environmental review, a public hearing and approval from a specified decision-making authority. Unlike a PD Permit, however, the land use is not permitted by right and is only allowed if the decision-making authority

determines that the use is compatible with surrounding existing and planned land uses and can meet the policies of the General Plan. As a part of the development review process, the following six specific findings of approval must be made for conditional use permits:

- The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;
- The proposed development is compatible with the character of surrounding, legally established development;
- The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare;
- The proposed development is compatible with existing and potential land uses in the general area where the development is to be located; and,
- The proposed development will occur on a legal lot.

As can be seen in Figures 3.3.6-1 through 3.3.6-5, residential uses are primarily directed into zones designated specifically for that type of land use.

**Figure 3.3.6-1  
Zone Abbreviations**

Non-Coastal Zoning Ordinance		
OS (Open Space)	R1 (Single Family Residential)	C1 (Neighborhood Commercial)
AE (Agricultural Exclusive)	R2 (Two Family Residential)	CPD (Commercial Planned Development)
RA (Rural Agricultural)	RPD (Residential Planned Development)	M1 (Industrial Park)
RE (Rural Exclusive)	RHD (Residential High Density)	M2 (Limited Industrial)
RO (Single Family Estate)	CO (Commercial Office)	M3 (General Industrial)
Coastal Zoning Ordinance		
COS (Coastal Open Space)	CR1 (Coastal One-Family Residential)	CRPD (Coastal Residential Planned Development)
CA (Coastal Agriculture)	CR2 (Coastal Two-Family Residential)	CC (Coastal Commercial)
CR (Coastal Rural)	RB (Residential Beach)	CM (Coastal Industrial)
CRE (Coastal Rural Exclusive)	RBH (Residential Beach Harbor)	

**Figure 3.3.6-2  
Residential Uses Allowed in Agricultural, Open Space, Rural, and Residential Zones of the Non-Coastal Zoning Ordinance<sup>15</sup>**

Residential Uses	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP
<b>Dwellings:</b>										
Dwellings, Single-Family	Δ	Δ	Δ	Δ	Δ	Δ	Δ	⊗		Δ

<sup>15</sup> KEY to Figures 3.3.6-2 and 3.3.6-3:

blank = Not Allowed

E = Exempt

Δ = Zoning Clearance or other ministerial permit.

○ = Planning Director-approved Planned Development Permit (site plan review).

⊗ = Planning Commission-approved Planned Development Permit (site plan review).

□ = Planning Director-approved Conditional Use Permit.

⊠ = Planning Commission-approved Conditional Use Permit.

Residential Uses	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP
Mobilehome, Continuing Nonconforming	□	□	□	□	□	□	□	□		□
Dwellings, Two-Family, or Two Single- Family Dwellings							Δ	⊗		
Dwellings, Multi-Family								⊗	Δ	
Farmworker Housing Complex	⊗	⊗								
Second Dwelling Unit	Δ	Δ	Δ	Δ	Δ	Δ		○		
Mobilehome Parks			⊗	⊗	⊗	⊗	⊗	⊗		
<b>Agriculture and Agricultural Operations:</b>										
Farmworker Dwelling Units	Δ	Δ	Δ							Δ
Animal Caretaker Dwelling Units	Δ	Δ	Δ							Δ
<b>Care Facilities:</b>										
Family Day Care Home – State licensed	E	E	E	E	E	E	E	E	E	
Intermediate: Care of 7 or More Persons			⊗	⊗		⊗	⊗	⊗	⊗	
Residential: Care of 6 or Fewer Persons	Δ	Δ	Δ	Δ	Δ	Δ	Δ	⊗	⊗	
Residential: Care of 7 or More Persons			⊗	⊗		⊗	⊗	⊗		

**Figure 3.3.6-3**  
**Residential Uses Allowed in Agricultural, Open Space, Rural, and Residential Zones of the Coastal Zoning Ordinance**

Residential Uses	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD
<b>Dwellings:</b>									
Dwellings, Single-Family	○	○	○	○	○	○	○	○	○
Within exempt areas (Solromar, Silver Strand, Hollywood Beach, North Coast)			Δ	Δ			Δ	Δ	Δ
Dwellings, Two-Family, or Two Single- Family Dwellings						○	○	○	○
Dwellings, Multi-Family									○
Second Dwelling Unit	○	○	○	○	○	○	○	○	○
Mobilehome, Continuing Nonconforming	○	○	○	○	○	○	○	○	
Mobile Home Parks			⊗	⊗	⊗	⊗	⊗	⊗	⊗
<b>Agriculture And Agricultural Operations:</b>									
Farmworker Dwelling Unit		○							
Farmworker Dwelling Unit – nonconforming lot		⊗							
Farmworker Dwelling Units (more than one)		⊗							
<b>Care Facilities:</b>									
Residential: Care of 6 or Fewer Persons	○	○	○	○	○	○	○	○	○

**Figure 3.3.6-4**  
**Residential Uses Allowed in Commercial and Industrial Zones of the Non-Coastal Zoning Ordinance**

Residential Uses	CO	C1	CPD	M1	M2	M3
<b>Care Facilities:</b>						
Intermediate And Residential, Care of 7 or More Persons	⊗		⊗			
Hotels, Motels And Boarding Houses			○			
<b>Uses And Structures, Accessory:</b>						
Dwelling, For Superintendent or Owner		□	□	□	□	□
Dwelling, Caretaker				□	□	□

**Figure 3.3.6-5**  
**Residential Uses Allowed in Commercial and Industrial Zones of the Coastal Zoning Ordinance**

Residential Uses	CC	CM
Hotels, Motels And Boatels	☒	
Uses And Structures, Accessory:		
Dwelling, for Proprietor (2 <sup>nd</sup> floor only)	○	
Dwelling, Caretaker		○

Under the Non-Coastal Zoning Ordinance, agricultural, open space, rural and residential zones allow single-family dwellings and second dwelling units by ministerial Zoning Clearance. In addition, the agricultural, open space and rural zones allow farmworker dwelling units and animal caretaker dwelling units by ministerial Zoning Clearance. Both the Non-Coastal and Coastal Zoning Ordinances allow the use of mobilehomes and manufactured homes as single-family dwellings, second dwellings, and animal caretaker or farmworker dwellings, subject to either a perimeter foundation or skirting.

Under the Non-Coastal Zoning Ordinance, second dwelling units are permitted by Zoning Clearance subject to specific development standards. In most unincorporated areas of the County, parcels with 10,000 square feet or more are allowed a 900 square foot second dwelling with not more than two bedrooms. Parcels with five acres or more are allowed a 1,200 square foot second dwelling unit with not more than three bedrooms. Parcels that are non-conforming as to minimum parcel size requirements of the zone must be 20,000 square feet or more in order to be eligible for a second dwelling unit. More restrictive standards apply to parcels located in the Arroyo Santa Rosa/Tierra Rejada Groundwater Quality Impact Area (700 sq. ft. on  $\geq 4.32$  ac.; 900 sq ft on  $\geq 5.06$  ac.; 1,200 sq ft on  $> 5.82$  ac.) and the Ojai Traffic Impact Area (700 sq. ft. on  $\geq 1$  ac.).

The Planning Division processed two changes to the Non-Coastal Zoning Ordinance for second dwelling units concurrent with the 2010 Housing Element revisions. The first change allows second dwelling units of up to 1,800 square feet, (up to four bedroom) on parcels of 40 acres or greater. The second change allows second dwelling units on non-conforming parcels that are 10,000 square feet or more. Prior to the amendment, parcels that were non-conforming as to the minimum parcel size requirements of the zone had to be 20,000 square feet or more in order to be eligible for a second dwelling unit. These changes do not apply to parcels located in the Arroyo Santa Rosa/Tierra Rejada Groundwater Quality Impact Area or the Ojai Traffic Impact Area. The existing, and more restrictive standards defined in Sec. 8107-1.7 of the Non-Coastal Zoning Ordinance, apply to parcels located in these Impact Areas.

Under the Non-Coastal Zoning Ordinance, a maximum of four farmworker and/or animal caretaker dwelling units are permitted by a Zoning Clearance on each qualifying parcel. In order to qualify, a parcel must have 40 acres of irrigated crops or 160 acres of dry farming per dwelling, or exceed a prescribed number of animals (e.g., 50,000 chickens, 5,000 turkeys, 10 brood mares, 25 equines) per dwelling. Annual verification of these standards is required. Farmworker/animal caretaker dwelling units are limited to 1,800 square feet in area. To deviate from the above standards requires a CUP.

Multi-family low-income dwelling projects at 20 dwelling units per acre are now allowed in the RHD zone (Non-Coastal Zoning Ordinance) with a RHD Zoning Clearance. Multi-family dwelling projects are also allowed in the RPD zone (Non-Coastal Zoning Ordinance) and CRPD zone (Coastal Zoning Ordinance) by a PD permit at the density specified by the zone suffix (e.g., RPD-12 DU/ac). Farmworker housing complexes, which are multi-family rental projects for farmworkers and their families, are allowed by PD Permit in the AE and OS zones under the Non-Coastal Zoning Ordinance.

Mobilehome parks are allowed in all rural and residential zones by CUP and are subject to specific development standards.

Single-room occupancy (SRO) units are housing units that are restricted to occupancy by no more than two persons and may include a kitchen and/or a bathroom in addition to a bedroom. These units are typically comprised of one or two rooms. SRO units are allowed under the Non-Coastal and Coastal Zoning Ordinances within the land use headings of Care Facilities and Hotels, Motels and Boarding Houses, and

Multi-Family Dwellings. Residential Care Facilities, Hotels and Boarding Houses provide on-site common eating facilities, whereas Motels typically do not. In addition, Hotels and Motels typically serve overnight or limited-term guests, whereas Care Facilities and Boarding Houses typically serve longer-term residents. SROs are allowed by RHD Zoning Clearance in the RHD zone; by Planning Commission approved Planned Development Permit in the RPD zone, and by a Planning Director approved Planned Development Permit in the CPD zone.

Residential Care Facilities serving 6 or fewer persons are allowed by ministerial Zone Clearance in all residential zones. Residential Care Facilities serving 7 or more persons are allowed in most rural, residential and commercial zones by CUP. Hotels, Motels and Boarding Houses are allowed in the commercial CPD zone (Non-Coastal Zoning Ordinance) and CC zone (Coastal Zoning Ordinance) by CUP. The Planning Director has determined that emergency homeless shelters and transitional housing for the homeless are functionally equivalent to Residential Care Facilities (for seven or more persons) and Hotels, Motels and Boarding Houses, and are allowed in the same zones by CUP. However, as part of the 2010 Housing Element update, the County amended the Non-Coastal Zoning Ordinance to allow emergency shelters by ministerial zoning clearance within the CPD zone. It should also be noted that day care facilities are also allowed in conjunction with Residential Care Facilities and Hotels, Motels and Boarding Houses.

Dwelling units for Superintendents, Owners and Caretakers are allowed in the commercial and industrial zones by either a CUP (Non-Coastal Zoning Ordinance) or PD Permit (Coastal Zoning Ordinance).

Figures 3.3.6-6 and 3.3.6-7 show the development standards for the agricultural, open space, rural and residential zones for the Non-Coastal and Coastal Zoning Ordinances, respectively.

**Figure 3.3.6-6**  
**Development Standards in Agricultural, Open Space, Rural, and Residential Zones of the Non-Coastal Zoning Ordinance**

Zone	Minimum Lot Area for Subdivisions or Maximum Gross Density	Maximum Percentage of Building Coverage <sup>16</sup>	Required Minimum Setback				Maximum Structure Height		
			Front	Side		Rear	Principal Structure	Accessory Structure	
				Interior & Corner Lots	Reverse Corner Lots - Street Side				
AE	40 acres	5%	20'	10'	20'	15'	25'; 35' if each side yard is at least 15' or as specified by permit	15', exceptions as specified	
OS	10 acres								
RA	1 acre	25%							
RO	20,000 sq. ft.	25% or for lots <1ac. = 2,500 sq. ft. + 1 sq. ft. for each 4.596 sq. ft. of lot area over 5,000 sq. ft.		5'	10'				
RE	10,000 sq. ft.								
R1	6,000 sq. ft.			20' <sup>17</sup>					
R2	7,000 sq. ft. <sup>18</sup>								
RHD	0.80 acre		From Adjacent Street		Interior Side Yard	Rear Lot Line	35'	35'	
			10'		5'	10'			
RPD	Density as specified by zone suffix <sup>19</sup>	Per General Plan or Area Plan	As specified by permit				35'	As specified by permit	

<sup>16</sup> Exceptions are made for non-conforming lots.

<sup>17</sup> 15 feet with swing driveways.

<sup>18</sup> Minimum lot area per dwelling unit is 3,500 square feet.

<sup>19</sup> Minimum density = 60 percent of zone suffix.

**Figure 3.3.6-7**  
**Development Standards for Agricultural, Open Space, Rural and Residential Zones of the Coastal Zoning Ordinance**

Zone	Minimum Lot Area or Maximum Density	Min. Lot Width	Maximum Percentage of Building Coverage	Required Minimum Setback			Maximum Structure Height		
				Front	Side		Rear	Principal Structure	Accessory Structure
					Interior & Corner Lots	Reverse Corner Lots - Street Side			
CA	40 acres	40'	5%	20'	10'	20'	15'	25'; 35' if each side yard is at least 15"	Same as main structure.
COS	10 acres		25-29% depending on land use designation		5'	10'			
CR	1 acre								
CRE	20,000 sq. ft.								
CR1	7,000 sq. ft.			42%					20'
CR2	7,000 sq. ft. (1)	65%	10'	3'	5'	14'	25'		
RB	3,000 sq. ft.		20'	3'		6'			
RBH	3,000 sq. ft. <sup>20</sup>								
CRPD	Density as specified by zone suffix		As specified by permit	As specified by permit				25'	

Figures 3.3.6-8 and 3.3.6-9 show the parking standards that are applied to residential development in the Non-Coastal and Coastal Zoning Ordinances, respectively.

<sup>20</sup> Minimum lot area per dwelling unit is 1,750 sq. ft.

**Figure 3.3.6-8**  
**Parking Standards for Residential Uses in the**  
**Non-Coastal Zoning Ordinance**

Residential Uses	Required Parking
Single-Family Dwelling Units	2 covered spaces for 1-4 bedrooms 3 spaces for 5 bedrooms, (2 covered) 4 spaces for 6 + bedrooms, (2 covered)
Second Dwellings Units	1 uncovered space for units up to 700 sq. ft. 2 uncovered spaces for units more than 700 sq. ft.
Farmworker and Caretaker dwellings units	1 uncovered space for 1 bedroom or less. 2 uncovered spaces for 2-4 bedrooms. 3 uncovered spaces for 5 bedrooms.
Density Bonus Development	1 space for 1 bedroom or less. 2 spaces for 2-3 bedrooms 2.5 spaces for 4+ bedrooms
Multi-family Residential:	
Studio-type dwelling	1 covered space per dwelling unit.
One-bedroom dwelling in a multi-family building	1 1/4 covered spaces per dwelling unit.
Lower income or senior household multi-family rental units	1 ¼ covered spaces per dwelling unit; total number of spaces required may be reduced commensurate with reduced demand.
Persons with disabilities	For privately funded buildings, 2% (min.) of parking spaces of a lot must be accessible. For publicly funded buildings, 4-5% of parking spaces of a lot must be accessible.
Visitor parking in RPD Zone	Additional Provision: One visitor parking space for each 4 dwelling units (either on or off street)
Mobilehome Parks:	
Resident parking	2 spaces per unit
Visitor parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units.

**Figure 3.3.6-9**  
**Parking Standards for Residential Uses in the**  
**Coastal Zoning Ordinance**

Residential Uses	Required Parking
Bachelor or studio-type dwelling	1 covered space per unit
Dwelling Units not otherwise specified	2 covered spaces
Second Dwellings Units	1 uncovered space
One-bedroom dwelling in a multi-family building	1 1/4 covered spaces per dwelling unit
Mobilehome Parks:	
Resident parking	2 spaces per unit, one of which must be covered
Visitor parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units

Under Article 16 of the Non-Coastal Zoning Ordinance, density bonuses are allowed for qualifying “lower-income” and “senior” housing developments under a discretionary Planned Development Permit. Under Article 19 of the Non-Coastal Zoning Ordinance, density bonuses are allowed for qualifying “condominium conversions” of apartment complexes under a discretionary Planned Development Permit. Both of these ordinances were adopted in 1994 to comply with the State Government Code in effect at that time. In 2004, the Government Code was amended to expand the list of qualifying projects to include some types of moderate income projects, to lower the qualification standards (% of units set aside for target income group), and to increase the density bonus amounts (up to 35%), and prescribe other concessions that must be offered by local governments. In 2008, the Government Code was again amended in an attempt to clarify some of the language. Amendments to the County’s Non-Coastal Zoning will be processed concurrently with the 2014-2021 Housing Element to be consistent with the current density bonus provisions of State law.

Subdivision Level Improvements – The Ventura County Subdivision Ordinance Code, (Subdivision 8, Chapter 2; revised 12-06-05) describes the on- and off-site improvements that are evaluated as part of the discretionary subdivision process. The off-site design requirements include the following:

- Access (Fire Protection District Private Road Standards or Ventura County Road Standards)
- Streets Rights-of-Way (Ventura County Road Standards)
- Drainage Facilities and Rights-of-Way (Ventura County Flood Plain Management Ordinance)
- State Highways (Caltrans requirements)
- Public Water Agency (per public water agency)
- Public Sewer Agency (per public sewer agency)
- Street Lighting (per County Service Area or Community Services District)

Section 65583(5) of the Government Code requires that Housing Elements assess the constraints that the locally enacted development standards have on constructing housing affordable to each of the income-categories. Section 3.3.7 discusses the assumptions used to determine which zones, locations, dwelling unit type, density and lot sizes are appropriate to the lower-, moderate- and above-moderate\_income categories. The following is a summary of those assumptions and an assessment of the constraints that the zoning development standards may have.

According to Section 65583.2(c) of the Government Code, zoning for lower-income households in “suburban” jurisdictions like Ventura County must allow a minimum of 20 dwelling units per acre unless the city or county can demonstrate that it is financially feasible to build at a lower density and still be able to build market rate housing affordable to that income category. The County can demonstrate that a lower density is appropriate by means of: 1) second dwelling units, 2) farmworker and animal caretaker dwelling units, 3) townhomes at CSUCI, and 4) Farmworker Housing Complexes. With a rezoning action in 2011, the County has some parcels that meet the 20 dwelling unit per acre State-standard. The development standards for these specific dwelling unit types were evaluated and the conclusions are as follows:

- Second dwelling units are allowed on conforming lots of 10,000 square feet or greater in the AE, OS, RA, RE, R0, and R1 zones and are subject to the building coverage, setback and height standards of those zones. The parking standards are lower for second dwelling units since only one uncovered parking space is required. Since the qualifying parcels are 10,000 square feet or more in size, these standards do not pose a significant impediment to this type of housing.
- Farmworker and animal-caretaker dwelling units are permitted in the AE, OS and RA zones and are subject to the building coverage, setback and height standards of those zones. The parking standards are lower for farmworker and animal caretaker dwelling units since no covered parking is required. Since the qualifying parcels are typically 40 acres or more in size, these standards do not pose an impediment to this type of housing.
- The CSUCI Site Use Authority is a State-created agency that has adopted a Memorandum of Understanding with the County. The Site Authority has adopted and is implementing a housing development plan that specifies development standards, the type of dwelling units, targeted households (faculty, staff, other education employees, etc.), pricing targets, and lease/resale controls. Campus housing is on land zoned for State and Federal facilities.



- Farmworker Housing Complexes are allowed in the AE and OS zones and are subject to the setback and height standards of those zones. The building coverage standards of those zones do not apply to Farmworker Housing Complexes. The parking standards for lower-income housing projects may be adjusted based on reduced demand for parking spaces. Since the qualifying parcels suitable for this type of housing are typically greater than 5 acres in size, these development standards do not pose a significant impediment to this type of housing.
- The County completed an inventory of sites in the unincorporated areas that are potentially suitable for development of lower income multi-family residential projects consisting of 20 dwelling units per acre, and concurrently processed an EIR and rezoning of parcel(s) sufficient to show the County has sufficient inventory to meet its Lower-Income housing needs for the remainder of the planning period.

Regarding housing for moderate-income households, it was determined that, outside of certain high priced areas, land within the following zones are generally suitable for construction of moderate-income housing:

- RE or R1 zoned parcels of less than 10,000 square feet for single-family detached dwellings,
- R2 zoned parcels for duplexes or RPD zoned parcels for attached or multi-family dwellings with an allowable gross density of 4 to 20 dwelling units per acre.

The Area Plans prescribe building coverage standards of 35 to 50 percent for the RE, R1 and R2 zones based on a sliding scale that is keyed to the parcel size (10,000 to 5,000 sq. ft.). The setback and parking standards of the RE, R1 and R2 zones are typical of other local governments for single family detached dwelling units. One key difference, however, is that the County of Ventura does not require garages; only covered parking (carports) are required. The height standards of the RE, R1 and R2 zones accommodate two stories (25 ft.), but increases to three stories (35 ft.) if the setbacks are increased. As discussed previously, the RPD zone provides lower development standards and greater flexibility regarding building coverage, setbacks, height, and parking. These development standards do not pose an impediment to constructing moderate-income housing.

Regarding housing for Above-moderate income households, it was determined that where the existing or permitted parcel size is 10,000 square feet or greater, or the gross density is less than 4 dwelling units per acre, the existing or potential parcels/dwelling units are only suitable for Above-moderate income households. In addition, it was determined that within certain high priced areas of the County (e.g., coastal zone) only Above-moderate income housing is feasible, regardless of parcel size or density. Therefore, the AE, OS, RA, RO, RE->10,000, RPD-<4U, CA, COS, CR, CRE, CR1, CR2, RB, RBH, and CRPD zones are suitable for Above-moderate income housing. The development standards for these zones do not impede the development of housing for this income group.

As a general rule, land located in the unincorporated areas is typically less restricted by specific development standards than land within incorporated cities.

### **3. Governmental Permit Processing, Fees and Exactions**

The following permit fees and infrastructure-related fees are charged to developers of new residential developments:

**Planning Permit Processing Time Frames and Fees** – Permit processing time can affect the cost to the developer because of the financial costs (loan interest) associated with “holding” the land. Figure 3.3.6-10 shows the processing steps associated with discretionary permits for Ventura County. The same processing steps are followed for any type of development proposal including both single-family and multifamily residential projects, and Planned Development or Conditional Use permits. In 2008, the Board of Supervisors approved a new staff position for the Planning Division with the goal of expediting and facilitating the discretionary permit process. In January 2009, a new “Discretionary Permit Coordinator” was hired. One of the most important functions of the Discretionary Permit Coordinator is to inform a potential applicant of issues and/or requirements that may arise during the application review process. For example, the Discretionary Permit Coordinator works to identify site constraints and/or “fatal flaw” issues in order to avoid unanticipated costs and time delays during the formal application process. The Discretionary Permit Coordinator also offers suggestions on ways to make proposals more consistent with adopted County of Ventura goals and policies.

In addition to the new Discretionary Permit Coordinator, several other improvements to the County's discretionary land use permitting process have been implemented during the last two years. These improvements include, but are not limited to, the following:

- **RHD Rezones** – In 2011, the Board approved an amendment to the Non-Coastal Zoning Ordinance that established a new zone called Residential High Density, or RHD, which allows the development of low-income multi-family housing at 20 dwelling units per acre. At the same time, the Board approved the rezoning of approximately 12.5 acres of land to RHD. RHD zoned land can be developed through a ministerial permit process, which significantly reduces permit processing time and costs for multi-family development on RHD zoned land. In order to enable this process improvement, the County processed the Environmental Impact Report for RHD zoned land.
- **Conditions of approval** - Development of standard conditions of approval and mitigation measures for discretionary projects – The goal of this effort was to reduce inconsistencies and ensure greater predictability in standard conditioning. The new format ensures that for each condition, there is a clear explanation of why the condition is being applied, when it needs to be fulfilled, and which County agency has regulatory oversight for that condition.
- **Website Improvements** – The County launched a “One-Stop Permitting” website, which is a comprehensive online resource that brings together land-use permitting requirements from multiple county agencies for land-use projects such as new subdivisions, commercial projects, farmworker housing, and other residential dwellings. It is designed to provide easy online access to permitting information and is a resource for business owners, homeowners, applicants, consultants, and members of the public. Prior to its development, an applicant needed to phone or visit each individual County department to obtain the information and guidance now available on the “One-Stop Permitting” website.
- **Accela** – In May 2012, the Planning Division launched a new web-based software that replaced its Permits Plus system. The new software, which represents a major investment by Ventura County, was adopted countywide. The Accela system allows County departments (Planning Division, Environmental Health, Building and Safety, etc.) to streamline the land use permitting process by automating reports and documents, displaying data visually on maps, and utilizing collaborative features where users can retrieve and communicate information inside the database without having to rely on email for communication and information exchange. A public information component of the Accela system is scheduled to become available in 2013.

Two important metrics have been tracked by the Planning Division since the implementation of these improvements: the average number of days for applications to reach the “complete” stage, and the average length of time to process discretionary land-use permit applications. Recent data (March 2011) show an improvement in completeness determination time of more than 60% and an average six-month decrease in total processing time for conditional use permits reviewed by the Planning Commission.

Figure 3.3.6-11 is a chart showing the discretionary permit processing timeframes for the County of Ventura compared with the State's legal requirements. As can be seen, Ventura County's permit processing time frames meet or exceed the State's standards. Provided that the applicant is responsive, a typical time for processing a development application ranges from approximately three to six months for a project that is categorically exempt from CEQA, and 6 to 12 months for a project requiring a Negative Declaration (ND or MND). Projects requiring an environmental impact report (EIR) can add approximately 6 to 12 months to the processing time depending on the complexity of the project.

The County Planning Division collects fees that are intended to defray the costs of permit processing, environmental document preparation, public hearings, and condition compliance. Figure 3.3.6-12 depicts the Ventura County Planning Division processing fee schedule for residential development. In most instances, single-family detached dwellings may be approved by a simple Zoning Clearance in all but commercial and industrial zones (\$265 - \$355), when the dwelling meets the basic development standards. Since discretionary-permit-processing fees for Ventura County are based on actual staff processing time, the amount of time necessary for permit processing can directly affect cost to the developer.

The Planning Division charge rate for planners is \$155.77/hour and for technicians is \$1435.68/hour. By comparison, Santa Barbara County's charge rate is \$184.53/hour. Most cities within Ventura County charge fixed fees -rather than hourly rates - for processing land use entitlements, so a comparison cannot be readily

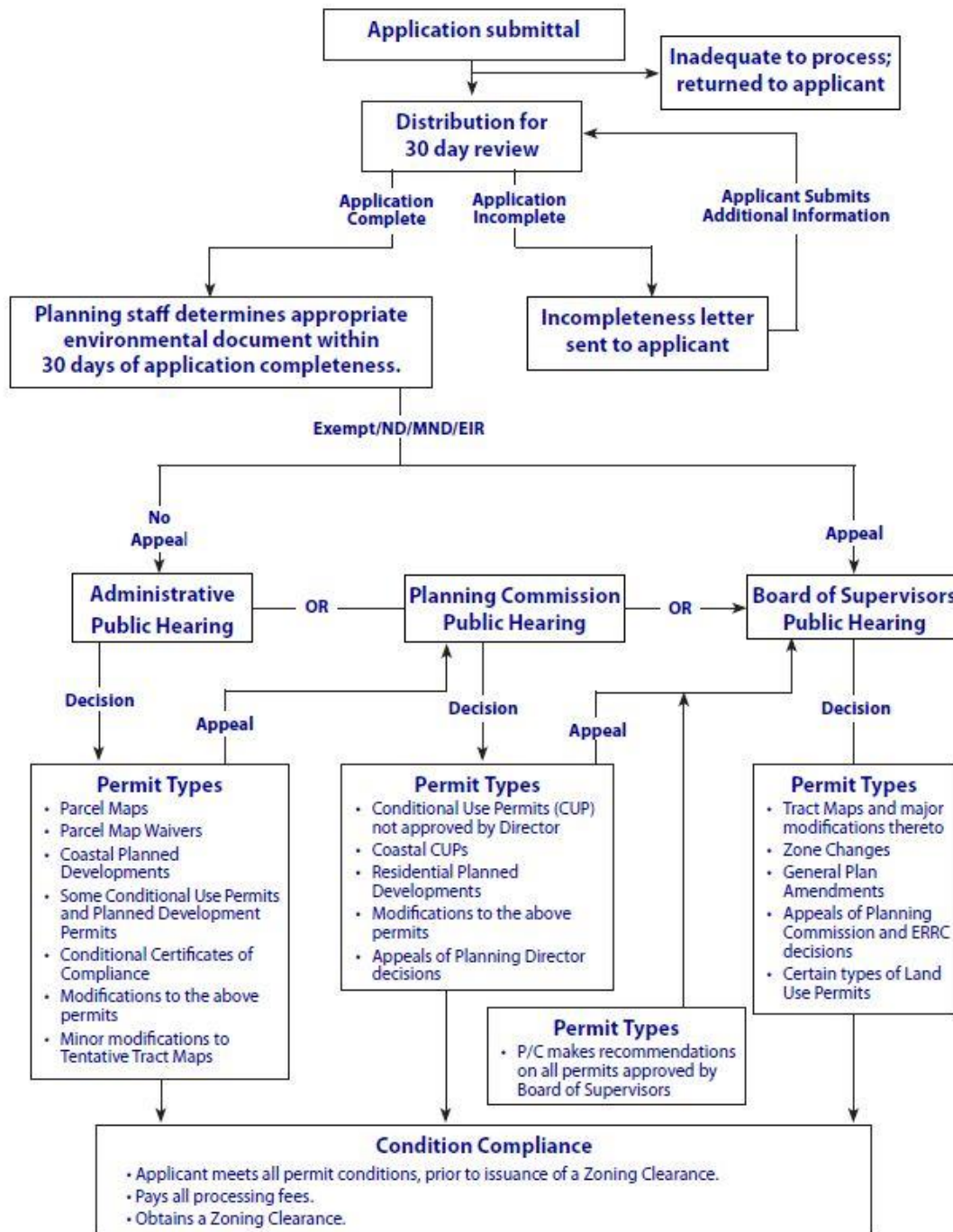
made. Most city planning directors admit that the fixed-fees are not sufficient to cover the total cost of permit/entitlement processing.

**Building-Related Permit Fees** - These fees cover all the required inspections by the Building and Safety Division for the foundation, framing, plumbing, wiring, mechanical, etc., and the issuance of Certificate of Occupancy which verifies that the dwelling has met all applicable Building and Safety requirements and Codes. It also includes fees or surcharges for:

- Building Plan review
- Building Permit Fee
- General Plan maintenance
- Technology improvements to record keeping
- Energy conservation
- Green Building
- Disabled access review
- High Fire Hazard Area
- Flood Plain Construction

The approximate total cost of these fees for a new 2,000 square foot single family dwelling is \$10,142.09.

**Figure 3.3.6-10  
Discretionary Permit Process Flowchart**



### Figure 3.3.6-11 Discretionary Permit Processing Timeframes

*The timeframes listed below are for a Planning Director-approved discretionary land use CUP or PD Permit with a Negative Declaration or Mitigated Negative Declaration*

Application Action	State Law Requirements	County Planning Practice
Application Submittal	30 days maximum for review	30 day review
Determination of Environmental Document (ND or MND)	Maximum 30 days from application completeness	1-3 weeks from application completeness
Preparation of Document	Maximum 180 days for preparation, review and action on the Document	2-3 weeks for Document preparation
Legal Notice of Document Review	No legally required timeframe	Customarily 15 days prior to the beginning of the Document review period; usually incorporated into the step above
Public Review of Document	20 days (30 days if review by a state agency is required)	20 days (30 days if review by a state agency is required)
Response to Comments	No legally required timeframe	Varies depending on the number of comments received
Public Hearing on Project and certification of Document	180 days from determination of Document	No sooner than 10 days from the date of the last written response to comments. If the public hearing was not "legaled" as part of the legal notice for Document review, allow 15 days

*NOTES: Any appeal of an approved project must be filed within 10 calendar days of approval. Appeals to the Planning Commission are customarily heard within 4 to 6 weeks. Appeal of the Planning Commission's action to the Board of Supervisors utilizes the same appeal timeframes.*

**Figure 3.3.6-12**  
**Fee Schedule for Residential Land Use Permits**

Permit Type	Permit Fee
Zoning Clearance (Single-Family Home, Mobilehome, Farmworker/Animal Caretaker and Caretaker Dwelling Units)	\$265 plus a flat fee of \$50 per additional lot/unit/structure; In the Ojai Valley and Coastal Zone, \$355 plus a flat fee of \$50 per additional lot/unit/structure.
Second Dwelling Units	\$545 Flat Fee
Use Inauguration <sup>21</sup>	\$315 Flat Fee
Tentative Tract Map	\$2,500 plus the hourly rate for actual time spent processing the permit by planners
Tentative Parcel Map	\$2,000 plus the hourly rate for actual time spent processing the permit by planners
Planned Development Permit (Farmworker Housing Complexes and Multifamily Dwellings)	\$1,500 deposit plus the hourly rate for actual time spent processing the permit by planners
Conditional Use Permit	\$1,500 deposit plus the hourly rate for actual time spent processing the permit by planners

Source: County of Ventura Planning Division, fees in effect FY2012-13.

**Sanitation Fees** - For those dwellings that install a septic system, these County fees cover plan review, evaluation, and inspection to assure that the system conforms to the County Building Code. If a conventional septic system is utilized, the fees as of August 2012 are approximately \$1,459 (using a 1,500 gallon or smaller septic tank). If an alternative system is utilized, the fees are approximately \$2,436.

For a unit that is connected to a sewer system, the applicable sanitary district fee is placed in a special fund used to provide additional capital improvements for sanitation service. The County has no control over these fees.

**Water Service Fees** - This is a one-time hook-up fee for the dwelling unit imposed by the water district or purveyor. The fee is used to construct trunk lines to provide water into the area, or if the lines are already installed, to retire improvement bonds which were used to construct the lines. If the bonds have been retired and the system installed, the fee is applied to maintenance of trunk line(s). The County has no control over these fees.

**Watershed Protection District Fee** - This fee is assessed on a per dwelling unit basis to provide for improvements to flood control facilities or structures on a regional basis. These funds are placed in a Watershed Protection District general fund and, when enough money has accumulated, the improvements are made. Alternatively, this fee may be used for operation and maintenance purposes of existing flood control facilities. In 2012, the fee was \$600 for a single-family home.

**Traffic Impact Mitigation Fees** – These County and city fees are a method of assessing on a project-by-project basis, the “fair share” portion of the cost of projected local road improvements in

<sup>21</sup> For certain projects, the applicant is required to fulfill particular conditions before final approval to initiate the use or effectuate the land division.

the County unincorporated area. These traffic impact mitigation fees are collected pursuant to an ordinance adopted by the Board of Supervisors (effective in 2002) and affect all development projects in the unincorporated area that increase traffic. Figure 3.3.6-13 shows County fees ranging from \$55 to \$1,348 for new single family dwelling units, depending in which of the 14 districts the dwelling unit is located. If a traffic study is completed during the permit and review process prior to construction of the dwelling, then an alternative per-trip fee may be used based on the district in which is located. These trip fees range from \$4.55 to \$112.38.

**Figure 3.3.6-13  
Traffic Impact Fees by Area**

Traffic District	COUNTY FEE		CITY RECIPROCAL FEE	
	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)
1 - Ojai	\$106.00	\$8.88	\$430.00	\$35.87
2 - Santa Paula	\$614.00	\$51.20	\$2,230.00	\$TBD
3 - Fillmore	\$1417.00	\$11.67	\$766.00	\$63.83
4 - Moorpark	\$214.00	\$17.96	\$185.00	\$15.49
5 - Simi Valley	\$55.00	\$4.55	\$ 396.00	\$15.50
6 - Thousand Oaks	\$79.00	\$6.35	\$3,990.00	TBD
7 - Camarillo	\$706.00	\$58.54	\$828.00	\$69.00
8 - Oxnard	\$723.00	\$60.25	\$367.18	\$30.58
9 - Port Hueneme	\$799.00	\$63.34	N/A	N/A
10 - Ventura	\$576.00	\$47.93	\$415.00	\$34.55
11 - North Ventura County	\$759.00	\$63.27	N/A	N/A
12 – Central Ventura County	\$1,348.00	\$112.38	N/A	N/A
13 – Coastal Areas	\$100.00	\$8.39	N/A	N/A
14 - Piru	\$216.00	\$18.10	N/A	N/A

If the project is in a district where the city within that district has established a reciprocal traffic mitigation agreement, an additional reciprocal fee is collected for the city to compensate for the project's impact on city streets. Figure 3.3.6-13 shows that the city fees range from \$185 to \$3,990, depending in which district the dwelling unit is located. If a traffic study is conducted during the permit and review process prior to construction of the dwelling, then an alternative per-trip fee may be used depending on the city. These trip fees range from \$15.50 to \$69.00. In 2006, all cities within Ventura County and the City of Agoura Hills had signed reciprocal traffic fee agreements with the County.

**Local Park Fee** - Developers of residential tracts, in lieu of land dedication, pay this fee to the local park district or County General Services Agency to provide for the acquisition of local public park land. Stated simply, the “Quimby” fee formula is the result of multiplying: 1) the net increase in population accommodated by residential subdivision development, 2) the parkland dedication factor of 0.005 acres per person, 3) the fair-market value per acre, and 4) a 1.25 percent improvement factor. The resultant fees can be used for acquisition of parkland and/or park development. This fee may be paid at the time of tract recordation or building permit issuance.

**New School Facilities Fee(s)** – This fee is collected by the school district when new residential or commercial development will cause an impact to its school facilities. These developer fees are designed to provide adequate facilities to accommodate the additional students generated by any

new project. Senate Bill 50 provides authority for three different levels of fees. Each school district determines an amount per square foot for residential development and for commercial/industrial development. The range of fees required by Ventura County school districts for new residential development is \$1.07 to \$3.20 (per square foot); the range for commercial industrial development is \$0.17 to \$0.51 (per square foot). Figure 3.3.6-14 shows each county school district's fees. The County has no control over these fees.

**Fire Protection District Fees** - The Fire Protection District imposes a capital improvement fee of \$979.46 per single-family dwelling unit and an administration fee of \$15 per submittal, which are collected by the County Building and Safety Division at the time of building permit issuance.

**Other Governmental Fees** - The County Building and Safety Division is also responsible for collecting several special fees at the time of building permit issuance. The State seismic safety fee is \$24.27. The Sheriff Department requires a fee of \$83.58 and an administration fee of \$10 per new home.

In July 2000, the County Building and Safety Division collected information regarding governmental permit fees for representative samples of residential construction. It was found that in one typical case, the total governmental fees amounted to 7.7 percent of the total cost of constructing the dwelling unit, excluding sanitation, water, and park fees. Of these governmental fees, approximately 71 percent was collected for school facilities, 16 percent covered the building permit, 8 percent was earmarked for traffic mitigation, 3 percent was collected for drainage fees, 1.3 percent went to the Fire Protection District, and 0.7 percent covered other governmental fees. There has been no recalculation of these fees since 2000.

**Figure 3.3.6-14  
School Facilities Fees**

School District	New Residential Development (per sq. ft.)	New Commercial Development (per sq. ft.)
Conejo Valley Unified	\$3.20	\$0.51
Fillmore Unified	\$ 3.20	\$0.51
Moorpark Unified	\$2.97	\$0.47
Oak Park Unified	\$2.05	\$0.33
Ojai Unified	\$2.97	\$0.47
Simi Valley Unified	\$3.20	\$0.51
Ventura Unified	\$2.14	\$0.34
Hueneme Elementary	\$1.92	\$0.31
Ocean View Elementary	\$3.31	\$0.359
Oxnard Elementary	\$2.97	\$0.337
Rio Elementary	\$3.53	\$0.36
Mesa Union Elementary	\$2.13	\$0.31
Pleasant Valley Elementary	\$1.92	\$0.31
Somis Union Elementary	\$2.13	\$0.34
Briggs Elementary	\$3.20	\$0.51
Mupu Elementary	\$2.13	\$0.34
Santa Clara Elementary	\$2.97	\$0.47
Santa Paula Elementary	\$2.73	\$0.34
Oxnard Union High	\$3.20	\$0.51



School District	New Residential Development (per sq. ft.)	New Commercial Development (per sq. ft.)
Santa Paula Union High	varies	varies <sup>22</sup>

As indicated above, processing of discretionary permits can take from 3-6 months for a project that is Categorically Exempt from CEQA; 6-12 months for a project requiring a Negative Declaration or Mitigated Negative Declaration; and 18-24 months for projects requiring an environmental impact report. Variations in processing time can be attributed to many factors both internal (County) and external (applicant/nature of project). Many of these variables are not within the control of local government. Variables that can affect permit processing timing include, but are not limited to, project complexity and location, necessary level of environmental review, the applicant's responsiveness, and county staff scheduling and workload.

Proposed development projects that are complex in nature, located in areas that present potential land use conflicts or that pose significant environmental impacts will inherently take more time to review and process. The CEQA review process is designed to encourage thorough review and analysis of these issues in a public forum. As CEQA review is mandated by State law, it cannot be circumvented by local agencies. Potential environmental impacts are often more prevalent in rural unincorporated areas such as Ventura County where there are more sensitive agricultural and biological resources, as well as less urban development and associated services.

Another important factor that can, and commonly does cause significant delays in permit processing is an applicant's responsiveness in submitting required information. Many times projects will be inactive pending submittal by an applicant of a report, study, analysis, or other requested information.

Although county staff has some measure of flexibility and discretion with respect to permit processing time, as indicated in Figure 3.3.6-11, there are several state mandated timeframes that must be met. These timeframes represent the maximum amount of time provided for a given permit review and/or approval milestone. The actual amount of time taken is largely dependent on the completeness of an application, the applicant's responsiveness in submitting additional information and county staff workload. In any event, processing does not exceed the mandated time limits.

In order to expedite discretionary permit processing, the County hired a Discretionary Permit Coordinator in January 2009 as mentioned previously. The purpose of this new position is to try to work out any potential issues that might cause delays in project processing prior to submittal of any development application. In addition, the County also initiated a Development Review Committee (DRC) comprised of representatives from each County agency that is responsible for technical review of permit applications. The DRC is a technical advisory committee that provides early review of pre-submittal applications to identify any missing information or potential "fatal flaws" prior to formal application submittal and to avoid costly delays after the application has been submitted. Pre-submittal is a voluntary process that can be a valuable tool for large and/or complex projects.

#### **4. Constraints & Accommodations for Persons with Disabilities**

As the number of Californians with disabilities is expected to increase over the next decade (California Independent Living Council, 1999), it is necessary to expand the stock of suitable housing for this segment of the population. County Planning procedures and Building and Safety codes provide accommodations for persons with physical disabilities which increase opportunities for such persons to use and enjoy a dwelling. In addition, concurrent with the 2010 Housing Element revisions, the Planning Division processed an ordinance amendment for Reasonable Accommodation, pursuant to Government Code Section 65583(c)(3). This ordinance sets out a process for ensuring Reasonable Accommodation, and includes provisions for making, reviewing

<sup>22</sup> The fee is based on the elementary school district from which the child is promoted.

and processing a formal request for Reasonable Accommodation. It includes factors that should be considered when reviewing a request, conditions of approval, and an appeals process.

Residential care facilities (such as group homes and supportive housing) providing nonmedical care (e.g., assisting with activities of daily living) for six or fewer persons are allowed in open space, agricultural, rural residential, and urban residential zones. All zones require a zoning clearance or other ministerially approved permit, for which no public hearings are held. Residential care facilities of more than six persons are allowed in rural residential, all urban residential and commercial zones with a Conditional Use Permit (CUP). CUPs are discretionary permits that require Planning Director or Commission approval and public hearings. Concurrent with the 2010 Housing Element revisions, the Planning Division processed an ordinance amendment to identify the Commercial Planned Development zone as the most appropriate zone within the County where emergency shelters (one type of residential care facility) are allowed by zoning clearance or other ministerial permit. (See Section 3.3.7-2 for more information about this ordinance amendment.)

As noted in Figure 3.3.6-8, the Non-Coastal Zoning Ordinance's residential parking standards for disabled persons are different than ordinary parking standards in several ways. For publicly and privately funded multifamily dwellings (including congregate housing/residential care facilities), the County zoning ordinance (in accordance with California Building Code) requires wider parking stalls that include a loading and unloading access aisle, an accessibility sign for each parking stall, a disabled persons pavement symbol painted in each stall, and other requirements that are different than those of regular parking standards. The Ventura County Building and Safety Division requires that 4-5% of available parking spaces (in a lot/structure) for publicly funded multifamily dwellings be set aside for accessible parking; for privately funded multifamily dwellings, the requirement is a minimum of 2%.

The Building and Safety Division adopted the Universal Building Code (UBC) in 1947; the UBC has since been replaced by the California Building Code (CBC). The CBC includes Department of Housing and Community Development Access Compliance provisions that require specific accommodations for new construction of the following types of multifamily dwelling units:

- apartment buildings with three or more dwelling units;
- condominiums with four or more dwelling units;
- lodging houses when used as a residence with three or more guest rooms;
- congregate residences;
- dwellings with three or more efficiency units;
- shelters for the homeless;
- dormitories with three or more guest rooms;
- employee housing;
- factory-built housing; and
- time-share dwellings with three or more units single dwelling units.

HCD's disabled access building standards do not apply to the alteration, repair, rehabilitation or additions to existing multifamily dwelling units.

In regard to single-family dwelling units, privately-funded new construction or the alteration, repair, rehabilitation or an addition to existing units would not be subject to disabled access building standards. Individuals may voluntarily design new construction or alterations so that accommodations for persons with physical disabilities are included. The Building and Safety Division typically issues permits in such cases (assuming all other necessary requirements are satisfied). In practice, the Building and Safety Division allows voluntary modifications for such units, but not by code or policy.

There are no unreasonable hardship exceptions to disability access requirements for residential construction. Thus, new multifamily residential dwellings and facilities (described above) must include disabled access standards without exception. The Building and Safety Division has no additional programs or procedures of removing constraints or providing reasonable accommodations.

## 5. Public Facility and Service Constraints

There are three types of public facilities/services that are critical for development of residential dwellings: domestic water supply/distribution, sewage collection/treatment, and road access/capacity. Figure 3.3.6-15 is a map depicting the specific areas subject to public facility and service constraints due to existing regulations, policies or environmental issues. Other types of public facilities and services (e.g., public utilities, flood control, fire protection, education, recreation) are important, but do not serve as major impediments to development in Ventura County.

**Sewer and Water Service Regulatory and Land Use Background** - The lack of sewer and water service in the unincorporated areas of Ventura County is a significant constraint on new development. This subsection presents a summary explanation of this issue that identifies the following:

- Countywide regulations that constrain sewer and water service and their relationship to State Law;
- Recent studies that confirm the status of sewer/water service constraints on development; and,
- Regulatory actions made by sewer and water purveyors that resulted in prohibitive costs for service upgrades or a lack of sewer/water facilities and capacity.

To provide a context for this discussion, it is important to note that land with municipal sewer or water service is only located within areas designated as “Existing Community” within the General Plan. Approximately 1.3% of unincorporated land is designated Existing Community. However, not all land designated Existing Community has water and sewer service, and other service constraints exist within some areas that do have water and sewer service. Outside the Existing Community areas lies agricultural land, open space land, rural areas, or land occupied by State or Federal facilities.

**Countywide Regulations / Relationship with Federal and State Laws** - Since 1969, Ventura County and the cities of Ventura County have protected its open space and agricultural resources through a comprehensive policy agreement called the Guidelines for Orderly Development (See discussion above under Section 3.3.6.1 and the LAFCO website for further reference: <http://www.ventura.lafco.ca.gov/files/2012/01/2005-GuidelineOD-1.pdf>). This agreement contains policies that promote urban-level development within City boundaries and discourages urban-level development within the unincorporated County. Under the Guidelines for Orderly Development, proposed urban development within the spheres of influence of a City would occur through annexation to the adjacent city to receive municipal services, rather than through the formation of new or expanding existing County service areas. Consistent with this policy, public sewer and water service providers planned facility development and expansion over the past 40 plus years to support development within Cities until annexation occurred. Thus, the lack of capacity for sewer and water service in the unincorporated areas of Ventura County is a significant constraint on new development.

The Guidelines for Orderly Development, as well as the planning principles that underlie this agreement, are consistent with Government Code Sections 65561 and 65562 and the intent of SB 375:

- Government Code Sections 65561 and 65562 require local jurisdictions to protect open space land for the “...maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources.”
- Recently adopted SB 375 (2009) also calls for reduction in greenhouse gas emissions through infill and other environmentally friendly development.

During the past four decades, the Guidelines for Orderly Development resulted in the preservation of agricultural land and open space lands within Ventura County. Currently, about 97.7% of the unincorporated land in Ventura County is preserved for that purpose.

**Recent Studies** - The lack of sewer and water service in Ventura County was confirmed during the preparation of the Ventura County Housing Element. In 2011, staff conducted a comprehensive study that evaluated the availability of suitable parcels for high-density residential development. The study found that even parcels within the spheres of influence of cities were generally constrained by water service/storage issues and that, in many cases, the extension of sewer service would be costly. Also, the study confirmed that regulatory actions and decisions made by sewer and water purveyors in Ventura County resulted in: 1) a lack of facilities and capacity for both sewer and water service; and 2) cost prohibitive upgrades to existing facilities or development of new facilities.

**Domestic Water Constraints** - Domestic water supply/distribution facilities are generally provided by: 1) individual property owners using private wells, or 2) water purveyors (e.g., water companies, special districts, cities) using well water, surface water and/or water imported to Ventura County by a water wholesaler.

Currently, areas that are served with imported water do not have a water supply constraint, but Areas that are served exclusively with well water could have a constraint if the underlying aquifer is in a state of overdraft or is in hydrologic continuity with an aquifer in a state of overdraft (see Resources Appendix). Although the water resource policies of the General Plan *Goals, Policies and Programs* prohibit discretionary development from having an adverse impact on over-drafted aquifers, the purchase of imported water to replace the groundwater has routinely been used to mitigate this impact. However, the purchase of imported water and/or annexation into the Calleguas Municipal Water District, that sells imported water, is not always a financially feasible alternative for many small mutual water companies or individual property owners that are served by private wells. Listed below are two examples of unincorporated areas with water constraints:

- The **Santa Monica Mountains** is one Open Space-designated area that does not have access to imported water or sufficient ground or surface water (see Figure 3.3.6-15). The Santa Monica Mountains consist of fractured bedrock and, although ground water sources can frequently be found, the ability to provide a reliable supply of water is extremely limited.
- Communities in the **Ojai Valley**, who depend on two primary sources for their municipal water: surface water from Lake Casitas and groundwater. The Casitas Municipal Water District (CMWD) is an independent organization that supplies both retail and wholesale water supply in the valley.

CMWD determines the amount of water that can be allocated from Lake Casitas to new property owners (i.e. retail customers). An allocation is a commitment by CMWD to supply water to the owner of a specific parcel. Property owners (which includes developers) who are ready to build (i.e., have a County zoning clearance) sign up on a list to obtain an allocation. Priority is given to owners who plan to use the land for agriculture, but to date no priority is given to owners planning to build lower income housing (which is inconsistent with Section 65589.7 of the Government Code).

In 2004, CMWD prepared the Water Supply and Use Status Report to determine the total amount of lake water available for allocations. The water study considered diverse issues such as safe long-term yield of the lake, anticipated new sources of water, etc. In 2006, the CMWD Board of Directors determined that 56 acre feet (AF) of water could be allocated. As of 2012, there were 10.16 AF of water remaining for the development of housing and other land uses. Using the CMWD's water demand factors of 1.44 AF/year for parcels of one acre and greater and 0.32 AF/year for parcels of 10,000 square feet or less, the remaining allocation could serve a range of 7 to 31 single-family residential parcels.

Once all the available allocations have been issued, the CMWD Board will decide whether future allocations are feasible. More water might be obtained from groundwater by purchasing it from other agencies/districts, or through water conservation. However, if additional water is not available, the CMWD Board could implement a moratorium on allocations.

Other water purveyors in the Ojai Valley have signed agreements with Casitas MWD to obtain specified amounts of wholesale water, which is in turn sold to retail customers. Most of the purveyors of Casitas MWD water made allocation agreements in 1989 for lake water that was available at that time.

There are 13 water purveyors (including Casitas MWD) serving Urban, Existing Community, or Rural areas within the unincorporated Ojai Valley that are able to provide either a limited number of allocations or are severely restricted in their ability to supply water (see Figure 3.3.6-16).

The lack of water service within the unincorporated communities is a major constraint when identifying suitable sites for high-density residential development. Water service in all other “Existing Communities” of the unincorporated areas of Ventura County is almost exclusively provided by small mutual water companies or private wells. Many of the small mutual water companies have undersized, aging facilities and infrastructure that is in need of repair or was not designed to serve high-density development. Three specific examples, described below, illustrate the problems associated with finding suitable sites for high-density development with adequate water service in the unincorporated areas.

- **El Rio Community:** Three parcels were evaluated in the El Rio community, which is adjacent to the City of Oxnard. Water service is provided by Cloverdale Mutual Water Company, a small mutual water company. The County’s evaluation of these parcels found that providing water service to selected parcels, which would otherwise be suitable for high-density development, was not feasible because it would result in over-extraction of groundwater resources and system upgrade costs that would be prohibitive.

Cloverdale’s water extraction is monitored by the Fox Canyon Groundwater Management Agency (FCGMA) via the FCGMA ordinance. The FCGMA was created by State legislation in 1982 to manage groundwater with the objective of controlling over-drafting in the Oxnard Forebay Basin (the Forebay). The FCGMA establishes water extraction allocations for each of the water purveyors within its boundaries. Estimates indicate that Cloverdale currently exceeds its allocation by approximately 3 percent. The FCGMA requires Cloverdale to pay surcharge fees for extractions in excess of its allocation. The water system does not have any interties to other water systems or any outside source of water supply. Water service within the Cloverdale service area is currently unmetered. The current water service lines that extend to the parcels are 2-inch lines that would be too small and need to be upgraded to serve high density residential development. In addition, upgrades to the water storage and distribution system will be necessary in order to meet water supply requirements for fire-fighting.

- **Santa Susana Knolls:** The second example involves two parcels located in the Santa Susana Knolls community that is adjacent to the City of Simi Valley. These two sites would be served by Ventura County Waterworks District 8 (VCWWD8) that is operated by the City of Simi Valley. While there were adequate facilities to serve domestic use and low-density development, there was not sufficient water storage to meet minimum Ventura County standards for fire flow for high-density residential use. Although the construction of a one million gallon water storage tank was funded, an adequate site was not identified. Before these sites could be developed, the water storage tank issue would need to be resolved.
- **Saticoy and N. Ventura Avenue:** The third example concerns two unincorporated communities located within the sphere of influence of the City of Ventura. In these two areas – called North Ventura Avenue and Saticoy – the City’s water policy essentially prohibits high-density residential development. North Ventura Avenue area and Saticoy receive water service from the City of Ventura and are regulated by the City’s Water Service Policy. In Saticoy, the proposed use cannot require a water service line that exceeds  $\frac{3}{4}$  inch in diameter, which is insufficient to support high-density residential development. In North Ventura Avenue, the City’s water policy does not allow new water service unless the development proposal is consistent with the City’s General Plan, which promotes non-residential use. Thus, the City’s water policies do not allow for high density development in

North Ventura Avenue or Saticoy. The Ventura City Council recently reviewed its water policy in Saticoy, and elected not to change its policy in the foreseeable future.

As these three examples demonstrate, the lack of water service within unincorporated communities is a major limitation to finding suitable sites for high-density residential development.

**Sewage Collection/Treatment Constraints** - Sewage collection/treatment is provided by community sewer systems, on-site sewage treatment plants, or on-site wastewater treatment systems (septic leach fields, seepage pits, or mound or subsurface filtration systems).

Similar to water service, sewer service limitations act as a major constraint on finding suitable sites for high-density residential development or other urban-type development, especially sites where affordable multi-family housing could be constructed. Limitations include sewer plant capacity as well as the size and extent of sewer lines. Although sewer capacity could be increased through the construction of new or expanded sewer plans and distribution lines, the costs associated with improving existing sewer systems would effectively eliminate many areas as potential sites for affordable, high-density residential development. Also, most properties in the unincorporated area and not within an existing community/urban area are served by private septic systems that do not support urban-level development.

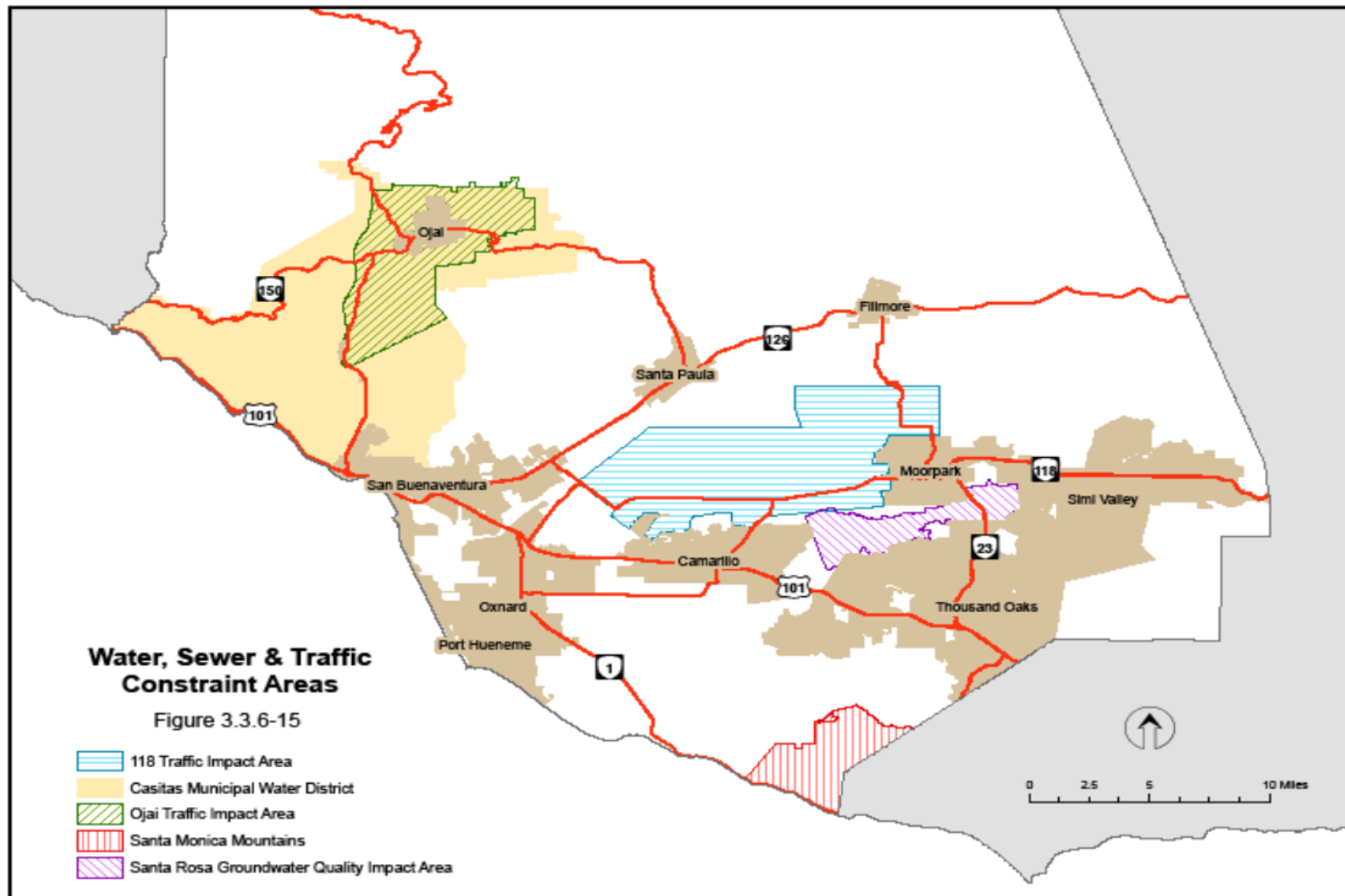
Currently, public sewer service is provided by thirteen (13) County service areas in the unincorporated areas. These systems were built to serve existing and planned development, which typically does not include high-density residential development. Planned improvements and upgrades to these facilities would not expand service or increase capacity. Moreover, adding high-density development that would be serviced by these facilities would result in high development costs because the developer would be required to provide funds to the local sewer service provider to expand capacity or add/improve conveyance lines to service the proposed development.

An example is the El Rio community, which is located in the unincorporated County of Ventura but within the City of Oxnard sphere of influence. This area was recently connected to the City of Oxnard treatment plant for sewer service via extensive upgrades to the local sewer lines. One of the vacant sites evaluated for residential re-zoning is located within this sewer service area. However, the site is located far from the treatment plant, is currently used for agricultural production, and was planned for low-density residential development. In order to increase development capacity on this site, the sewer provider would require a sewer study and potentially expensive upgrades to the conveyance system.

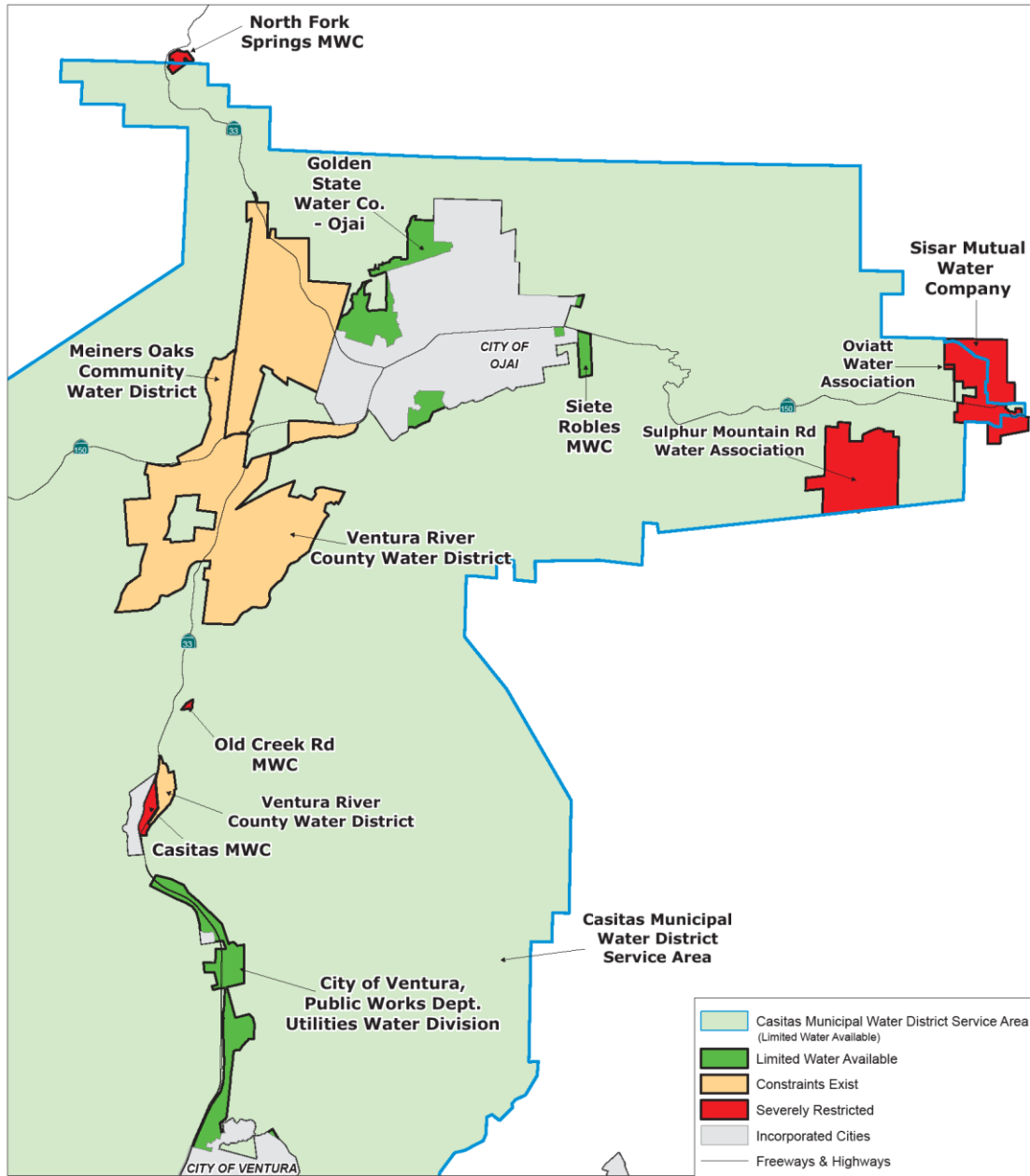
On-site sewage treatment plants are allowed by Conditional Use Permit in all zones. However, on-site sewage treatment plants are expensive to construct and operate, making them infeasible for most low-density residential projects and areas. Nonetheless, projects for Farmworker Housing Complexes in the AE or OS zones could utilize on-site sewage treatment plants.

On-site wastewater treatment systems (OWTS) are the only feasible type of facility that can be used for low-density residential development in most Agricultural, Open Space and Rural designated areas. OWTS are governed by the standards of the Los Angeles Regional Water Quality Control Board's (RWQCB) Basin 4A Plan and the Ventura County Environmental Health Division's sewer policy and Public Works Agency ground water quality policies. In addition, all septic systems must conform to the Ventura County Building Code. Generally, because of the area requirements for OWTS, construction of a dwelling on a parcel of less than 10,000 square feet requires sewer services.

**Figure 3.3.6-15**  
**Water, Sewer and Traffic Constraint Areas**



**Figure 3.3.6-16  
Ojai Valley Water Purveyors**



**OJAI VALLEY  
WATER PURVEYORS  
BASE MAP**

Disclaimer: This map was created by the Ventura County Resource Management Agency, Mapping Services Unit, which is designed and operated solely for the convenience of the County and its citizens. The County does not warrant the accuracy of this map and no reliance should be placed on it. No liability shall be incurred by the County for any errors or omissions on this map.



The County Public Works Agency has completed all the construction phases of its sewer project in the El Rio/Del Norte area on April of 2011. Since the sewer system is fully installed in the area, the previous constraint in the El Rio/Del Norte area could be removed for development that is consistent with land uses that were used in planning for the upgrades. However, if land uses are not consistent, potentially expensive sewer studies and further upgrades could be necessary. This potential constraint was not utilized in limiting the vacant land inventory in Section 3.3.7.

In addition, the RWQCB requires that all proposed septic systems on new parcels of less than five acres demonstrate that ground water will not be adversely affected by nitrates. The **Santa Rosa Valley** (see Figure 3.3.6-15) is located over an aquifer that contains high levels of nitrates and the Public Works Agency has determined that 2.875 acres is the minimum parcel size necessary to prevent nitrate impacts from septic systems in the Santa Rosa Valley. This limits future subdivision of parcels less than 5.75 acres in size that are unable to meet the minimum parcel size requirement.

**Road Access and Traffic Impact Constraints** - Private or public roads can provide road access to residential development. Private roads are subject to the requirements of the County Fire Protection District and public roads are subject to the requirements of either the County Public Works Agency (County roads) or Caltrans (State or Federal highways).

Although some Open Space designated parcels are located in areas of steep topography, which makes road access expensive to construct, most parcels have access rights through recorded or prescriptive road easements. Also, the subdivision of land in High Fire Hazard Areas can often be problematic due to existing substandard roads and the secondary access road requirements of the Fire Protection District, which are based on State law that limits the length of dead-end roads in High Fire Hazard Areas. This road access constraint primarily affects potential land subdivision in the County's remote, rural areas, where minimum lot sizes range from 2 to 160 acres.

Most unincorporated Urban centers and Existing Communities are not within High Fire Hazard Areas nor do they have significant access limitations. Nonetheless, the Existing Community areas that do not currently have sufficient access are portions of Lake Sherwood, Matalija Canyon, Santa Susanna Knolls, and Ventu Park. Generally, the existing zoning in these areas does not allow further subdivisions. Therefore, inadequate road access does not pose an additional constraint.

State law requires that local General Plans be internally consistent and that the transportation element be correlated with the land use element. As such, the County General Plan *Goals, Policies and Programs* contains policies that require discretionary development projects to be evaluated for project and cumulative traffic impacts on public roads. Each project is evaluated for its impact on all roads that would be used by the project. If a project is determined to cause the "level of service" (LOS) of a public road to fall below the prescribed LOS, or would add traffic to a road that is currently operating below the prescribed LOS, the project must be denied or mitigation adopted. Exceptions are made for projects that provide housing for lower-income households, but the road must be operating at LOS "E" or better to qualify for the exception. LOS "E" is defined as an unstable flow with volume at or near capacity, lower operating speeds and major delays and stoppages. Mitigation may involve either reducing the project's traffic so that the impact would not occur, or a full funding commitment and a construction schedule that would widen the impacted road within a "reasonable" period of time, as determined by the decision-making body.

In 2012, the Ojai Valley East of the Ventura River (Highway 33 between Casitas Springs and the City of Ojai) was operating at LOS "F" (see location as depicted on Figure 3.3.6-15).

Since there currently is no full funding commitment to widen this highway, the General Plan transportation policies prohibit the approval of discretionary residential projects that would increase traffic on the above listed road segments.

## **6. Non-governmental Constraints**

There are several housing cost components unrelated to governmental regulations and fees/exactions that impact the costs of residential construction. These include, but are not limited to the following:

- land costs based on market demand (which vary considerably by sub-region)
- site preparation cost by physical variables (e.g., topography, soil types, drainage)

- labor costs
- construction materials costs
- sales and financing costs
- profit margins (if applicable)

By their very nature, these cost components can vary considerably over time and location. Moreover the County has no control or effect over site preparation costs, labor costs, construction materials cost, sales and financing costs, or profit margins.

There are some measures that presumably demonstrate the nature of how these components can influence the cost and availability of housing. To estimate the costs of residential development on undeveloped land, Planning Division staff attempted to obtain construction costs, including land, for residential construction from a number of different sources, including the BIA, nonprofit developers and for-profit developers. Some of these sources consider the costs of land separately from other construction costs because the price of land is so variable, depending largely on location and proximity to urban centers. Conversely, some of the sources contacted provided construction cost estimates that included the cost of land. The results of that survey are contained in Figure 3.3.6-17.

**Figure 3.3.6-17**  
**Estimated Cost of New Residential Construction**

Source	Construction Cost per sq. ft. (excluding land)	Construction Cost per sq. ft. (including land)
Cabrillo Economic Development Corporation	\$125 - \$150	
People's Self Help		\$150 - \$300
BIA	\$53 (SFD) - \$69 (MFD)	
Olsen Company	\$80 - \$200	\$100 - \$350

Finally, market forces outside the County also impact housing demand. Specifically, the Los Angeles metropolitan and Santa Barbara job markets create a significant regional demand for land and housing within Ventura County, as people employed in these adjacent counties seek housing in Ventura County. In addition, the high cost of housing in job-rich metropolitan areas like Santa Barbara creates demand in Ventura County due to its relatively low housing costs.

Given the numerous funding programs, and the large number of program benefactors served by the programs listed in the tables of Section 3.3.4, there are ample public financial assistance opportunities for potential home buyers seeking loans. As for private financing, there are numerous financial institutions throughout the County that are accessible to all residents. It is illegal for real estate lending institutions to discriminate against particular neighborhoods due to physical or economic factors according to State law. There is no obvious indication that specific areas are underserved.

### 3.3.7 Inventory of Land Available For Residential Development

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." The required inventory of land for a housing element is based on the Regional Housing Needs Assessment, or RHNA, which was finalized by the Southern California Association of Governments, or SCAG, on November 26, 2012 (see Section 3.3.5 for detailed information).

The RHNA assigned to unincorporated Ventura County for the 2014-2021 Housing Element is 1,015 dwelling units. The Residential Inventory provided in this section demonstrates that Ventura County has inventory that can meet and exceed its total RHNA allocation of 1,015 units and also meets or

exceeds its RHNA-based allocations for Lower-Income, Moderate-Income and Above-Moderate Income households.

In September 2012, the Planning Division utilized information from the County Assessor's Office and the Resource Management Agency GIS zoning maps to inventory land in the unincorporated area of the County suitable for residential development. For purposes of this study, "suitable for residential development" means land that has been zoned to allow residential development "by right" through either a ministerial Zone Clearance or discretionary Planned Development Permit (site plan review), but does not require a Conditional Use Permit.

There are a number of factors that have the potential to influence the actual number of housing units that could realistically be accommodated on the identified parcels. This analysis, referred to by HCD as the "Realistic Development Capacity" analysis (§ 65583.2(c)) evaluates factors such as minimum parcel size, minimum and maximum allowable density, maximum lot coverage, setbacks, open space requirements, parking requirements, etc. The following Residential Land Inventory takes into account these development capacity considerations on a lot-by-lot basis, as embodied by the County's Non-Coastal Zoning Ordinance. For example, standards for Residential Planned Development (RPD) zones, which appear in both the Moderate and Above-moderate income Inventory tables, include minimum density, specific parking provisions, setback regulations and open space requirements, and these requirements are reflected in the number of potential dwelling units that are reported in the table.

## 1. Housing Income Category Assumptions and Inventory

In order to classify existing and potential residential parcels and potential dwelling units by income category, information gathered from a number of different sources was utilized:

- Actual housing completions and sales in the unincorporated area during 2006 - 2012;
- Property owner surveys;
- Area-wide economic and housing analysis;
- Local press sources;
- Listed sales information from CSUCI and area non-profit developers; and
- Real Estate and other websites including Zillow and Craigslist.

In addition, the Planning Division utilized the Secured Property Assessment Rolls during the planning period to determine the location and parcel size/density characteristics of dwelling units that were constructed and/or sold by income category.

Based on this data, the following assumptions were made to complete the analysis.

### Lower Income Housing Assumptions:

Because residential density is not a good indication of affordability between extremely low, very low and low income housing, these categories are combined under lower-income. The most significant factors differentiating extremely low, very low and low income housing are: a) whether the project is developed by a non-profit or for-profit entity, b) the amount of governmental subsidies committed to a project, and c) the project's targeted residents (e.g., farmworkers).

1. **Multi-family zoning:** Parcels zoned for multi-family dwellings **at a minimum of 20 dwelling units per acre** may accommodate housing that is considered affordable to lower-income households.

In 2005, the Government Code was amended to require a minimum density of 20 dwelling units per acre within "suburban counties" for jurisdictions with a population less than 100,000, (such as Ventura County) unless the jurisdiction could prove to the satisfaction of HCD that a lower density level is sufficient to construct lower-income dwellings at market rates. Unfortunately, real estate prices significantly inflated between 2002 and 2006, and few private, market-rate attached housing projects were subsequently completed within the unincorporated area. Therefore, County staff could not demonstrate that a density less than 20 dwelling units per acre would be adequate for lower-income housing.

In order to demonstrate adequate inventory for lower income households, the County processed an ordinance amendment concurrent with the 2011 Housing Element revision that created a “Residential High Density” (RHD) zone that accommodates a minimum of 20 dwelling units per acre. A concurrent re-zoning of six parcels (totaling 12.5 acres) to RHD was also approved which added capacity for approximately 250 lower-income units as shown in Figure 3.3.7-8. The RHD sites are listed by Assessor Parcel Number (APN) in Figure 3.3.7-1.

**Figure 3.3.7-1  
Residential High Density (RHD) Zoned Parcels**

Assessor's Parcel Number	Location	General Plan Designation/Zoning	Parcel size (acres)	Build-out potential at 20 dwellings/acre
056-0-080-10	Piru Community	R-20/RHD	1.51	30 units
647-0-120-050	Santa Susana Knolls	Existing Community – Urban/RHD	1.07	21 units
647-0-120-060	Santa Susana Knolls	Existing Community – Urban/RHD	1.00	20 units
145-0-180-04 & -05	El Rio Area	UR-20/RHD	5.39	108 units
145-0-180-06	El Rio Area	UR-20/RHD	2.73	55 units
145-0-190-39	El Rio Area	UR-20/RHD	0.80	16 units
<b>TOTAL</b>				250 units

2. **Second dwelling units:** Parcels with an existing single-family detached dwelling in the unincorporated areas (not within the coastal zone) are suitable for ministerial second dwelling units, 60 percent of which are considered affordable for lower income households<sup>1</sup>.

The realistic capacity and affordability of second units is based on a number of factors described below in more detail. As dictated by Government Code Section 65583.1(a), this type of housing is limited to the number of second dwelling units *actually constructed* during the last housing element reporting period. County staff reviewed building completion data from June 6, 2003 (the effective date of the zoning ordinance amendment allowing ministerial second dwelling units) through 2008 and determined that 135 second dwelling units were built during this period – (an average of 25 units annually). However, after 2008 there was a significant decline in the number of second dwelling units being constructed. Building completion data from 2009 through 2011 shows that 47 second dwelling units were built during this period (an average of 15.7 units annually). Thus, Figure 3.3.7-8 reflects the more recent annual average, with an estimated total of 122 additional second units anticipated to be constructed from January 1, 2014 through October 1, 2021. The estimate of 73 affordable second dwelling units used in Figure 3.3.7-8 is a conservative estimate, as it is likely this number will increase as the economy recovers.

Notwithstanding the above limitations of the Government Code, County Assessor records and GIS query (November 2012) identified over 15,987 existing parcels that qualify for a second dwelling unit (list of Assessor Parcels is on file with the Planning Division). Figure 3.3.7-2 summarizes these potential second dwelling units by floor area and number of bedrooms. The estimate used in the Housing Element inventory (Figure 3.3.7-8) for second dwelling units (73) is far below the number of potential second dwelling units (9,592) identified in Figure 3.3.7-2 below.

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<sup>1</sup> Second dwelling units are also permitted on vacant lots where the principle single-family dwelling is being constructed concurrently.

**Figure 3.3.7-2**  
**Potential Second Dwelling Units**

<b>Location</b>	<b>700 Square Feet (1 Bedroom)</b>	<b>900 Square Feet (2 Bedroom)</b>	<b>1,200 Square Feet (3 Bedroom)</b>	<b>1,800 Square Feet (4 Bedroom)</b>	<b>Total</b>
Santa Rosa/Tierra Rejada GWQ	27	42	200	0	269
Ojai Traffic Impact Area	1,345	0	0	0	1,345
Remainder of Unincorporated Area	0	9,414	2,934	2,025	14,373
<b>Total</b>	<b>1,372</b>	<b>9,456</b>	<b>3,134</b>	<b>2,025</b>	<b>15,987</b>
<b>Lower-Income (60% of total)</b>	<b>823</b>	<b>5,674</b>	<b>1,880</b>	<b>1,215</b>	<b>9,592</b>

To confirm the affordability of second dwelling units that were constructed during the previous planning period, the Planning Division sought information directly from second dwelling unit owners, and through printed and electronic classified advertisements. In December 2008 Planning Division staff reviewed printed classified advertisements in the Ventura County Star and electronic advertisements posted on Craigslist. Another review of Craigslist was conducted in April 2009. In March 2009 a survey was sent directly to all second dwelling unit property owners who completed construction on a second dwelling anytime between 2003 and the present.

Although the Ventura County Star appeared to have several ads for second dwelling units, there were some significant limitations with the information. For example, in many cases it was difficult to ascertain whether the properties were within the unincorporated area. Some properties advertised second dwelling units, but in fact, were actually rooms within houses. Other ads did not include a price for monthly rental and property owners did not return calls. For these reasons, Planning Division staff used only the information contained on Craigslist. With very few exceptions, this information was complete and most importantly, staff was able to verify that the property was within the unincorporated area.

In both December 2008 and April 2009, the sample size for the Craigslist analysis was 15, for a total of 30. Figure 3.3.7-3 lists affordability data by income category based on advertised monthly rents and number of bedrooms. The data collected also shows that 76 percent of these advertised units were one bedroom, 17 percent had two bedrooms, and 7 percent had three bedrooms. Therefore, while the majority of these units are intended for 1-2 people, approximately one-quarter of these units can accommodate a larger household.

In addition to the Craigslist review, the Planning Division sent a survey in March 2009 to all second dwelling unit property owners who appeared to have completed construction on a second dwelling since 2003 - a total of 148 property owners. The one-page survey was accompanied by a letter signed by the Planning Division Director that explained the purpose of the survey and assured property owners that the information being requested would remain anonymous. A stamped/addressed envelope was provided to increase the probability that the survey would be completed and returned.

A 45 percent response rate was achieved, with 67 property owners completing and returning surveys. Of this total, 64 percent of the completed surveys (43) contained enough information to identify affordability by income category. Figure 3.3.7-3 shows these results. In addition to affordability information, several other notable results emerged from this survey:

- Of the respondents that included information about the number of bedrooms, approximately half of the units were identified as one-bedroom, and approximately 40 percent were identified as either two or three bedroom units. (The remaining 10 percent either did not specify the number of bedrooms or listed “studio.”)
- Almost half of all responding property owners noted that their second dwelling unit was being used by someone related to them, and of this subset, almost 60 percent were seniors (at least 55 years old).

Both the Craigslist and the survey data are very helpful in identifying the affordability of second dwelling units; but as has been described, and shown in Figure 3.3.7-3, the two categories of data yielded some very distinct results – especially in the Lower-Income categories. One hypothesis is that there is a subset of second dwelling unit owners who do not advertise their units or offer them to the general public because they know the units will be used by family members, who are often senior citizens.

Many of these units were calculated to be affordable to the Extremely Low-Income category based on stated annual income and number of bedrooms, but as stated above, they never become part of the open market. Nevertheless, based on the Planning Division’s survey results, it appears that these units are an important and legitimate portion of the County’s Lower-Income dwelling unit inventory.

Using this data, a weighted average was calculated so that affordability results could be applied across the entire second dwelling unit category. This weighted average is shown below in Figure 3.3.7-3. The percentage of each affordability category is applied to all the second dwelling unit completions for the Annual Housing Report. This data and the resulting assumptions described here are used for calculating future dwelling unit inventory, which is summarized in Figure 3.3.7-8.

**Figure 3.3.7-3  
Second Dwelling Unit Affordability**

Data Source	Extremely Low	Very Low	Low	Mod	Above-Moderate
Craigslist Dec. 08 & April 09 (N = 30)	0 (0%)	0 (0%)	19 (64%)	8 (27%)	3 (10%)
Property Owner Survey – April 09(N = 43)	13 (30%)	3 (7%)	9 (21%)	14 (33%)	4 (9%)
Combined Total by Percentage (Based on Weighted Avg.)	17%	4%	39%	31%	9%

1. **Farmworker dwelling units:** Parcels zoned AE, OS or RA and meeting the minimum parcel size criteria of the Non-Coastal Zoning Code for ministerial farmworker dwelling units, or meeting the animal unit standards of the Non-Coastal Zoning Code for animal caretaker dwelling units, are considered affordable for extremely low and very low income households. According to HCD staff, this type of housing should be limited to the number of farmworker or animal caretaker dwelling units *actually constructed* on an annual basis during the last housing element reporting period. Planning staff attempted to determine how much these units were being rented for by directly contacting property owners who completed construction in 2008. Without exception, none of the farmworkers or caretakers was being charged rent for the dwelling units they were

occupying, but rather they were all getting use of the dwelling as part of their total compensation. Therefore, in the absence of actual rents, and based on the annual mean salary for a farmworker, (\$18,600), the County has placed half of all of these future units in the Extremely Low income category, and the other half in the Very Low income category.

In November of 2012, the Planning Division prepared a query of the GIS data base to determine the number of existing parcels that qualify for ministerial farmworker dwellings (983 parcels) and the potential number of dwelling units that could be built thereon. The results of that query are on file with the Planning Division and are summarized in Figure 3.3.7-4. It should be noted that this query excluded sites that may be suitable for animal caretaker dwellings (insufficient information) or farmworker housing complexes (discretionary permit required).

**Figure 3.3.7-4  
Potential Farmworker Dwelling Units**

Area of Interest	DUs on Parcels >40-<80 Acres	DUs on Parcels >80-<120 Acres	DUs on Parcels >120-<160 Acres	DUs on Parcels >160 Acres	Total DUs
Camarillo	93	26	20	28	167
Fillmore	47	3	10	14	84
Moorpark	33	7	1	7	48
Ojai	21	10	1	4	36
Oxnard	94	20	13	12	139
Santa Paula	56	11	7	24	98
Simi Valley	5	3	1	1	10
Lake Sherwood/ Hidden Valley	5	23	10	18	56
Las Posas	106	1	1	12	120
North Coast	6	1	7	57	71
Piru	19	10	3	40	72
Ventura	29	10	3	40	82
<b>Total</b>	<b>514</b>	<b>135</b>	<b>77</b>	<b>257</b>	<b>983</b>

Since ministerial farmworker/animal caretaker dwelling units can be up to 1,800 square feet in size, these units can accommodate three or four bedroom units, which is suitable for large farmworker families.

4. **Farmworker Complexes:** Parcels that are zoned AE or OS also allow for the development of farmworker housing complexes through a discretionary Planned Development Permit. Based on the criteria described below, the Planning Division identified 105 parcels suitable for farmworker housing complexes (list of Assessor Parcels is on file with the Planning Division). The parcel selection criteria described below were initially developed in 2002 as part of the County's Farmworker Housing Study and further refined to accommodate agricultural buffer and parking requirements. The criteria include:
  - Privately owned;
  - Zoned AE or OS;
  - Substantially undeveloped (containing no more than one single-family dwelling);

- 10-20 acres in area (A priority) and not in Land Conservation Act (LCA) contract<sup>1</sup>, or 5-10 acres in area (B priority) and not in LCA contract, or 2-5 acres in area (C priority), including land under LCA contract;
- Parcels containing a substantial area with slopes exceeding 20 percent are excluded;
- Parcels that are located in the floodway of a river or stream are excluded;
- The County Sewer Policy requires sewer service for housing complexes containing densities higher than two dwelling units per acre. Although the County conditionally allows the use of onsite “package” sewage treatment plants, the cost of constructing and operating these types of plants is currently too expensive for very low-income housing projects. Because of these constraints, potential sites need to be located within or adjacent to the Sphere of Influence of either: 1) a special district that provides sewer service or, 2) a city that provides its own sewer system;
- Farmworker Housing Complexes should be located in relatively close proximity to the agricultural area in which they work. As a result, the unincorporated areas around the cities of Thousand Oaks, Simi Valley, and Port Hueneme were excluded because those cities do not have an appreciable amount of irrigated agriculture located within those cities’ Area of Interest; and,
- Farmworker housing complexes should be located in close proximity to existing cities and unincorporated urban communities (Urban designated areas on the County General Plan) where community services can be provided to serve the farmworkers and their families. The County believes that applying the sewer service criteria (see above) generally fulfills this criterion.

Recognizing that there are “realistic capacity” considerations that would impact the potential development of otherwise qualifying parcels, Planning Division staff assumed that an agricultural buffer would be required around the area containing the dwelling units. Based on the requirements of the Ventura County Agricultural Policy Advisory’s Agricultural/Urban Buffer Policy (July 2006), urban developments should maintain a 150-foot buffer with vegetative “shelter” belt between the urban use (e.g., housing) and crop and orchard production. Moreover, since it was not feasible to evaluate every site and identify which sides of the parcel would require the buffer, the buffer was applied around the parameter of each parcel.

Using the above criteria, the Figure 3.3.7-5 summarizes the total number of parcels by size and location.

**Figure 3.3.7-5  
Potential Farmworker Housing Complex Sites**

<b>Location (Area of Interest)</b>	<b>Number of Parcels 10 – 20 Acres</b>	<b>Number of Parcels 5 – 10 Acres</b>	<b>Total Number of Parcels</b>
Camarillo	0	0	0
Fillmore	2	4	6
Las Posas	4	1	5
Moorpark	6	5	11
Ojai	12	4	16
Oxnard	12	3	15
Piru	13	5	18
Santa Paula	16	6	22
Ventura	8	4	12

<sup>1</sup> The State Land Conservation Act (LCA) does not allow farmworker housing projects that exceed five acres in area on land under LCA contract, therefore parcels that met this criterion were excluded.



Location (Area of Interest)	Number of Parcels 10 – 20 Acres	Number of Parcels 5 – 10 Acres	Total Number of Parcels
Total	73	32	105

Because there is no maximum or minimum density prescribed in the Zoning Ordinance for Farmworker Complexes, the Planning Division had to make some assumptions about the number of potential dwelling units that could be accommodated on these parcels. Planning staff consulted with the Cabrillo Economic Development Corporation (CEDC) to identify the preferred number of dwelling units per acre to accommodate a typical farmworker housing complex. CEDC noted that their “preferred” range is 20-24 dwelling units per acre. In addition, Planning Division staff calculated that, based on parking requirements for farmworker complexes, approximately 20 percent of each parcel would be required for parking, but the parking would be accommodated within the agricultural buffer described above. As a result, the Planning Division assumed the density for the dwelling units could be increased to 25 dwelling units per acre. Based on this calculation, 9,349 farmworker dwelling units could potentially be accommodated on these parcels.

Although there appears to be ample land to construct Farmworker Housing Complexes, most owners of these parcels have been unwilling to-date to sell or lease their land for this purpose. In addition, as indicated above, not all Areas-of-Interest have parcels suitable for Farmworker Housing Complexes (e.g., Camarillo, Las Posas Valley). Therefore, by allowing for the creation of new parcels exclusively for Farmworker Housing Complexes in the AE zone of less than 40 acres in size and in the OS zone less than 10 acres in size there was a significant increase in the number of potential farmworker complex sites.

It should be noted that many of the parcels are within or adjacent to existing cities that 1) have designated the parcel(s) for other types of development under City General Plan, or 2) are unwilling to extend limited city sewer or water services. Moreover, even if the cities were willing to provide sewer and/or water serve the parcel(s), the Ventura County Local Agency Formation Commission has adopted policies consistent with State law that call for the annexation of the parcel to the city. If annexation does occur, the County may nonetheless negotiate with the annexing jurisdiction for “credit” for meeting a portion of its RHNA target.

Notwithstanding the above parameters and inventory, the Non-Coastal Zoning Ordinance allows for on-site package treatment plants by CUP to provide sewer service for farmworker complexes and does not prohibit Farmworker Housing Complexes even if they do not meet location criteria relative to proximity to cities.

Planning Division staff assembled a list of 185 parcels with the following characteristics:

- Privately owned;
- Vacant or undeveloped;
- Zoned AE;
- Not within the Coastal Zone
- Not owned by a public or governmental entity
- Parcel size of 15 acres or greater; and
- Within or adjacent to a sphere of influence or city boundary.

Therefore, with this newly adopted provision allowing substandard sized parcels for farmworker dwellings, there are an additional 185 parcels available for potential development of farmworker complexes for a combined total of 290 sites. However, as shown in figure 3.3.7-8, only those farmworker complex projects that have been submitted or have been approved have been included in the lower-income inventory.

5. **CSUCI Units (Apartments and Townhomes):** -- With the exception of two duplexes built in 2008 in the Channel Islands Beach community (Above-moderate -Income units), all the townhouses and apartments built during the previous planning period were located at CSUCI (APNs 238-0-090-39, 238-0-121-13, 238-0-123-15, and 238-0-051-09). Assumptions for determining affordability are described in Section 3.3.3.4. In brief, the assumptions include a 30-year fixed rate mortgage with 20 percent down and a 4.5% interest rate (Freddie Mac – 2011).

The Planning Division obtained sales and rental information from the CSUCI Site Authority for dwelling units completed between January 1, 2006 and August 15, 2007. The square footage and number of bedrooms of each unit, and its sales price (townhomes) or rental price (apartments) was obtained. Rents ranged from a low of \$1,166/month to a high of \$2,294 and have since (2012) increased to a low of 1,275 /month to a high of 2,462, which are within the low and moderate income categories. Sale prices ranged from a low of \$230,960 to a high of \$456,725 at the time they were constructed and have since been adjusted to a low of \$237,000 and a high of \$419,000. These units are now within the very low, low and moderate income categories. Figure 3.3.7-6 compares the HUD affordability categories with affordable housing prices.

**Figure 3.3.7-6**  
**HUD 2010 Affordability Categories & Housing Affordability**

Income Category	Percent of Median Household Income	Annual Household Income	Affordable Monthly Mortgage	Affordable Housing Price by Income Category
Above-Moderate Income	>120%	> \$104,040	> \$2,601	> \$605,672
Moderate Income	80 - 120%	\$69,360 - \$104,040	\$1,734 - \$2,601	\$403,782 - \$605,672
Low Income	50 - 80%	\$43,350 - \$69,360	\$1,084 - \$1,734	\$252,364 - \$403,782
Very Low Income	30 - 50%	\$26,0010 - \$43,350	\$650 - \$1,084	\$151,418 - \$252,364
Extremely Low Income	<30%	< \$26,010	< \$650	< \$151,418

Source: Assumes a four-person household and a median household income of \$86,700 as determined by HUD (2011).

Of the 242 units remaining to be constructed at California State University at Channel Islands (CSUCI), 110 of them will be townhomes. Construction of these units is planned to occur during the planning period, (i.e., by October 2021). Although there is not specific construction start date at this time, the Director of Housing at University Glen Corporation (Ashley, 2-8-13) has confirmed that construction is not expected to begin prior to 2014. Official prices have yet to be determined. However, in January 2012 a representative from University Glen development confirmed that the 2-4 bedroom townhome units would be for sale within the lower-income category (\$237,000 - \$419,000). However, current townhouse listings on the University Glen website show a pending sale of a four bedroom unit that was listed at \$309,000 other townhomes are currently listed for no more than \$329,000 which fall in the low-income category. Furthermore, current listings for single family homes (4) range from \$370,000 to \$424,500 with two falling in the lower-income price range and two in the moderate income range. Therefore, 110 of the townhouse units have been added to the lower-income inventory as shown in Figure 3.3.7-8 and all of the single-family units plus 10 of the larger townhomes are conservatively listed in the moderate-income inventory (Figure 3.3.7-10).

6. **Piru Expansion Area:** The Piru Expansion Area was approved in December 2008 for General Plan and Zoning amendments, including Tract Maps and Planned Development Permits.

Within the Piru Expansion Area there are three approved projects, identified by name of the project applicant:

- Mr. Rieder's project with 49 townhouse units (9.8 dwelling units/acre),
- Mr. Jensen's project with 53 single-family detached dwelling units, 8 duplex and 30 triplex units for a total of 91 dwelling units (5.5 dwelling units/acre), and

- Mr. Finch's project with 62 single-family detached dwelling units, 85 single-family detached condominium units, 4 duplex units, 18 triplex units and 6 condominium units incorporated into a mixed-use site for a total of 175 dwelling units (5.4 dwelling units/acre).

The Board of Supervisors imposed inclusionary housing requirements for these three projects, which are reflected in Figure 3.3.7-7.

**Figure 3.3.7-7  
Piru Expansion Area Housing Components**

COMPONENT	HOUSEHOLD INCOME CATEGORY				
	Dwelling Units Approved	Affordable Dwelling Units Proposed			
		Moderate	Low	Very Low	Total Affordable Units
John Rieder (Component A) (APN 056-0-019-01)	49	2 (4.5%)	2 (4.5%)	3 (6%)	7 (15%)
Don Jensen (Component B) (APN 056-0-019-05 & -09)	91	0	10 (10.5%)	0	10 (10.5%)
James Finch (Component C) (APN 056-0-018-02, -08, & -12)	175	0	18 (10.5%)	0	18 (10.5%)
<b>TOTAL</b>	<b>315</b>	<b>2</b>	<b>30</b>	<b>3</b>	<b>35</b>

A total of 33 dwelling units of the 315 total dwelling units would be set aside for lower-income households. While all three applicants have stated their intention to build the affordable units, the Jensen and Finch projects have the option of paying an in-lieu affordable housing fee. Thus, the Jensen and Finch potential units are not included in the lower-income inventory (Figure 3.3.7-8). It should be noted that 303 of the proposed 315 units (96%) are currently anticipated to be affordable to moderate income households without any set-aside requirements. As of December 2012, none of the units in the Piru Expansion Area have been constructed. Although the tract maps for these projects have not yet been recorded they do not expire until December 2013 and the applicants have the ability to request extensions consistent with the Subdivision Map Act.

7. **Limoneira Company** received approval from the County Planning Commission in April 2009 for expansion of an existing Farmworker Housing Complex located west of Santa Paula and east of Ventura (APN 064-0-310-070 & 064-0-320-070). The Limoneira project will contain 74 new mobile homes (9 two-bedroom and 65 three-bedroom), which will rent for between \$900 and \$1,400 a month, placing them in the very low to low-income categories. As of December 2012, three of the units have been constructed. Therefore, 71 units remain in the inventory of land available for lower-income units. The remaining 71 units are anticipated to be constructed during the planning period (not before 2014).
8. **Cabrillo Economic Development Corporation (CEDC)** recently submitted (November 2012) a development application for a 24-unit, lower-income residential development in the Piru Area (APN 056-0-113-05). This is the first project since the 1980's that is utilizing the density bonus provisions of state law and is included in the County's low-income inventory as shown in Figure 3.3.7-8.

### Land Inventory for Lower-Income Housing

Figure 3.3.7-8 is a summary of all vacant land and the total number of potential units meeting the assumptions listed above for lower-income housing. In addition, the recently submitted CEDC affordable project demonstrates that other lower-income development opportunities that are not listed here are likely available, particularly for farmworker housing complexes, using the state law Density Bonus provisions. Finally, additional multi-family housing opportunities may be provided

within the Housing Element cycle for the Saticoy community, which is currently the subject of an Area Plan Update. However, given the preliminary status of the Area Plan Update, no assumptions were made regarding the addition of multi-family zoning in Saticoy.

**Figure 3.3.7-8  
Land Suitable for Lower- Income Dwelling Units**

Land Use Designation	Zoning	Type of Dwellings	Description	Potential DU (1/1/2014 to 10/30/2021)
Existing Community	RHD	Multi-family Attached	Six vacant sites (12.5 acres) rezoned to 20du/ac with the previous Housing Element update	250
Urban/Existing Community, Rural, Open Space & Agricultural:	All residential zones, RA, OS & AE	Second DU	57 units completed 1/2009 through 12/2011 (3 years) (60% of 15.7 units per year; 7.75 years)	73
Agricultural, Open Space & Rural:	AE, OS, RA	Farmworker/ Animal Caretaker DU	2 units completed 1/2009 through 12/2011 (1 unit per year; 7.75 years)	8
State/Federal Facility:	Exempt	Multi-family Attached	CSUCI Site Authority (Townhomes)	110
Urban – Piru Expansion Area (Comp A - Reider):	RPD-5.5U to 10U	Single Family	Approved Affordable Component	5
Agricultural	AE	Farmworker Complex	Limoneira Company (Santa Paula)	71
Urban/Existing Community	RPD	Multi-family housing	CEDC, Affordable Housing Project Piru; application submitted November 2012	24
<b>Total</b>				<b>541</b>

Figure 3.3.7-9 compares the recently adopted RHNA to the inventory of vacant land within the lower-income category. The Ventura County lower-income housing RHNA is a total of 414 dwellings units while the estimated inventory totals 541 units. These numbers demonstrate that there is, at minimum, a 127 unit surplus of potential lower-income units in the unincorporated areas of the County.

**Figure 3.3.7-9  
Comparison of Lower-Income Housing Need vs. Housing Inventory**

	RHNA (DU) – Figure 3.3.5-6	Housing Inventory (DU) – Figure 3.3.7-3	Housing Surplus(DU)
Lower Income (<80% median)	414*	541	127

\* This includes 123 extremely low income, 123 very low and 168 low income units.

As shown, there is sufficient land inventory to meet the lower-income 2014-2021 RHNA.

Figure 3.3.7-12 shows generalized locations of Land Suitable for Lower- and Moderate Income Development.

#### **Moderate Income Housing Assumptions:**

1. **Actual sale prices:** For the Housing Element Update in July 2008, Planning Division staff reviewed the 2006 Assessor Parcel Roll, which contains information about all parcels and

improvements, (i.e., structures) sold, though not necessarily built, during a given year. Characteristics such as square footage of the parcel, square footage of improvements, land value, improvement value and location were all analyzed. In January 2009, Planning Staff requested a slightly modified list that contained all single family dwellings both completed between January 2006 and December 2007 and sold between 2006 and January 2009 to ascertain actual sales prices for new units and gauge affordability. Based on this data, the following conclusions were made:

Existing and potential parcels located outside the areas listed below under the above-moderate income housing assumptions and containing 10,000 square feet or less and allowing single-family detached dwellings would be suitable to construct residences affordable to moderate-income households.

The square footage of each property recently sold was obtained and sorted by: a) 5,000 – 7,000 square foot lots (212 properties), b) 7,001 – 9,000 square foot lots (197 properties), and c) 9,001 – 11,000 square foot lots (112 properties). The location of these parcels was then sorted by geographic location and their sales price compared based on median and average price for each parcel size group.

In those geographical areas where the median/average sales price exceeded the moderate-income category for all parcel subgroups, it was assumed that those geographical areas are not suitable for moderate-income housing (see Above-moderate income Housing Assumptions). The remaining geographical areas, (e.g., Piru, El Rio, Box Canyon, Santa Susana Knolls) had homes sales data supporting the assumption that parcels less than 10,000 square feet and allowing single-family detached dwelling units are suitable for moderate-income households.

Planning Division staff believes that the moderate income housing assumptions used for the previous Housing Element remain valid for the 2014-2021 Housing Element because the average price of single-family housing in Ventura County dropped by 23.5% within Ventura County between 2006 and 2010<sup>1</sup>. As a result, housing prices affordable to moderate income households in 2008 would be even more affordable to those same households today.

2. **Moderate density development:** Existing and potential parcels located outside the areas listed below under the Above-moderate income housing assumptions and zoned for at least four dwelling units per gross acre, but not more than 20 dwelling units per acre, would be suitable to construct residences affordable to moderate-income households.

Although the Assessor Parcel Roll did not report a sufficient number of single family attached or multifamily dwelling units to make statistically supportable conclusions, properties that are zoned RPD-4U or greater and located outside the geographical areas noted under Above-moderate Income Housing Assumptions below, were assumed to be affordable to moderate-income households since the density is the same and the development standards are the same or less than single-family detached zones.

3. **CSUCI units:** Of the remaining units to be constructed at CSUCI, which are expected to fall within the moderate-income category, 122 of them are anticipated to be single family dwellings and ten of them are anticipated to be larger townhomes. As of December 2012, these units have not been constructed. Official prices have yet to be determined. However, a list of existing single family homes for sale at CSUCI in February 2013 shows 3-4 bedroom units for sale half within the low and half within the moderate-income categories, (\$370,000- \$424,500) (see Figure 3.3.7-6). Therefore, the single family units and ten of the larger townhomes have been conservatively included in the moderate-income inventory.
4. **Piru expansion area:** As noted previously, the Board approved General Plan Amendments, Zone Changes and Development Agreements for the Piru Expansion Area, in December 2008; 303 of the proposed 315 units (96%) are currently anticipated to be affordable to moderate income households without any set-aside requirements. Although the tract maps for these

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<sup>1</sup> *Profile of the Unincorporated Area of Ventura County*, SCAG (May, 2011)

projects have not yet been recorded they do not expire until December 16, 2018 and the applicants have the ability to request extensions consistent with the Subdivision Map Act.

5. **Second dwelling units:** The second dwelling unit analysis conducted in 2009 indicates that 31 percent of these unit types are affordable for moderate income households. With an average of 15.7 units a year being constructed, this would result in 8 5 units annually for moderate-income households. In addition, there are approximately 558 parcels in the coastal zone area that could accommodate second dwelling units. However, potential second dwelling units in the coastal zone were not included in Figure 3.3.7-10 since it is difficult to demonstrate their affordability.

#### **Above-Moderate Income Housing Assumptions:**

1. All existing vacant and potential parcels allowing residential development located in the following areas would be suitable to construct residences affordable to only above-moderate income households:
  - Bell Canyon
  - Coastal zone
  - Lake Sherwood/Hidden Valley
  - Las Posas Estates
  - Las Posas Valley (excluding Somis)
  - Oak Park
  - Santa Rosa Valley
  - Saticoy Country Club
  - Thousand Oaks area
2. Tierra Rejada Valley existing and potential parcels of **10,000 square feet or more** and allowing single-family detached dwellings would be suitable to construct residences affordable to only above-moderate income households.
3. Existing and potential parcels zoned for **less than four dwelling units per acre**, would be suitable to construct residences affordable to only above-moderate income households.

#### **Land Inventory for Moderate and Above- Moderate Income Housing**

Figure 3.3.7-10 is a summary of vacant land suitable for residential development and meeting the assumptions listed above for moderate and above-moderate income housing, differentiating between current parcels and potential parcels/units based on the actual parcel size, maximum parcel size by subdivision, minimum zoning density (60% of the listed density), and typical road dedications (20% of gross land area). The cumulative total number of potential parcels/units is also noted.

Approximately two-thirds of the total potential parcels/dwelling units suitable for moderate-income households are for single-family detached dwellings, of which 75 percent are on lots of 10,000 square feet. Of the remaining potential parcels/dwelling units, approximately 60 percent are located in the proposed Piru Expansion Area and 20 percent are located at CSUCI (Assessor Parcel numbers are included in the lower-income assumptions above).

Approximately 70 percent of the total potential parcels/dwelling units suitable for above-moderate income households are for single-family detached dwellings in the Agricultural and Open Space designated areas, and 14 percent are located in Rural-designated areas.

Because there is a substantial surplus in the inventory for both the moderate and above-moderate income suitable land, the summary of vacant land in Figure 3.3.7-10 does not include all of the land available in the Rural Exclusive, Agricultural and Open Space designated areas that potentially could be used for moderate or above-moderate income dwellings. The 2,297 potential units shown in Figure 3.3.7-10 are listed by Assessor Parcel Number in Section 3.3.10.

**Figure 3.3.7-10**  
**Land Suitable for Moderate and**  
**Above-Moderate Income Dwelling Units**

Land Use Designation/Location	Zoning	Current Vacant Parcels	Potential New Parcels/ Units	Total Potential DU
<b>Moderate Income Units</b>				
Urban/Existing Community	R1-6,000 to R1-10,000	70	126	196
	RPD-4U to 5U	17	0	17
	RPD-6U to 9U	6	0	6
	R2 (10U)	9	65	74
Urban/Existing Community, Rural, Open Space, Agriculture	All residential zones, RA, OS, AE – 31% of Potential Second Dwelling Units)	5,315 <sup>1</sup>	0	39 (5 units annually)
Urban – Piru Expansion Area	RPD-5.5U to 10U	6	303	309
State/Federal Facility	CSUCI	1	132	133
Sub-total Moderate		5,424	626	774
<b>Above-Moderate Income Units</b>				
Urban – Piru Expansion Area	RPD-4U	<b>103</b>	103	206
Urban/Existing Community:	CRE-10,000+/CR-1ac.	16	0	16
	CRPD	80	0	80
	RB	64	0	64
	RBH	204	0	204
	RA-1ac	164	5	169
	RO-20,000 +	83	126	209
	RPD-1U to 3U	106	70	176
Sub-total Above-Moderate		820	304	1,124
<b>Totals (vertical only)</b>		6,244	930	1,898

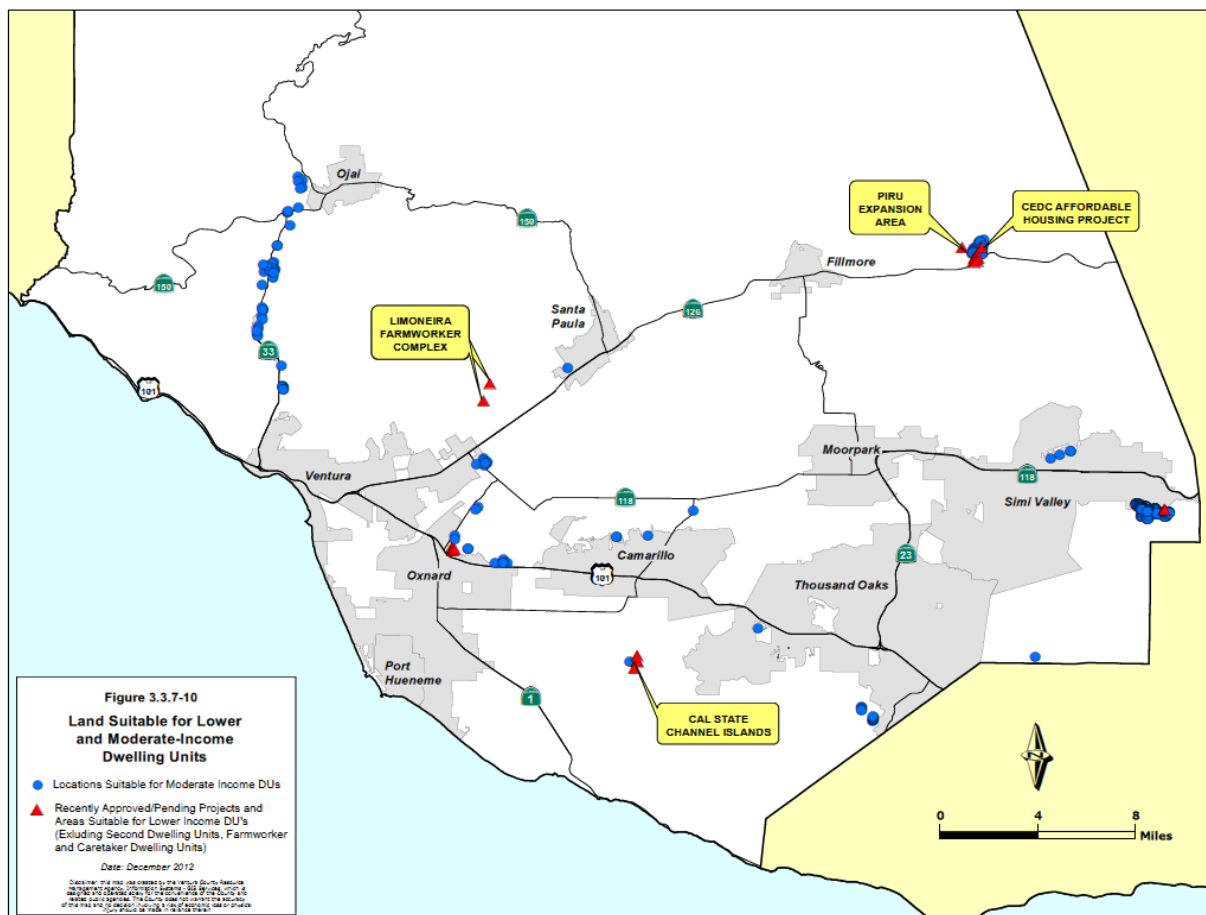
Figure 3.3.7-11 compares the recently adopted RHNA to the inventory of vacant land within the moderate and above-moderate income categories. As can be seen, there is an overall surplus of vacant land within the moderate and above-moderate income categories. Figure 3.3.7-12 shows the general locations of land suitable for lower and moderate income development.

<sup>1</sup> In the second unit category, this number is only provided to illustrate the potential vacant parcels that could be used to construct a second dwelling unit and not used to calculate the total. Instead, a calculation based on reported building completions and the second unit survey (as described in moderate-income assumptions number 5) was used to calculate moderate-income second dwelling units.

**Figure 3.3.7-11**  
**Comparison of Moderate and Above-Moderate Income**  
**Housing Need (RHNA) vs. Housing Inventory**

	RHNA (DU) – Figure 3.3.5-5	Housing Inventory (DU) – Figure 3.3.7- 10	Housing Surplus (DU)
Moderate Income (>80% - <120% median)	189	774	585
Above Moderate Income (>120% median)	412	1,124	712
Totals	601	1,898	1,297

**Figure 3.3.7-12**  
**Land Suitable for Lower and Moderate Income Dwelling Units**



### **Modifications to the Housing Inventory for Essential Public Facilities/Services**

Existing and potential residential parcels meeting the above criteria for Lower-Income, Moderate-Income and Above-Moderate Income households must also have adequate means for providing potable water, sewage treatment and access. As such, County staff did not include in the inventory



any potential parcels or units that were constrained by lack of potable water, sewage treatment or require access on a road that is currently operating below an acceptable level of service as established by the County General Plan. These include limitations on the following areas:

- Santa Monica Mountains (groundwater supply constraints)
- Ojai Valley (traffic constraints on Hwy 33 and water restrictions by Casitas Municipal Water District (CMWD))
- Santa Rosa Valley (septic system limitations due to high nitrates)
- Las Posas Valley (traffic constraints on intersection of Hwy 118 and 34)

Section 3.3.6 discusses these constraints in more detail.

## 2. Group Residential Care Facilities and Emergency Shelter

As was discussed previously, group residential care facilities are an important type of housing for many handicapped/disabled, senior citizens, and persons in need of emergency or transitional shelter. The County zoning ordinance allows small residential care homes (six or fewer persons) by right in all residential zones. Larger residential care homes or group facilities are allowed in the RA, RE, R1, R2, RPD, CO and CPD zones by conditional use permit.

Figure 3.3.7-13 shows the number of parcels that are potentially available for development of Group Residential Care Facilities. All of the parcels listed meet the following criteria:

- They are located in one of the zones listed above;
- They are between 0.5 and 1.5 acres; and to facilitate access to public transportation and other social services,
- They are located within a quarter-mile of either an incorporated city or the larger existing communities of Piru, Oak Park, El Rio, or the Ojai Valley.

There are a total of 150 parcels that meet these criteria.

**Figure 3.3.7-13**  
**Land Suitable for Group Residential Care Facilities**

Area of Interest	CPD	R1	RA	RE	RPD	Total
Camarillo		1		25		26
Moorpark				6		6
Ojai	5	11	7	34		57
Oxnard	1			3		4
Santa Paula				1		1
Simi Valley				22		22
Thousand Oaks			10	3		13
Lake Sherwood				13		13
Piru		2		2	2	6
Ventura			2			2
<b>Total</b>	<b>6</b>	<b>14</b>	<b>19</b>	<b>109</b>	<b>2</b>	<b>150</b>

As described in Section 3.3.5-3, the County did process an amendment to its Non Coastal Zoning Ordinance to allow emergency shelters in the Commercial Planned Development zone. As required by Government Code §65583(a)(4)(A), the ordinance amendment allows emergency shelters as a permitted use without a conditional use or other discretionary permit. The criteria used to determine viable sites within the CPD zone included the following:

- Parcel location within a Sphere of Influence of a city with a minimum population of 20,000 to assure adequate services;
- Not within 300 feet of a school and not within 300 feet of another emergency shelter;
- Existing or expected future sewer line, and
- Minimum parcel size of one-half acre.

When the previous Housing Element was adopted, there are 12 parcels that met these criteria; 10 within the Oxnard Sphere of Influence (SOI), and 2 in the Ventura SOI. However, taking into account the 300 foot radius between sites and the 300 foot distance from schools, there were a maximum number of 8 potential sites located throughout the areas of Strickland Acres, El Rio, Nyeland Acres, and Montalvo that could be used for emergency shelter. Since the adoption of the previous Housing Element, the community of Montalvo was annexed into the City of Ventura.

As a result of the Montalvo annexation, there are now six potential sites that could be used for emergency shelter by right in the CPD zone. Given that each potential shelter site can accommodate up to a total of 360 beds (or 60 people per facility) and the identified need for homeless persons in the unincorporated county averaged 223 over the past five years, the six sites would be adequate to address the identified need.

The assessment of “need” contained herein is based primarily on a homeless count conducted in January 2009 under the auspices of the Ventura County Homeless and Housing Coalition (VCHHC). The full report is available online at [vchhc.org](http://vchhc.org). The homeless count attempted to discern how many homeless people (as defined by HUD) are in Ventura County on a given day. In addition, the count gathered demographic information about age, gender, ethnicity, and family status, (married, single, parent), etc. It is worth noting that the first count conducted by VCHHC took place in 2007, and the 2009 results show a modest increase in homelessness in the unincorporated area. Beginning in 2010, there has been a decline in the number of homeless persons counted in the unincorporated areas of Ventura County. Figure 3.3.7-14 shows the data from 2007, 2009, 2010, 2011, and 2012 homeless counts.

**Figure 3.3.7-14**  
**Summary of Homeless Counts in Ventura County**

<b>Year of Homeless Count</b>	<b>Total No. of homeless people counted Countywide</b>	<b>No. of people in UA on survey night (and % of total number counted)</b>	<b>No. of people who slept in UA on the night prior to the count</b>	<b>No. of people who consider the UA their home</b>
2007	1,961	242 (12%)	29	12
2009	2,193	265 (12%)	8	7
2010	1,815	223 (12%)	3	0
2011	1,872	209 (11%)	--	--
2012	1,936	175 (9%)	--	--

The homeless count provides a wealth of good information; however, due to the phrasing of the questions asked, and the instructions given to the volunteers asking the questions, there are several notable limitations with respect to the information gathered about the unincorporated area. For example, homeless persons were asked two questions: “In what city did you sleep last night?” And, “What City do you consider your home?” Certainly, these are two relevant and seemingly straightforward questions. However, according to the report, counters were instructed to record, “county,” (i.e., County Unincorporated) if a respondent provided an answer other than a city in Ventura County. Therefore, it’s not possible to determine whether responses logged as “County Unincorporated” are actually homeless people who either slept in the unincorporated area on that given night and/or consider the unincorporated area their home.

To identify a realistic estimate of the daily average number of people in the unincorporated area who lack shelter, Planning Division staff consulted with Karol Schulkin, the Program Coordinator for Homeless Services at the County's Human Services Agency. Her guidance was to base the County's needs assessment on the number of homeless people that were in the unincorporated area when the homeless count took place.

### **3. Surplus Government Property**

A review of the County real property inventory from the County Executive Office indicated 11 County-owned facilities with excess "space," but very little excess property available for housing. Moreover, many of these facilities are located within city jurisdictions.

One of the larger County-owned parcels, known as the Ojai Honor Farm, is a 112 acre property that once housed a County penal facility, which closed in 2003. In 2006, the County leased 42 acres of the property to the nonprofit group Help of Ojai, which provides services to seniors, families, and youth. The lease expires in 2041. Therefore, surplus county government property is not considered a viable source for lower-income housing.

### **3.3.8 Other Required Housing Information**

State Government Code requires that Housing Element updates include information on the following: efforts to achieve public participation in the update process; an analysis of opportunities for energy conservation with respect to residential development; consistency with the General Plan; development within the Coastal Zone; and information about at-risk affordable dwelling units. This Section presents all of this information.

#### **1. Public Participation**

Section 65588 of the State Government Code requires that local Housing Elements describe the effort to achieve public participation of all economic segments of the community in the development of the Housing Element.

The following individuals and interest groups have been notified of all public meetings and hearings during the Housing Element Update process, first initiated in November 2012, and have been provided the opportunity to review and comment on draft documents:

- Ag Futures Alliance
- Area Agency on Aging for Ventura County
- Area Housing Authority, County of Ventura
- Barbara Macri-Ortiz/Labor Advocate
- Building Industry Association
- Cabrillo Economic Development Corporation
- California Rural Legal Assistance (CRLA)
- Central Coast Alliance United for a Sustainable Economy (CAUSE)
- Child Development Resources
- Constructing Connections/WorkLife
- County of Ventura Human Services Agency
- Environmental Defense Center
- Farm Bureau of Ventura County
- Habitat for Humanity
- Housing Opportunities Made Easier (HOME)
- League of Women Voters of Ventura County
- Many Mansions
- Mixteco/Indigena Community Organizing Project
- Municipal Advisory Councils (Channel Islands Beach, El Rio, Oak Park, Ojai, Santa Rosa Valley)
- Piru Neighborhood Council
- Project Understanding
- RAIN Project Transitional Living Center

- Save Open-Space & Agricultural Resources
- Ventura County/Economic Development Association
- Ventura County Civic Alliance
- University Glen Corporation/CSU Channel Islands
- Ventura County Agricultural Association
- Ventura County Agricultural Commissioner
- Ventura County Association of Realtors
- Ventura County Behavioral Health Department
- Ventura County Farmworker Housing Task Force – House Farmworkers!
- Ventura County Homeless and Housing Coalition
- Ventura County LAFCO

In addition, Housing Element Update information has been placed on Ventura County Planning's Housing Element web site along with public meeting and comment information, and guidance for accessing other Housing Element-related information. To further engage the public, a Twitter account @VCPlanning was set up as well as a Housing Survey (available in English and Spanish) was also made available. A notice of the Housing Element Workshops was sent to housing stakeholder groups and the Ventura County Star.

In 2012, County Planning Division staff held two public meetings, and made every effort to allow participation from all segments of the community. The first two meetings (November 15, 2012 and November 28, 2012) were planned to obtain early input from stakeholders and interested members of the public. The first meeting held during the day at the East County, (Thousand Oaks) and the second meeting was held in the evening at the County Government Center (West County). The first meeting was audio recorded and the second meeting was both audio and video recorded so interested parties can view the meetings on our County Housing Element web site.

In addition to the meetings hosted by the County, staff attended other meetings in the community to discuss the document and allow interested parties to ask questions and provide comments. Two public comment periods were provided on the draft update. The first comment period was open from January 7, 2013 through February 7, 2013. During the first public review period, staff also met informally with a representative from a key stakeholder group who requested discussions on the draft Housing Element on February 5, 2013. Through this meeting and several subsequent discussions, revisions were made to the draft Housing Element to address the majority of the comments. The remaining issues were discussed and agreed to be left alone in the current draft. Only one written comment letter from the County Agricultural Commissioner was submitted at the Board of Supervisors' meeting on February 26, 2013. Responses were transmitted to the Commissioner.

Following the public workshops and comment period, Planning Division staff provided an update to the Board of Supervisors during a public hearing in on February 26, 2013. Following that hearing, Planning Division staff made changes as directed by the Board and submitted the revised draft Housing Element to the California Department of Housing and Community Development (HCD) for the statutorily-required 60 day review. HCD responded on May 10, 2013 with a letter indicating that the draft 2013 Housing Element "addresses the statutory requirements of State housing element law. For example, the element demonstrates adequate sites to accommodate the regional housing need. As a result, the element will comply with article 10.6 of the Government Code once adopted and submitted to the Department, pursuant to Section 65585(g)."

After receipt of HCD comments, the Planning Division completed an Addendum to the Final EIR for the 2011 Housing Element and Related Programs. The draft Housing Element and EIR Addendum were transmitted to the Planning Commission and Board of Supervisors during the public hearing process. On September 19, 2013, the Housing Element Update was presented to the Ventura County Planning Commission and on October 22, 2013, the Housing Element Update was approved by the Board of Supervisors. Both meetings were noticed in the Ventura County Star and the interested individuals and groups listed above were notified by either United States Postal Service or email of the hearings. Once the Housing Element was approved by the Board of Supervisors, a copy was sent to HCD in November 2013 for final review and determination of consistency with State housing element law.

## 2. Energy Conservation

According to the California Energy Commission's 2012 *Integrated Energy Policy Report*, energy prices in California are higher than ever before. The annual rate of electricity consumption has been forecasted to grow approximately 1.03 and 1.69 percent till 2022. Natural gas is expected to grow between 0.58 and 0.81 percent annually. As supplies of nonrenewable energy sources become scarcer, the costs of providing electricity and natural gas can only be expected to continue to rise. Funding and implementing programs to address these rising costs are thus critical to the maintenance of affordable housing.

In recent years, several important programs have been launched in Ventura County to address this need. These programs are summarized below:

### **Ventura County Regional Energy Alliance**

Formed in July 2003, the Ventura County Regional Energy Alliance (VCREA) is a Joint Powers Authority (JPA) composed of public agencies working in collaboration to approach the availability, reliability, conservation and innovative use of energy resources in the Ventura County region. The County of Ventura manages the JPA, which includes public agencies throughout the County.

Since its formation, VCREA has developed as a well-respected organization that has made a significant contribution toward reducing energy demand in the region, both through direct facilitation of equipment retrofits and through education and outreach. A number of VCREA's programs have helped to advance the energy efficiency of local housing. These programs include:

**Free Workshops** - VCREA regularly holds free energy-related training workshops targeting various sectors, including:

- multi-family and low-income housing
- home builders
- architects and developers
- land use planners
- local building officials to explain new energy-related building code requirements
- homeowners

**Local Government Partnership** - Working in conjunction with Southern California Edison and Southern California Gas Company, VCREA continued as the Local Government "implementing partner" to coordinate efforts among the Cities and other public agencies to undertake energy efficiency projects, train public agency staff and consider opportunities for long term strategic energy efficiency planning. The Partnership Program has been the cornerstone of the VCREA program, providing a strong connection to public agencies and the VCREA mission. Program cycles have focused on cities and counties to undertake facility and operational energy efficiency retrofit projects, including participation in SCE's Energy Leader Model Program that provided enhanced incentives for projects. Additionally, funds have been available to support training for building code compliance, as well as building maintenance. Participating agencies have been provided workshops and training on strategic planning for energy efficiency and long term energy sustainability, as well as understanding options for energy finance. The Partnership Program also provides marketing support to residential and small business utility customers with a direct link to dozens of energy rebates, training workshops and utility customer programs.

**Ongoing Education** - Through a bi-monthly newsletter, telephone assistance, presentations and other avenues, VCREA offers all sectors in the County an important resource for ongoing energy efficiency information. Their staff lent considerable expertise to the development of the County's Build It Smart! website, which has energy efficiency as its primary focus. VCREA, which has partnerships with the local utilities, is able to act as an important clearinghouse of information on the latest rebate and incentive programs offered by these utilities. VCREA is available to work with public agencies in the development of reasonable energy efficiency measures or standards that may be applied to development permits.

As a member of VCREA's JPA, continuing support of VCREA and its programs offers the County a very significant opportunity to continue to advance energy conservation in area housing.

## **Weatherization Program**

The nonprofit organization Community Action of Ventura County (CAVC), formerly called the Commission on Human Concerns, continues to offer a variety of free energy conservation programs aimed at low income homeowners and renters. These programs include home weatherization, energy conservation classes and replacement of refrigerators with Energy Star models. Weatherization of homes includes such services as:

- Weather stripping all exterior doors, installing new thresholds, readjusting doors for proper fit.
- Installing low flow shower heads and aerators.
- Installing electrical outlet and switch gaskets.
- Installing attic insulation.
- Providing and installing energy efficient light bulbs.
- Fixing or replacing broken windows and glass.
- Inspecting, testing and repairing or replacing broken or hazardous furnaces, stoves and water heaters.

Though CAVC's funding from the State for the weatherization program had decreased, the total funding they received (including funds from sources other than the State) has increased in recent years. Expenditures for the weatherization program in 2009 and 2010 averaged \$1.28 million annually.

## **Build It Smart! Program**

With grant funding and assistance from the community, the Ventura County Planning Division developed "Build It Smart!" an informational website designed to encourage energy and resource-efficient building practices and land use decisions. Energy efficiency is the primary focus of the website, with the information applying to new building projects, remodels or to those interested in making a few small changes that will save money and energy.

Among the most immediately useful of the site's features is a section called David's Picks. Here, David Inger, Energy Projects Manager for the Ventura County Regional Energy Alliance (VCREA), explains several things households can do to improve the efficiency of their building. The list covers a wide range of options, from "right-sizing" your home design, to having your HVAC ducts tested, to using radiant barriers in your roof to reflect the sun's heat.

Another website feature, "Smart Building in Ventura County," features stories about a variety of local projects that have, in one way or another, been built smart. The site also looks at how local cities are redesigning themselves to be more people-centered and less auto-centered.

A public counter handout was also developed to accompany the website. The goal of the handout is to direct project applicants, as soon as possible, to organizations and resources that can help them integrate energy efficient and green features into their project designs.

By continuing to seek out grant funding to support and expand the Build It Smart! Program, the County has an important opportunity to continue to advance energy conservation education in area housing.

## **New Incentives in Local Building Code**

In the currently adopted building code, the County included a provision which provides expedited plan check and permitting for projects in the County which exceed the standard tier of Title 24, Part 11 (Green Building). In exchange for the increased energy compliance, expedited plan check fees are waived. In addition, Ventura County also waives permit fees for all residential solar photovoltaic installations on existing residential buildings.

## **Habitat for Humanity**

At the national level, Habitat for Humanity has developed their "Environmental Initiative," which "promotes cost-effective, best-practice construction methods to its U.S. affiliates, raising awareness of the environmental impacts of house building." These practices allow partner families to enjoy healthier, more energy-efficient and durable housing at the lowest possible cost. Over time Habitat has integrated these building practices into their standard education and training activities, so that local affiliates are encouraged to be good home builders and good stewards of natural resources. At

the local level, Habitat regularly integrates these environmentally sound building practices into their developments.

### **3. Consistency with General Plan**

Government Code Section 65300.5 requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” As such, all amendments to the County General Plan must be found to be consistent with the *Goals, Policies and Programs* of the General Plan, as amended. Moreover, the County of Ventura has adopted goals and policies ensuring that the Area Plans and new housing developments are consistent with the Population and Housing goals, objectives and policies of the County General Plan. Specifically, the following policies apply:

Policy 3.3.2-6(1) As Area Plans are developed or updated; they shall be consistent with the goals and policies of the Population and Housing Section of the County General Plan.

Policy 3.3.2-6(3) The goals, objectives, and policies of the Area Plans and other adopted County plans and policies shall be considered at the time of permit application for housing development, especially with regard to the following:

- Consistency with adopted population forecasts;
- Consistency with adopted land use and mobility maps or policies;
- Balance of residential development with employment opportunities;
- Preservation and conservation of natural resources;
- Recognition of environmental hazards and constraints;
- Preservation and promotion of community character;
- Availability of existing and planned infrastructure and urban services.

Amendments to the General Plan, incorporated into the 2014-2021 Housing Element, would forward the stated Goals, Policies and Programs of the updated Housing Element and thus, be consistent with the General Plan.

### **4. Coastal Zone Information**

Section 65588(d)(1)(2)(3) and (4) requires that the Housing Element also evaluate housing activities in the Coastal Zone, if appropriate, and report on any federal, state, or local assisted housing projects eligible (at risk) to convert within 10 years.

A total of 71 new single-family dwelling units were constructed in the unincorporated Coastal Zone between January 1, 2006 and November 30, 2012. Between January 1, 2006 and February 29, 2012, only one single-family dwelling unit was demolished or removed from the unincorporated Coastal Zone and subsequently replaced. The County did not have enough information to be able to determine if the demolished unit was affordable to lower or moderate income households. No new development containing affordable units were approved nor constructed in the Coastal zone. In addition no demolition of 10 or more units occurred in the coastal areas. Therefore, there are no units that are currently at risk to convert from low or moderate-income in the Coastal Zone housing.

### **5. Preservation of Assisted Housing**

Section 65583 of the Government Code requires that jurisdictions conduct an analysis and adopt programs for preserving assisted housing development in their housing elements. In addition, jurisdictions are required to report on how many, if any, publicly assisted residential units are eligible (at-risk) to convert to non-low-income housing uses due to termination of subsidy contracts, mortgage prepayments, or expiring use restrictions within a ten-year analysis period (January 1, 2014 - January 2021).

The Planning Division consulted with the County Executive Office, and a review of this information showed that there are no “at-risk” units in the unincorporated area of the County. In addition, the County has not approved any projects for which the County granted a density bonus or other financial support necessitating the imposition of rental or sales price controls. Therefore, no County-approved housing developments are at risk.

### 3.3.9 Disadvantaged Communities Analysis

The purpose of this section is to fulfill the requirements of Government Code Section 65302.10 which requires local governments to update the Land Use Element of the General Plan on or before the adoption of its Housing Element. SB 244 (Wolk) was recently passed in 2011 and later amended with clarifying language in 2012 (SB 1090). According to the Governor's Office of Planning and Research's (OPR) *Technical Advisory for Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities (2-15-13)*, the purpose of this legislation is to identify disadvantaged communities underserved by public water, sewer and other services and "...to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities." The Land Use Element must be updated based on available data with "an identification of each legacy community within the boundaries of the county that is a disadvantaged unincorporated community, but not including any area within the sphere of influence of any city." The identification is to include a description of the community and map of its location. In addition, local governments are required to provide an analysis of water, wastewater, storm water drainage, and structural fire protection needs or deficiencies for each identified legacy community. Further, the statute requires an analysis of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible.

#### Identification of Disadvantaged Communities

Pursuant to the Governor's Office of Planning and Research's (OPR) *Technical Advisory for Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities (2-15-13)*, counties are directed to research beyond the Census Designated Places (CDPs) that were identified by the US Census Bureau. As recommended by OPR, the Ventura County Local Agency Formation Commission (LAFCO) staff and the Municipal Services Review (2012) were consulted to determine the names of Disadvantaged Communities identified during their review. LAFCO staff identified two communities:

- Nyeland Acres
- Saticoy.

However, these communities lie within the spheres of influence of the cities of Oxnard and Ventura, respectively. Since these two communities are located within a sphere of influence of a city, the respective city must provide the analysis required by Gov. Code Section 65302.10.

OPR's Technical Advisory recommends that further analysis be conducted to identify any additional disadvantaged, legacy communities in the unincorporated areas of the county. A disadvantaged, legacy community is defined as a community that:

- The average median household income is less than 80 percent of the state median income;
- Contains no less than 10 dwellings that are adjacent or in close proximity;
- Is geographically isolated;
- Has existed for 50 years or longer; and
- Is not located within a sphere of influence.

In order to comply with these provisions, a GIS survey was conducted based on available American Community Survey (ACS) data (2007-2011, 5-year estimates) to determine if, and where, disadvantaged communities exist in the unincorporated area. Based on the ACS Census tract data, three of the Existing Communities identified in the County General Plan met the income criteria. They include Matilija Canyon, Northfork Springs, and Piru.

After conducting a review of the Matilija Canyon and Northfork Springs communities, staff found that neither community met the standards for a disadvantaged community based on OPR's *Technical Advisory for Senate Bill 244*. As a result, these communities were not further evaluated in this discussion. Since the Census Tract that includes both Matilija Canyon and Northfork Springs includes all of the North Half of Ventura County, which is located in the Los Padres National Forest, the income data was not representative of these two smaller communities. Thus, by using Department of Finance data, County Assessor's data and information available on the internet, it was determined that neither the Matilija Canyon or Northfork Springs communities meet the definition of a disadvantaged community as provided in the statute. Matilija Canyon is a remote canyon with a resort and hot



springs that is owned by a Homeowner's Association. Dwellings within Matilija Canyon are used for a mixture of homeowner, vacation rentals, and second vacation homes. In addition, Matilija Canyon is served by private wells and septic systems. Although there is a mix of residence types, it does not meet the income profile of a disadvantaged community as described above. Northfork Springs is also located in the National Forest, and this community includes approximately 30-35 parcels. Many parcels are vacant. The properties in the Northfork Springs community are large, ranging in size from just under one acre to two and a half acres. County Assessor's Office information indicates the property values exceed the range of affordability for lower income households as described in section 3.3.3 (see Figure 3.3.3-3).

Beyond what is recommended by the OPR *Technical Advisory for Senate Bill 244*, all existing communities in the unincorporated areas of Ventura County were considered to determine whether or not they meet the criteria as described above. Only the Piru Community was identified as a disadvantaged, legacy community.

### **Piru Community**

Piru is an unincorporated community located along State Route 126 (SR126) within the Piru Area of Interest, approximately 6 miles east of the City of Fillmore within the Santa Clara River Valley in eastern Ventura County. The Piru Community is identified on Figure 3.3 of the General Plan Goals, Policies and Programs. Land use is regulated in the Piru Community by the Piru Area Plan, which contains several maps that depict the Land Use Designations for the area. Piru does meet the criteria of a disadvantaged, legacy community based on its isolated location, location outside a City's sphere of influence, existence for over 50 years, population size and low-income level. However, recent upgrades were made to Piru's water and wastewater service. In addition, current data is available for Piru based on three certified Environmental Impact Reports (EIR) including: the Focused Update to the Piru Area Plan EIR (2008), the Cabrillo Economic Development Corporation (CEDC) Valle Naranjal Farmworker Housing Project EIR (2009), and the Final Supplemental EIR for Housing Element Amendments (2011). Thus, these three recent project EIRs, along with current updates, are the primary sources of information for fulfilling the disadvantaged communities' legislation requirements and are summarized in the following analyses.

**Water** – The Piru Community has adequate water service to serve the existing development. Developers of new development will be required to pay connection and facility fees to meet any deficiencies including a new storage tank, new support well and additional infrastructure. These fees will be assessed through the conditions of approval for three previously approved residential tract maps plus any additional new development, and are anticipated to cover the cost of the necessary water infrastructure improvements.

The Piru Community receives potable water from Warring Water Service, Inc. (Warring Water). Warring Water's supply comes from groundwater from the underlying Piru Basin, which is managed by the United Water Conservation District (UWCD). The Piru Basin lies within the Santa Clara River watershed. Groundwater recharge occurs through percolation or runoff from surface water (Piru Creek, Hopper Canyon Creek, and Santa Clara River), direct percolation of precipitation, subsurface flow, and return of irrigation waters. Additionally, water from Lake Piru is diverted to percolation basins near the Piru Community to provide recharge.

The Piru Basin is not currently adjudicated. Therefore, no set pumping limits have been established (Cabrillo Economic Development Corp. [CEDC] Valle Naranjal Farmworker Housing EIR, 2009). The Piru Basin recovers to its historic highs due to the large volume of recharge it receives during wet cycles. Approximately 96 percent of the total groundwater that is pumped from the basin is for agricultural use.

Warring Water is supplied by three water wells that are capable of producing approximately 2.046 gallons per minute (gpm). With respect to water distribution and fire flow, the Warring Water system is capable of providing sufficient potable water and required flow for emergency situations to current accounts. However, previous assessment of water supply facilities prepared for the CEDC Valle Naranjal Farmworker Housing EIR (CEDC Valle Naranjal EIR, Penfield & Smith, 2008) indicates that cumulative new development in the Piru Community would require infrastructure upgrades for the supply, storage and distribution system. Required improvements include the addition of a new support well, upgrades and extension of piping, and additional storage capacity including a new

storage tank to accommodate additional demand for the Piru Expansion Area (394 units) and the CEDC Valle Naranjal Farmworker Housing project (66 units). Construction of the CEDC Valle Naranjal project was completed in 2012. To address the water supply deficiencies, CEDC added a new emergency generator and infrastructure improvements (Glen Pace, President Warring Water April 2013) to accommodate the Valle Naranjal project.

As indicated previously, it is anticipated that water storage capabilities will need to be enhanced to accommodate cumulative development. Warring Water has planned for these improvements. However, it is expected that the costs of these improvements would be shared by each new unit that is anticipated by the Piru Area Plan and other new developments via connection fees. New residential units for these sites would also pay new connection fees to the water purveyor when the water service is initiated. New connection fees were estimated for the Valle Naranjal project at \$4,220 per unit (CEDC Valle Naranjal EIR 2009). Similarly, connection fees would also be calculated and paid for by any other residential project developer. Payment of connection fees and implementation of needed infrastructure improvements will address distribution and storage system deficiencies. In 2009, three tentative tract maps were approved totaling 349 new units (also known as the Piru Expansion Area). These projects will be required to pay connection fees that will be used for necessary water system improvements. Although construction has not begun for these projects, the tract maps are valid until December 2018.

The following excerpt from the Piru Area Plan Update FEIR (2008) further describes the cumulative impacts for the area:

*The cumulative build out of the Piru Community would add an additional estimated 283 new domestic users plus any additional future water demands from local industrial, and commercial, or agricultural connections. Therefore, the cumulative development will exceed Warring Water Service storage tank capacity. This will result in a significant impact to Warring's water storage capacity. The PUC has already approved plans for an additional tank. Warring has the right to charge new users "Facility Fees" as permitted by the PUC. This \$2,000 (129pprox..) per-home-fee contributes to monies set aside for future facilities (such as storage tanks, pumps, etc.) that are necessary for the community. This will help pay for the new tank that will have to be built.*

Another component of the water supply in the Piru area includes reclaimed water from the Piru Wastewater Treatment Plant (PWWTP). The PWWTP capacity was recently expanded. Additional upgrades, including water recycling programs that will capture up to 500,000 gallons per day of reclaimed water for agricultural and landscape irrigation within the Piru area, is planned to be constructed in 2015 (see additional discussion below under wastewater). This planned improvement would provide a maximum potential increase of 284,000 gallons per day (up from the existing 216,000 gallons per day), that could serve new development in the form of landscaping irrigation throughout the Piru Community. The use of reclaimed water for landscaping would make additional potable water available from Warring Water to serve domestic water needs of new development.

In summary, water service in the Piru Community is adequate to serve the existing development. Developers of new development will be required to pay connection fees, and possibly facility fees, to meet any deficiencies including a new storage tank, new support well and additional infrastructure. These fees will be assessed through the conditions of approval for three previously approved residential tract maps plus any additional new development, and are anticipated to cover the cost of the necessary water infrastructure improvements.

**Wastewater** - The Piru Community is served by Ventura County Waterworks District (VCWD) # 16 for sanitary sewer service. Liquid wastes in Piru are treated at the Piru Wastewater Treatment Plant (PWWTP) that is owned and operated by VCWD #16. The PWWTP is located approximately 1.5 miles southwest of the Piru Community (Piru Area Plan update FEIR November 2008). Expansion of, and upgrades to, the PWWTP to improve the quality of the effluent and increase the capacity were completed in February 2010. The expansion upgraded the capacity of the treatment plant from 260,000 gallons per day (gpd) to 500,000 gpd. According to the Director of Water and Sanitation, the upgraded PWWTP is able to accommodate full buildout of the Piru Community with available capacity of approximately 99,000 gallons per day (Reddy Pakala, Director of Water and Sanitation, Ventura County Public Works Agency, April 2013). Because the PWWTP expansion was designed to accommodate full buildout of the Piru Community, wastewater capacity can accommodate new

development that is consistent with the General Plan. Therefore, no deficiencies to wastewater service were identified and no improvements to the sewer plant are necessary to continue to serve existing and new development.

The PWWTP was completed and placed in service in February 2010 to comply with the Los Angeles Regional Water Quality Control Board (LARWQCB) permit requirements. Total cost of the project was approximately \$14.0 million. The County received about \$ 8.5 million in American Reinvestment and Recovery Act (ARRA) grant funds, and the balance of the funds are from the State Water Resources Control Board – State Revolving Fund (SWRCB SRF) loan with a 1.0 % interest for 30 years (R. Pakala, April 2013). No other infrastructure needs or deficiencies related to the PWWTP were identified.

The reclaimed water system is planned to be constructed by 2015 with a \$3.5 million Prop. 84 grant. It will produce 500,000 gpd of reclaimed water that will be available only at full build-out capacity. At this time, the inflow of reclaimed water to the PWWTP is only about 210,000 gpd. When the reclaimed water facility is completed, the County plans to use this water for agricultural purposes in close proximity of the PWWTP to reduce water transport and overall costs. For a developer to use recycled water from the PWWTP, the infrastructure costs will be expensive because of the distance and elevation of the proposed developments in Piru area. However, if this becomes a development requirement from the County, the Water and Sanitation District will work with the developers to make this happen (R. Pakala, April 2013).

**Storm Water Drainage** - Piru, along with Fillmore, Santa Paula, East Ventura, El Rio, Oxnard, and Port Hueneme, are all located within the Santa Clara River Watershed (Zone 2). In the unincorporated area of Piru, the Ventura County Watershed Protection District (WPD) exercises regulatory jurisdiction over certain storm drainage detention basins and storm water drainages which are known as “red line” channels. The District manages 181.23 miles of red line channels in Zone 2 (which can either be improved or unimproved). The red line channels in the vicinity of Piru include: Piru Creek to the east and Warring Canyon Wash to the west.

Piru Creek drains towards the south from the Los Padres National Forest and the Lake Piru water reservoir to the Santa Clara River. Flows from the reservoir are controlled at the dam. Warring Wash is an unimproved ditch that generally extends along the western border of the Piru Community and flows south then west to join with the Real Canyon Wash and then south again towards the Santa Clara River. According to the County’s Floodplain Manager, the Piru Community is intersected by the 100-year flood plain (B. Trushinski, May 2009). The community of Piru receives an average of 17.36 inches of rain annually.

In the winter of 2005, heavy rains and storm waters flooded some parts of the Piru Community (affecting mostly the northern, more established section) and some residents were temporarily evacuated. The proposed Piru Expansion Area (where the three residential tract maps were approved in 2008) was not flooded in 2005. Although there was no flooding of the Colina Vista and Citrus View residences, many residents left their homes as a precautionary measure as the Piru Creek filled with water (but never topped its banks).

Within the past five years, the Ventura County Public Works Agency (PWA) installed a 24-inch diameter storm drain in Main Street with road funds, but PWA currently has no other drainage improvement plans (R. Guitierrez March 2013). The storm drain along Main Street and its associated box culvert at Highway 126 is not a red-line channel, but is regulated by County PWA. Although additional storm drain improvements in the Piru Community may be necessary with new development, a community-wide assessment has not been completed. Any additional storm drain improvements or on-site storm water retention facilities are required to be installed at the developer’s expense.

According to the PWA Development and Inspection Services Manager, the extent of mapped floodplains on the west side of the community (based on the FEMA Flood Insurance Rate Maps (FIRMs)) can most likely be reduced with future improvements, including earth fill to minimize flooding (R. Guitierrez March 2013). If the areas remain rural and agricultural, the lower or central part of the Piru Community most likely would not experience flooding. However, according to the County’s Floodplain Manager, (B. Trushinski, May 2009), a hydraulic analysis would be required as part of a building permit to determine the regulatory *floodway* and the actual floodplain boundaries

for any new development. Based on the results of that analysis, permitting, siting, and construction of a residential development would, by regulation, need to occur outside the boundaries of the regulatory floodway and any development within the floodplain would need to be consistent with all federal, state, and local regulations governing such development. While it is not clear where, if any, improvements will be necessary, new information suggests that portions of the Piru Community may fall within the regulatory floodway. Additional hydraulic analysis would be necessary to determine the exact boundaries of the regulatory floodway and the water volume capacity of the existing drainages.

Although some storm water drainage improvements may be needed in the Piru Community, there is no comprehensive study available that identifies specific deficiencies. Generally, any new development project applicant is required to bear the cost burden of necessary improvements to protect their property from flooding. In order to more definitively define the floodway boundaries, a hydraulic study would be necessary. The cost of such a study is typically the property owner/developer's responsibility.

**Structural Fire Protection** - Fire protection services in the Piru Area are provided by Ventura County Fire Station Number 28 located on North Church Street in Piru. Fire Station 28 serves the Piru and east Santa Clara Valley area. The station was built on this site in 1950 and was extensively remodeled in 2008. The station has been a strong center for the volunteer firefighter program over the years, producing many full-time firefighters from the ranks of volunteers. In 2013, the Firefighter position was up-graded to Firefighter/Paramedic. The Piru Fire Station is staffed daily by three firefighters and houses a medic/engine, a brush engine and a patrol (Patrol-16). During the height of fire season, Patrol-16 is staffed and assigned to the Lockwood Valley area.

The Piru Community is not located within the mapped High Fire Hazard Areas (Figure 2.13.2b of the General Plan Hazards Appendix). Therefore, existing personnel, equipment, and facilities for the Piru Community are adequate and provide the necessary response capability (L. Williams, VCFPD Memo January 4, 2010).

As indicated previously, Warring Water Service is the water purveyor in this area. In a previous EIR, Warring Water Service noted that, "...with its current obligations to existing customers, Warring has determined that no additional services can be added to the system without additional storage being provided, since the existing system is at its limits" (Warring Water Service 2008/CEDC Valle Naranjal Farmworker Housing EIR). Current customer needs are being met, but additional storage capacity and upgrades are needed for both domestic and emergency water needs for new development. It is expected that the costs of these improvements would be shared by each new unit that is anticipated by the Piru Area Plan via connection fees. All new residential units would be assessed new connection fees payable to the water purveyor when the water service is initiated. New connection fees were estimated for the Valle Naranjal project at \$4,220 per unit (CEDC Valle Naranjal EIR 2009). Payment of connection fees and implementation of needed infrastructure improvements would address distribution and storage system deficiencies. Since currently there are no identified needs or deficiencies related to fire protection, no financing for improvements is needed.

**Benefit Assessment Districts/Financing Alternatives** - Government Code section 65302.10 also requires "an analysis ... of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible." Financing for the upgrades that were made to the PWWTP in 2010 were discussed above under wastewater. Potential new development in the Piru Community may be subject to the preparation of a hydraulic study to determine flooding susceptibility, or the extension of infrastructure to utilize recycled water for irrigation. Costs for service extensions to use recycled water for irrigation would be the responsibility of the developer. However, neither one of these possible requirements constitute a community wide deficiency in services. As indicated in the analysis, no specific needs or deficiencies were identified that would require major funding efforts in the Piru Community.

**Summary** - In summary, although the Piru Community meets the definition of a disadvantaged, legacy community, no needs or deficiencies that require major improvements were identified that cannot be handled through private development opportunities.

### 3.3.10 Vacant Parcels Available for Moderate and Above-Moderate Income Dwelling Units

As discussed in Section 3.3.7, Land Inventory, Figures 3.3.10-1 and 3.3.10-2 provide a list of all of the vacant parcels in the unincorporated area that could accommodate moderate and above-moderate income housing, respectively.

**Figure 3.3.10-1  
Vacant Parcels Suitable for Moderate-Income Residential  
Development**

APN	ZONE	GENERAL PLAN	DU CAPACITY
0170195170	R1-10,000 sq ft	Urban Residential	2
0170191060	R1-10,000 sq ft	Urban Residential	2
0330280115	R1-10,000 sq ft	Urban Residential	2
0340166225	R1-10,000 sq ft	Urban Residential	2
0340111015	R1-10,000 sq ft	Urban Residential	2
0340112205	R1-10,000 sq ft	Urban Residential	2
0610241195	R1-10,000 sq ft	Urban Residential	2
0610250115	R1-10,000 sq ft	Urban Residential	2
0610250075	R1-10,000 sq ft	Urban Residential	2
1530150205	R1-10,000 sq ft	Urban Residential	2
1500011445	R1-10,000 sq ft	Urban Residential	2
0610250035	R1-10,000 sq ft	Urban Residential	2
1500011665	R1-10,000 sq ft	Urban Residential	2
0340104140	R1-10,000 sq ft	Urban Residential	2
0320091055	R1-13,000 sq ft	Urban Residential	2
0310171010	R1-13,000 sq ft	Urban Residential	2
0310171490	R1-13,000 sq ft	Urban Residential	2
0310171480	R1-13,000 sq ft	Urban Residential	3
0310171470	R1-13,000 sq ft	Urban Residential	2
0610080010	R1-20,000 sq ft	Urban Residential	3
6350062375	R1-20,000 sq ft	Urban Residential	2
0320201105	R1-20,000 sq ft	Urban Residential	7
0170052290	R1-6,000 sq ft	Urban Residential	1
0170144090	R1-6,000 sq ft	Urban Residential	1
0170133130	R1-6,000 sq ft	Urban Residential	1
0560042210	R1-6,000 sq ft	Urban Residential	1
0560053410	R1-6,000 sq ft	Urban Residential	1
0560053390	R1-6,000 sq ft	Urban Residential	1
0560060415	R1-6,000 sq ft	Urban Residential	1
0560060160	R1-6,000 sq ft	Urban Residential	1
0560060360	R1-6,000 sq ft	Urban Residential	4
0560111020	R1-6,000 sq ft	Urban Residential	1
0560111030	R1-6,000 sq ft	Urban Residential	1
0560091045	R1-6,000 sq ft	Urban Residential	1

APN	ZONE	GENERAL PLAN	DU CAPACITY
0560101110	R1-6,000 sq ft	Urban Residential	1
0560101100	R1-6,000 sq ft	Urban Residential	1
0560115025	R1-6,000 sq ft	Urban Residential	6
0560102130	R1-6,000 sq ft	Urban Residential	1
0560115085	R1-6,000 sq ft	Urban Residential	1
0560114055	R1-6,000 sq ft	Urban Residential	1
0610055325	R1-6,000 sq ft	Urban Residential	1
0610090105	R1-6,000 sq ft	Urban Residential	1
0610121015	R1-6,000 sq ft	Urban Residential	1
0400130285	R1-6,000 sq ft	Urban Residential	2
0610230440	R1-6,000 sq ft	Urban Residential	1
0630071015	R1-6,000 sq ft	Urban Residential	3
0970051135	R1-6,000 sq ft	Urban Residential	1
0630162275	R1-6,000 sq ft	Urban Residential	1
0630162160	R1-6,000 sq ft	Urban Residential	1
0630152425	R1-6,000 sq ft	Urban Residential	1
1470020010	R1-6,000 sq ft	Urban Residential	1
1470024120	R1-6,000 sq ft	Urban Residential	1
1470021240	R1-6,000 sq ft	Urban Residential	1
6680244095	R1-6,000 sq ft	Urban Residential	1
8000223015	R1-6,000 sq ft	Urban Residential	1
1470020010	R1-6,000 sq ft	Urban Residential	1
0560230030	R1-6,000 sq ft	Urban Residential	1
0560042260	R1-6,000 sq ft	Urban Residential	1
0610063165	R1-6,000 sq ft	Urban Residential	1
0310190700	R1-6,000 sq ft	Urban Residential	1
0610041240	R1-6,000 sq ft	Urban Residential	1
0560120410	R1-6,000 sq ft	Urban Residential	1
0560041265	R1-6,000 sq ft	Urban Residential	1
0560041245	R1-6,000 sq ft	Urban Residential	1
0560041255	R1-6,000 sq ft	Urban Residential	1
0560041235	R1-6,000 sq ft	Urban Residential	1
0630172475	R1-6,000 sq ft	Urban Residential	1
0630172485	R1-6,000 sq ft	Urban Residential	1
0560115125	R1-6,000 sq ft	Urban Residential	1
0320191205	R1-8,000 sq ft	Urban Residential	1
0310175030	R1-8,000 sq ft	Urban Residential	1
0310181080	R1-8,000 sq ft	Urban Residential	1
0610051010	R1-8,000 sq ft	Urban Residential	1
0630152315	R1-8,000 sq ft	Urban Residential	3
0630152215	R1-8,000 sq ft	Urban Residential	3
0630152305	R1-8,000 sq ft	Urban Residential	3
6680122285	R1-8,000 sq ft	Urban Residential	1

APN	ZONE	GENERAL PLAN	DU CAPACITY
6680311095	R1-8,000 sq ft	Urban Residential	1
6680295095	R1-8,000 sq ft	Urban Residential	1
6680272235	R1-8,000 sq ft	Urban Residential	1
0610140020	R1-8,000 sq ft	Urban Residential	1
0610031410	R1-8,000 sq ft	Urban Residential	1
0900103010	R2-7,000 sq ft	Urban Residential	1
0900123165	R2-7,000 sq ft	Urban Residential	1
0900132205	R2-7,000 sq ft	Urban Residential	1
0900152110	R2-7,000 sq ft	Urban Residential	46
0900152240	R2-7,000 sq ft	Urban Residential	1
0900280130	R2-7,000 sq ft	Urban Residential	1
0900092080	R2-7,000 sq ft	Urban Residential	1
1610094110	R2-7,000 sq ft	Urban Residential	2
0900142145	R2-7,000 sq ft	Urban Residential	1
0900152320	R2-7,000 sq ft	Urban Residential	1
0900152330	R2-7,000 sq ft	Urban Residential	1
0560130040	RPD-6 du/ac	Urban Residential	4
0560130050	RPD-6 du/ac	Urban Residential	1
			<b>190</b>

**Figure 3.3.10-2**  
**Vacant Parcels Suitable for Above-Moderate Income Residential Development**

APN	ZONING	CATEGORY	DU CAPACITY
060005014	CR-1 ac	Rural Residential	1
060005024	CR-1 ac	Rural Residential	1
236044019	CR-1 ac	Rural Residential	1
700011041	CR-1 ac	Rural Residential	1
700026016	CR-1 ac	Rural Residential	1
700027002	CR-1 ac	Rural Residential	1
700027003	CR-1 ac	Rural Residential	1
700027005	CR-1 ac	Rural Residential	1
700027006	CR-1 ac	Rural Residential	1
700027007	CR-1 ac	Rural Residential	1
700027009	CR-1 ac	Rural Residential	1
700011008	CRE-20,000 sq ft	Rural Residential	1
700020063	CRPD-10 du/ac	Urban Residential	1
700022032	CRPD-15 du/ac	Urban Residential	1
700020082	CRPD-3 du/ac	Urban Residential	1
700020083	CRPD-3 du/ac	Urban Residential	1
150001144	R1-10,000 sq ft	Urban Residential	1
150001166	R1-10,000 sq ft	Urban Residential	1

APN	ZONING	CATEGORY	DU CAPACITY
153015020	R1-10,000 sq ft	Urban Residential	1
668024409	R1-6,000 sq ft	Urban Residential	1
800022301	R1-6,000 sq ft	Urban Residential	1
668012228	R1-8,000 sq ft	Urban Residential	1
668027223	R1-8,000 sq ft	Urban Residential	1
668028112	R1-8,000 sq ft	Urban Residential	1
668029509	R1-8,000 sq ft	Urban Residential	1
668031109	R1-8,000 sq ft	Urban Residential	1
668032328	R1-8,000 sq ft	Urban Residential	1
060006115	RB-3,000 sq ft	Urban Residential	1
060006211	RB-3,000 sq ft	Urban Residential	1
060006232	RB-3,000 sq ft	Urban Residential	1
060006302	RB-3,000 sq ft	Urban Residential	1
060006311	RB-3,000 sq ft	Urban Residential	1
060006318	RB-3,000 sq ft	Urban Residential	1
060006323	RB-3,000 sq ft	Urban Residential	1
060006404	RB-3,000 sq ft	Urban Residential	1
060006405	RB-3,000 sq ft	Urban Residential	1
060006409	RB-3,000 sq ft	Urban Residential	1
060006412	RB-3,000 sq ft	Urban Residential	1
060006413	RB-3,000 sq ft	Urban Residential	1
060006422	RB-3,000 sq ft	Urban Residential	1
060006423	RB-3,000 sq ft	Urban Residential	1
060006426	RB-3,000 sq ft	Urban Residential	1
060006431	RB-3,000 sq ft	Urban Residential	1
060006529	RB-3,000 sq ft	Urban Residential	1
060007109	RB-3,000 sq ft	Urban Residential	1
060007110	RB-3,000 sq ft	Urban Residential	1
060007111	RB-3,000 sq ft	Urban Residential	1
060007112	RB-3,000 sq ft	Urban Residential	1
060007116	RB-3,000 sq ft	Urban Residential	1
060007117	RB-3,000 sq ft	Urban Residential	1
060007124	RB-3,000 sq ft	Urban Residential	1
060007125	RB-3,000 sq ft	Urban Residential	1
060007130	RB-3,000 sq ft	Urban Residential	1
060007131	RB-3,000 sq ft	Urban Residential	1
060007140	RB-3,000 sq ft	Urban Residential	1
060007142	RB-3,000 sq ft	Urban Residential	1
060007145	RB-3,000 sq ft	Urban Residential	1
060007151	RB-3,000 sq ft	Urban Residential	1
060007152	RB-3,000 sq ft	Urban Residential	1
060007153	RB-3,000 sq ft	Urban Residential	1
060007154	RB-3,000 sq ft	Urban Residential	1



APN	ZONING	CATEGORY	DU CAPACITY
060007156	RB-3,000 sq ft	Urban Residential	1
060007202	RB-3,000 sq ft	Urban Residential	1
060007210	RB-3,000 sq ft	Urban Residential	1
060007211	RB-3,000 sq ft	Urban Residential	1
060007219	RB-3,000 sq ft	Urban Residential	1
060007234	RB-3,000 sq ft	Urban Residential	1
060007235	RB-3,000 sq ft	Urban Residential	1
060007236	RB-3,000 sq ft	Urban Residential	1
060007308	RB-3,000 sq ft	Urban Residential	1
060007311	RB-3,000 sq ft	Urban Residential	1
060007321	RB-3,000 sq ft	Urban Residential	1
060007326	RB-3,000 sq ft	Urban Residential	1
060007329	RB-3,000 sq ft	Urban Residential	1
060007330	RB-3,000 sq ft	Urban Residential	1
060007401	RB-3,000 sq ft	Urban Residential	1
060007404	RB-3,000 sq ft	Urban Residential	1
060007408	RB-3,000 sq ft	Urban Residential	1
060007409	RB-3,000 sq ft	Urban Residential	1
060007414	RB-3,000 sq ft	Urban Residential	1
060007417	RB-3,000 sq ft	Urban Residential	1
060007419	RB-3,000 sq ft	Urban Residential	1
060007420	RB-3,000 sq ft	Urban Residential	1
060007501	RB-3,000 sq ft	Urban Residential	1
060007502	RB-3,000 sq ft	Urban Residential	1
060007503	RB-3,000 sq ft	Urban Residential	1
060007504	RB-3,000 sq ft	Urban Residential	1
060007514	RB-3,000 sq ft	Urban Residential	1
060007515	RB-3,000 sq ft	Urban Residential	1
060007516	RB-3,000 sq ft	Urban Residential	1
060007518	RB-3,000 sq ft	Urban Residential	1
060007519	RB-3,000 sq ft	Urban Residential	1
060007520	RB-3,000 sq ft	Urban Residential	1
060007521	RB-3,000 sq ft	Urban Residential	1
060007522	RB-3,000 sq ft	Urban Residential	1
060007523	RB-3,000 sq ft	Urban Residential	1
060007525	RB-3,000 sq ft	Urban Residential	1
060007526	RB-3,000 sq ft	Urban Residential	1
060007613	RB-3,000 sq ft	Urban Residential	1
060007621	RB-3,000 sq ft	Urban Residential	1
060035022	RB-3,000 sq ft	Urban Residential	1
060036022	RB-3,000 sq ft	Urban Residential	1
060036023	RB-3,000 sq ft	Urban Residential	1
060037042	RB-3,000 sq ft	Urban Residential	1

APN	ZONING	CATEGORY	DU CAPACITY
060038023	RB-3,000 sq ft	Urban Residential	1
060038024	RB-3,000 sq ft	Urban Residential	1
060041010	RB-3,000 sq ft	Urban Residential	1
206014201	RBH	Urban Residential	1
206014302	RBH	Urban Residential	1
206014321	RBH	Urban Residential	1
206014414	RBH	Urban Residential	1
206014429	RBH	Urban Residential	1
206014433	RBH	Urban Residential	1
206014437	RBH	Urban Residential	1
206014524	RBH	Urban Residential	1
206014536	RBH	Urban Residential	1
206014537	RBH	Urban Residential	1
206014643	RBH	Urban Residential	1
206014730	RBH	Urban Residential	1
206014745	RBH	Urban Residential	1
206015217	RBH	Urban Residential	1
206015417	RBH	Urban Residential	1
206015502	RBH	Urban Residential	1
206015514	RBH	Urban Residential	1
206016226	RBH	Urban Residential	1
206016227	RBH	Urban Residential	1
206016301	RBH	Urban Residential	1
206016307	RBH	Urban Residential	1
206016417	RBH	Urban Residential	1
206016504	RBH	Urban Residential	1
206016701	RBH	Urban Residential	1
206016727	RBH	Urban Residential	1
206016817	RBH	Urban Residential	1
206017213	RBH	Urban Residential	1
206017504	RBH	Urban Residential	1
206017728	RBH	Urban Residential	1
206017729	RBH	Urban Residential	1
206017802	RBH	Urban Residential	1
206017903	RBH	Urban Residential	1
206020307	RBH	Urban Residential	1
206020414	RBH	Urban Residential	1
206020433	RBH	Urban Residential	1
206022118	RBH	Urban Residential	1
206022307	RBH	Urban Residential	1
206023214	RBH	Urban Residential	1
206023243	RBH	Urban Residential	1
206024143	RBH	Urban Residential	1

APN	ZONING	CATEGORY	DU CAPACITY
206024144	RBH	Urban Residential	1
206025304	RBH	Urban Residential	1
206026229	RBH	Urban Residential	1
206026322	RBH	Urban Residential	1
206026323	RBH	Urban Residential	1
206027126	RBH	Urban Residential	1
206031101	RBH	Urban Residential	1
206031327	RBH	Urban Residential	1
206031402	RBH	Urban Residential	1
206031535	RBH	Urban Residential	1
206031538	RBH	Urban Residential	1
206031610	RBH	Urban Residential	1
206031637	RBH	Urban Residential	1
206032111	RBH	Urban Residential	1
206032112	RBH	Urban Residential	1
206032215	RBH	Urban Residential	1
206032231	RBH	Urban Residential	1
206032232	RBH	Urban Residential	1
206032334	RBH	Urban Residential	1
206032346	RBH	Urban Residential	1
206032405	RBH	Urban Residential	1
206032423	RBH	Urban Residential	1
206032523	RBH	Urban Residential	1
206032602	RBH	Urban Residential	1
206032615	RBH	Urban Residential	1
206032616	RBH	Urban Residential	1
109032225	RE-1 ac	Rural Exclusive	1
109032227	RE-1 ac	Rural Exclusive	1
110016022	RE-1 ac	Rural Exclusive	2
110024067	RE-1 ac	Rural Exclusive	2
110024069	RE-1 ac	Rural Exclusive	1
110036122	RE-1 ac	Rural Exclusive	1
110036210	RE-1 ac	Rural Exclusive	1
110037048	RE-1 ac	Rural Exclusive	2
152004106	RE-1 ac	Rural Exclusive	1
152004107	RE-1 ac	Rural Exclusive	1
152006129	RE-1 ac	Rural Exclusive	1
152013119	RE-1 ac	Rural Exclusive	1
152035205	RE-1 ac	Rural Exclusive	1
152036211	RE-1 ac	Rural Exclusive	1
155003006	RE-1 ac	Rural Exclusive	1
155005217	RE-1 ac	Rural Exclusive	1
155005218	RE-1 ac	Rural Exclusive	1

APN	ZONING	CATEGORY	DU CAPACITY
155006004	RE-1 ac	Rural Exclusive	1
155006009	RE-1 ac	Rural Exclusive	1
155007306	RE-1 ac	Rural Exclusive	1
155009104	RE-1 ac	Rural Exclusive	1
155009107	RE-1 ac	Rural Exclusive	1
155009207	RE-1 ac	Rural Exclusive	1
155011026	RE-1 ac	Rural Exclusive	1
155011031	RE-1 ac	Rural Exclusive	1
155011036	RE-1 ac	Rural Exclusive	1
155012039	RE-1 ac	Rural Exclusive	1
155012040	RE-1 ac	Rural Exclusive	1
155012041	RE-1 ac	Rural Exclusive	2
155012042	RE-1 ac	Rural Exclusive	1
155013107	RE-1 ac	Rural Exclusive	1
155013120	RE-1 ac	Rural Exclusive	1
155015120	RE-1 ac	Rural Exclusive	1
155015123	RE-1 ac	Rural Exclusive	2
155015201	RE-1 ac	Rural Exclusive	1
155016002	RE-1 ac	Rural Exclusive	
155016009	RE-1 ac	Rural Exclusive	1
155016010	RE-1 ac	Rural Exclusive	1
155018008	RE-1 ac	Rural Exclusive	1
155018009	RE-1 ac	Rural Exclusive	1
155018016	RE-1 ac	Rural Exclusive	1
155018017	RE-1 ac	Rural Exclusive	1
155019018	RE-1 ac	Rural Exclusive	2
155019031	RE-1 ac	Rural Exclusive	1
155020004	RE-1 ac	Rural Exclusive	1
155020008	RE-1 ac	Rural Exclusive	1
155020009	RE-1 ac	Rural Exclusive	1
155020010	RE-1 ac	Rural Exclusive	1
155020015	RE-1 ac	Rural Exclusive	1
155020016	RE-1 ac	Rural Exclusive	1
155020017	RE-1 ac	Rural Exclusive	1
155021011	RE-1 ac	Rural Exclusive	1
155021022	RE-1 ac	Rural Exclusive	1
155022006	RE-1 ac	Rural Exclusive	2
155022007	RE-1 ac	Rural Exclusive	2
155022009	RE-1 ac	Rural Exclusive	1
155023101	RE-1 ac	Rural Exclusive	1
155023102	RE-1 ac	Rural Exclusive	1
155023201	RE-1 ac	Rural Exclusive	1
155024001	RE-1 ac	Rural Exclusive	2

APN	ZONING	CATEGORY	DU CAPACITY
155025001	RE-1 ac	Rural Exclusive	2
155026001	RE-1 ac	Rural Exclusive	2
155026005	RE-1 ac	Rural Exclusive	1
155026007	RE-1 ac	Rural Exclusive	1
158009105	RE-1 ac	Rural Exclusive	1
158009107	RE-1 ac	Rural Exclusive	1
158011006	RE-1 ac	Rural Exclusive	1
519019011	RE-1 ac	Rural Exclusive	1
519019014	RE-1 ac	Rural Exclusive	1
520010023	RE-1 ac	Rural Exclusive	1
520010053	RE-1 ac	Rural Exclusive	1
520010054	RE-1 ac	Rural Exclusive	1
520010063	RE-1 ac	Rural Exclusive	1
520011120	RE-1 ac	Rural Exclusive	1
520011155	RE-1 ac	Rural Exclusive	1
520011157	RE-1 ac	Rural Exclusive	1
520014019	RE-1 ac	Rural Exclusive	1
550004017	RE-1 ac	Rural Exclusive	1
550004020	RE-1 ac	Rural Exclusive	1
550005031	RE-1 ac	Rural Exclusive	2
550005032	RE-1 ac	Rural Exclusive	1
550006008	RE-1 ac	Rural Exclusive	1
550006054	RE-1 ac	Rural Exclusive	1
550006076	RE-1 ac	Rural Exclusive	1
550007217	RE-1 ac	Rural Exclusive	1
695007214	RE-1 ac	Rural Exclusive	1
695007228	RE-1 ac	Rural Exclusive	1
695008102	RE-1 ac	Rural Exclusive	1
695008103	RE-1 ac	Rural Exclusive	1
695008107	RE-1 ac	Rural Exclusive	1
695008108	RE-1 ac	Rural Exclusive	1
695008109	RE-1 ac	Rural Exclusive	1
695008110	RE-1 ac	Rural Exclusive	1
695008212	RE-1 ac	Rural Exclusive	1
695009103	RE-1 ac	Rural Exclusive	1
695011007	RE-1 ac	Rural Exclusive	1
695011018	RE-1 ac	Rural Exclusive	1
695011029	RE-1 ac	Rural Exclusive	1
695011040	RE-1 ac	Rural Exclusive	1
695011041	RE-1 ac	Rural Exclusive	1
695011044	RE-1 ac	Rural Exclusive	1
695011049	RE-1 ac	Rural Exclusive	1
695012008	RE-1 ac	Rural Exclusive	1

APN	ZONING	CATEGORY	DU CAPACITY
695012022	RE-1 ac	Rural Exclusive	1
695012034	RE-1 ac	Rural Exclusive	1
695013011	RE-1 ac	Rural Exclusive	1
695013022	RE-1 ac	Rural Exclusive	1
695013023	RE-1 ac	Rural Exclusive	1
695013043	RE-1 ac	Rural Exclusive	1
695014031	RE-1 ac	Rural Exclusive	1
695014032	RE-1 ac	Rural Exclusive	1
695014036	RE-1 ac	Rural Exclusive	1
695014040	RE-1 ac	Rural Exclusive	1
695014041	RE-1 ac	Rural Exclusive	1
695014044	RE-1 ac	Rural Exclusive	1
695014053	RE-1 ac	Rural Exclusive	1
695014059	RE-1 ac	Rural Exclusive	1
695014061	RE-1 ac	Rural Exclusive	1
695014062	RE-1 ac	Rural Exclusive	1
695014063	RE-1 ac	Rural Exclusive	1
695014064	RE-1 ac	Rural Exclusive	1
695014066	RE-1 ac	Rural Exclusive	1
695015008	RE-1 ac	Rural Exclusive	1
695015014	RE-1 ac	Rural Exclusive	1
695015018	RE-1 ac	Rural Exclusive	1
695015019	RE-1 ac	Rural Exclusive	1
695015023	RE-1 ac	Rural Exclusive	1
695015027	RE-1 ac	Rural Exclusive	1
695015031	RE-1 ac	Rural Exclusive	1
695015032	RE-1 ac	Rural Exclusive	1
695016020	RE-1 ac	Rural Exclusive	1
695016021	RE-1 ac	Rural Exclusive	1
695016025	RE-1 ac	Rural Exclusive	1
695022013	RE-1 ac	Rural Exclusive	1
695027055	RE-1 ac	Rural Exclusive	1
695027056	RE-1 ac	Rural Exclusive	1
695028029	RE-1 ac	Rural Exclusive	1
850001110	RE-1 ac	Rural Exclusive	1
850001111	RE-1 ac	Rural Exclusive	1
850001213	RE-1 ac	Rural Exclusive	1
850002408	RE-1 ac	Rural Exclusive	1
850002413	RE-1 ac	Rural Exclusive	1
850002417	RE-1 ac	Rural Exclusive	1
850002419	RE-1 ac	Rural Exclusive	1
850003201	RE-1 ac	Rural Exclusive	1
850003208	RE-1 ac	Rural Exclusive	1

APN	ZONING	CATEGORY	DU CAPACITY
850003215	RE-1 ac	Rural Exclusive	1
850004306	RE-1 ac	Rural Exclusive	1
850004307	RE-1 ac	Rural Exclusive	1
850004308	RE-1 ac	Rural Exclusive	1
850004309	RE-1 ac	Rural Exclusive	1
850004312	RE-1 ac	Rural Exclusive	1
850004314	RE-1 ac	Rural Exclusive	1
850004315	RE-1 ac	Rural Exclusive	1
850006208	RE-1 ac	Rural Exclusive	1
850006504	RE-1 ac	Rural Exclusive	1
850007103	RE-1 ac	Rural Exclusive	1
850007110	RE-1 ac	Rural Exclusive	1
850007114	RE-1 ac	Rural Exclusive	1
850007136	RE-1 ac	Rural Exclusive	1
850007144	RE-1 ac	Rural Exclusive	1
850007145	RE-1 ac	Rural Exclusive	1
850008201	RE-1 ac	Rural Exclusive	1
850008317	RE-1 ac	Rural Exclusive	1
850009108	RE-1 ac	Rural Exclusive	1
850009131	RE-1 ac	Rural Exclusive	1
850010107	RE-1 ac	Rural Exclusive	1
850010110	RE-1 ac	Rural Exclusive	1
850010118	RE-1 ac	Rural Exclusive	1
850010303	RE-1 ac	Rural Exclusive	1
850010605	RE-1 ac	Rural Exclusive	1
850010608	RE-1 ac	Rural Exclusive	1
850013205	RE-1 ac	Rural Exclusive	1
850014102	RE-1 ac	Rural Exclusive	1
850014111	RE-1 ac	Rural Exclusive	1
850014112	RE-1 ac	Rural Exclusive	1
850014214	RE-1 ac	Rural Exclusive	1
850015101	RE-1 ac	Rural Exclusive	1
850015106	RE-1 ac	Rural Exclusive	1
850015112	RE-1 ac	Rural Exclusive	1
850015113	RE-1 ac	Rural Exclusive	1
850015214	RE-1 ac	Rural Exclusive	1
850016012	RE-1 ac	Rural Exclusive	1
850016020	RE-1 ac	Rural Exclusive	1
850017109	RE-1 ac	Rural Exclusive	1
850017117	RE-1 ac	Rural Exclusive	1
850017206	RE-1 ac	Rural Exclusive	1
658004015	RE-1 ac/SRP	Rural Exclusive	1
658004018	RE-1 ac/SRP	Rural Exclusive	1

APN	ZONING	CATEGORY	DU CAPACITY
695006208	RE-10,000 sq ft	Rural Exclusive	1
695006211	RE-10,000 sq ft	Rural Exclusive	1
695006212	RE-10,000 sq ft	Rural Exclusive	1
695006215	RE-10,000 sq ft	Rural Exclusive	1
695041016	RE-10,000 sq ft	Rural Exclusive	1
695041017	RE-10,000 sq ft	Rural Exclusive	1
695041018	RE-10,000 sq ft	Rural Exclusive	1
695041019	RE-10,000 sq ft	Rural Exclusive	1
695041020	RE-10,000 sq ft	Rural Exclusive	11
695041021	RE-10,000 sq ft	Rural Exclusive	1
695041022	RE-10,000 sq ft	Rural Exclusive	1
695041023	RE-10,000 sq ft	Rural Exclusive	1
153011201	RE-13,000 sq ft	Rural Exclusive	1
109012005	RE-20,000 sq ft	Rural Exclusive	11
109015109	RE-20,000 sq ft	Rural Exclusive	1
109017101	RE-20,000 sq ft	Rural Exclusive	1
109017320	RE-20,000 sq ft	Rural Exclusive	1
150001172	RE-20,000 sq ft	Rural Exclusive	1
150003005	RE-20,000 sq ft	Rural Exclusive	1
151001139	RE-20,000 sq ft	Rural Exclusive	1
151002236	RE-20,000 sq ft	Rural Exclusive	1
151010214	RE-20,000 sq ft	Rural Exclusive	1
152034106	RE-20,000 sq ft	Rural Exclusive	1
153012219	RE-20,000 sq ft	Rural Exclusive	1
153012232	RE-20,000 sq ft	Rural Exclusive	1
153013017	RE-20,000 sq ft	Rural Exclusive	1
153013019	RE-20,000 sq ft	Rural Exclusive	1
153013021	RE-20,000 sq ft	Rural Exclusive	1
153014011	RE-20,000 sq ft	Rural Exclusive	1
153014021	RE-20,000 sq ft	Rural Exclusive	1
153016030	RE-20,000 sq ft	Rural Exclusive	1
159003206	RE-20,000 sq ft	Rural Exclusive	1
663021217	RE-20,000 sq ft	Rural Exclusive	1
663021221	RE-20,000 sq ft	Rural Exclusive	1
685006027	RE-20,000 sq ft	Rural Exclusive	1
685006028	RE-20,000 sq ft	Rural Exclusive	1
685006034	RE-20,000 sq ft	Rural Exclusive	1
695040001	RE-20,000 sq ft	Rural Exclusive	1
695040002	RE-20,000 sq ft	Rural Exclusive	1
695040003	RE-20,000 sq ft	Rural Exclusive	1
695040004	RE-20,000 sq ft	Rural Exclusive	1
695040005	RE-20,000 sq ft	Rural Exclusive	1
695040006	RE-20,000 sq ft	Rural Exclusive	1



APN	ZONING	CATEGORY	DU CAPACITY
695040007	RE-20,000 sq ft	Rural Exclusive	1
695041001	RE-20,000 sq ft	Rural Exclusive	1
695041002	RE-20,000 sq ft	Rural Exclusive	1
695041003	RE-20,000 sq ft	Rural Exclusive	1
695041004	RE-20,000 sq ft	Rural Exclusive	1
695041005	RE-20,000 sq ft	Rural Exclusive	1
695041006	RE-20,000 sq ft	Rural Exclusive	1
695041007	RE-20,000 sq ft	Rural Exclusive	1
695041008	RE-20,000 sq ft	Rural Exclusive	1
695041009	RE-20,000 sq ft	Rural Exclusive	1
695041010	RE-20,000 sq ft	Rural Exclusive	1
695041011	RE-20,000 sq ft	Rural Exclusive	1
695041012	RE-20,000 sq ft	Rural Exclusive	1
695041013	RE-20,000 sq ft	Rural Exclusive	1
695041014	RE-20,000 sq ft	Rural Exclusive	1
695041015	RE-20,000 sq ft	Rural Exclusive	1
850003402	RE-20,000 sq ft	Rural Exclusive	1
850004301	RE-20,000 sq ft	Rural Exclusive	1
850005110	RE-20,000 sq ft	Rural Exclusive	1
850005205	RE-20,000 sq ft	Rural Exclusive	1
850005209	RE-20,000 sq ft	Rural Exclusive	1
850005210	RE-20,000 sq ft	Rural Exclusive	1
850005212	RE-20,000 sq ft	Rural Exclusive	1
850005217	RE-20,000 sq ft	Rural Exclusive	1
850006111	RE-20,000 sq ft	Rural Exclusive	1
850006115	RE-20,000 sq ft	Rural Exclusive	1
850006213	RE-20,000 sq ft	Rural Exclusive	1
850011105	RE-20,000 sq ft	Rural Exclusive	1
850011107	RE-20,000 sq ft	Rural Exclusive	1
850011108	RE-20,000 sq ft	Rural Exclusive	1
850011110	RE-20,000 sq ft	Rural Exclusive	1
850011111	RE-20,000 sq ft	Rural Exclusive	1
850011112	RE-20,000 sq ft	Rural Exclusive	1
850011113	RE-20,000 sq ft	Rural Exclusive	1
850011138	RE-20,000 sq ft	Rural Exclusive	1
850012110	RE-20,000 sq ft	Rural Exclusive	1
850012215	RE-20,000 sq ft	Rural Exclusive	1
850012217	RE-20,000 sq ft	Rural Exclusive	1
850013217	RE-20,000 sq ft	Rural Exclusive	1
850013223	RE-20,000 sq ft	Rural Exclusive	1
850021101	RE-20,000 sq ft	Rural Exclusive	1
850021125	RE-20,000 sq ft	Rural Exclusive	1
850021133	RE-20,000 sq ft	Rural Exclusive	1

APN	ZONING	CATEGORY	DU CAPACITY
850021134	RE-20,000 sq ft	Rural Exclusive	1
850021220	RE-20,000 sq ft	Rural Exclusive	1
663012202	RO-1 ac	Rural Residential	1
663012209	RO-1 ac	Rural Residential	1
663002102	RO-20,000 sq ft	Rural Residential	1
663003202	RO-20,000 sq ft	Rural Residential	1
663015218	RO-20,000 sq ft	Rural Residential	1
663015219	RO-20,000 sq ft	Rural Residential	1
695040009	RO-20,000 sq ft	Rural Residential	1
695040010	RO-20,000 sq ft	Rural Residential	1
695040011	RO-20,000 sq ft	Rural Residential	1
695040012	RO-20,000 sq ft	Rural Residential	1
695014047	RPD-1 du/ac	Urban Residential	1
695026046	RPD-1 du/ac	Urban Residential	1
695027001	RPD-1 du/ac	Urban Residential	1
695027002	RPD-1 du/ac	Urban Residential	1
695027003	RPD-1 du/ac	Urban Residential	1
695027005	RPD-1 du/ac	Urban Residential	1
695027052	RPD-1 du/ac	Urban Residential	1
695029027	RPD-1 du/ac	Urban Residential	1
695030101	RPD-1 du/ac	Urban Residential	1
695030102	RPD-1 du/ac	Urban Residential	1
695030103	RPD-1 du/ac	Urban Residential	1
695030111	RPD-1 du/ac	Urban Residential	1
695036020	RPD-1 du/ac	Urban Residential	1
695039002	RPD-1 du/ac	Urban Residential	1
695039003	RPD-1 du/ac	Urban Residential	1
695039004	RPD-1 du/ac	Urban Residential	1
695039005	RPD-1 du/ac	Urban Residential	1
695039006	RPD-1 du/ac	Urban Residential	1
695039007	RPD-1 du/ac	Urban Residential	1
695039008	RPD-1 du/ac	Urban Residential	1
695039009	RPD-1 du/ac	Urban Residential	1
695039010	RPD-1 du/ac	Urban Residential	1
695039011	RPD-1 du/ac	Urban Residential	1
695039013	RPD-1 du/ac	Urban Residential	1
695039017	RPD-1 du/ac	Urban Residential	1
695043013	RPD-1 du/ac	Urban Residential	1
695043015	RPD-1 du/ac	Urban Residential	1
800025021	RPD-12 du/ac	Urban Residential	1
801003058	RPD-12 du/ac	Urban Residential	1
692008003	RPD-4 du/ac	Urban Residential	5
692008004	RPD-4 du/ac	Urban Residential	3

APN	ZONING	CATEGORY	DU CAPACITY
692008007	RPD-4 du/ac	Urban Residential	2
692008008	RPD-4 du/ac	Urban Residential	2
692008010	RPD-4 du/ac	Urban Residential	3
692008011	RPD-4 du/ac	Urban Residential	4
692008012	RPD-4 du/ac	Urban Residential	4
692008013	RPD-4 du/ac	Urban Residential	2
692008014	RPD-4 du/ac	Urban Residential	1
692008015	RPD-4 du/ac	Urban Residential	1
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## 3.4 Employment and Commerce & Industry

### 3.4.1 Land Use Plans

As indicated in Chapter 3.2 of this Land Use Appendix, Figure 3.2.3 shows the land use acreage, employment densities, and commercial and industrial building intensities based on adopted city and County general plans.

It should be recognized that true buildout never actually occurs, as general plans are periodically amended to anticipate and accommodate future housing and employment needs. Most of the city plans are targeted to the year 2010; therefore, Figure 3.2.3 is assumed to present general land use, building intensity, and employment density ranges which will exist in that year.

### 3.4.2 Employment Forecasts

Figure 3.4.2-1 presents a summary of the 2008-2035 employment forecasts for Ventura County, which were adopted by the Southern California Association of Governments in 2012. The data is provided to be used in generating a comparison of the current and future employment/housing balance.

**Figure 3.4.2-1  
Employment Forecast**

Jurisdiction	Estimate 2008	Forecast 2020	Forecast 2035
Camarillo	32,200	37,800	40,600
Fillmore	3,200	3,500	3,900
Moorpark	12,000	14,200	15,700
Ojai	6,300	7,100	7,800
Oxnard	59,000	64,000	69,800
Port Hueneme	10,900	10,500	10,800
San Buenaventura	63,100	70,500	77,400
Santa Paula	8,800	9,700	10,500
Simi Valley	41,400	46,200	50,700
Thousand Oaks	67,600	72,700	78,700

Jurisdiction	Estimate 2008	Forecast 2020	Forecast 2035
Unincorporated Total	43,400	42,800	44,900
<b>Ventura County Total</b>	<b>347,900</b>	<b>379,000</b>	<b>410,800</b>

Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012). Source tables were modified to reflect the SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast. The data only includes information for the incorporated Cities and the unincorporated portion of Ventura County, not the entire SCAG

### 3.4.3 Employment/Housing Balance

**SCAG Region** - During the RHNA allocation process, SCAG utilized data generated during the 2012 RTP/SCS Integrated Growth Forecast to evaluate jobs-housing balance for the region. The following explanation and analysis is taken from the SCAG RHNA allocation methodology (Regional Council Staff Report, November 3, 2011). The Index of Dissimilarity (IOD) can be used to measure the spatial distribution of jobs-housing balance. An IOD ranges from 0 to 1. If IOD is 0, then the region is completely balanced because each zone will be exactly same as a regional figure across the region. If IOD is 1, then the region is completely imbalanced. An IOD indicates that the percentage of regional jobs would have to change their locations in order to have each zone equal the overall housing distribution. For example, if IOD is 0.3, then 30 percent of regional jobs would need to move in order for the region's jobs to have the same distribution as the region's housing.

IOD was computed using SCAG's recent job and housing (occupied housing) database at the local jurisdictional level for 2000, 2011, and 2021. There are 203 local jurisdictions, 14 subregions, and 6 counties in the region.

**Figure 3.4.3-1  
Jobs Housing Ratio and Index of Dissimilarity**

	Observations	2000	2011	2021
Region's J/H Ratio	1	1.39	1.25	1.29
40th-60th Percentile	203	1.07-1.39	0.92-1.25	0.97-1.31
Gap between 40th and 60th Percentile	203	0.32	0.33	0.34
IOD (City)	203	0.1478	0.1667	0.1605
IOD (Subregion)	14	0.0488	0.0588	0.0420
IOD (County)	6	0.0429	0.0486	0.0277

Source: SCAG, Growth Forecasts PL-94, May 2011.

Figure 3.4.3-1 shows the regional job-housing ratio sharply declines from 1.39 in 2000 to 1.25 in 2011, and then slowly increases from 1.25 in 2011 to 1.29 in 2021. The sharp decline in the period of 2000-2011 is due to the recent economic recession and its impact on the job growth. The gap in the jobs housing ratio of the 40th and 60th percentile of the regional job-housing balance is slightly growing from 0.32 in 2000 to 0.34 in 2021.

IODs shown in the table indicate that the spatial distribution of job-housing ratio using three different levels of geography (e.g., city, subregion, and county) shows a similar pattern between three different

time periods. The IODs for three different levels of geography increase between 2000 and 2011, then decline between 2011 and 2021. The SCAG growth forecast suggests that the gap in job housing ratio across the region will be smaller over time than the gap observed between 2000 and 2011.

**Ventura County** - According to the Vehicle Miles Traveled Reduction Final Report (adopted by VCOG in 1995), there is no universally accepted definition of “Jobs/Housing Balance.” For purposes of discussion, however, it was defined in that report as “equal employment, housing and service opportunities within an identified geographic area.” According to that report, the proximity of job location and suitable housing is the most significant factor in reducing vehicle miles traveled and time spent in traffic. The report also states that the most common jobs/housing measure is a quantitative value or a numerical ratio for a given geographic area or commute-shed. This ratio provides a useful reference to indicate “equilibrium” in the ratio between jobs and housing units within sub-areas of the SCAG region. However, the report states that a range rather than a specific ratio should be utilized for determining balance and recommends that 10% latitude above and below the SCAG “benchmark” ratio be utilized.

Figure 3.4.3-2 compares the employment/housing ratios derived from the 2010-2035 Regional Transportation Plan/Sustainable Communities Growth Forecasts (adopted by the SCAG Regional Council on April 4, 2012) and are provided in the dwelling unit forecast tables found in chapter 3.3 and the employment-forecast tables contained in this chapter.

Based on the *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (RTP)*, the jobs/housing ratio for all of Ventura County was 1.31:1 (i.e., 1.31 jobs per dwelling unit), and the unincorporated Ventura County jobs/housing ratio was 1.36:1 in 2008. Therefore, in 2008 Ventura County as a whole was considered “balanced” with regard to jobs and housing (i.e., within the jobs/housing range of 1.10:1 to 1.34:1) but the unincorporated area of the County was just over the threshold meaning it is considered slightly “jobs rich/housing poor”. This is consistent with the policies of the *Guidelines for Orderly Development* which encourage all urban development, including more dense housing, to be located within the Cities’ boundaries. At the same time, however, some “growth” areas of the County were either “jobs rich/housing poor” (e.g., Ojai Area [2.03:1], Port Hueneme Area [1.54:1], Thousand Oaks Area [1.48:1], and Ventura Area [1.57:1]); or were “jobs poor/housing rich” (e.g., Camarillo Area [1.32:1], Santa Paula Area [1.06], Fillmore Area [0.78:1], Oxnard Area [1.20], Simi Valley Area [1.00:1]), and Moorpark Area [1.15:1].

By the year 2020, Ventura County is projected to remain “balanced” with an overall jobs/housing ratio of 1.30:1. However, the urban areas projected to be “jobs rich/housing poor” in the year 2020 are, listed in order of the magnitude of the ratio, Ojai Area [1.97], Thousand Oaks [1.58], Ventura Area [1.56], Port Hueneme [1.46], Camarillo Area [1.37]. Conversely, the urban areas that are projected to be “jobs poor/housing rich” in the year 2020 are the Fillmore Area [0.69], Santa Paula [-.97], Oxnard [1.09].

By the year 2035, Ventura County is projected to continue to remain “balanced” with an overall jobs/housing ratio of 1.29:1 while all of the urban areas will remain relatively consistent (as shown in the table).

The above approach for calculating jobs/housing ratios is based on the *cumulative total* approach, in which existing and new jobs, and existing and new housing, are combined and then compared by use of a ratio. To redress jobs/housing imbalances using this approach, one policy option would be to attempt to eliminate or substantially reduce jobs/housing imbalances within a geographical area in a relatively short period of time (20 or 30 years). However, as indicated in the VMT Reduction Final Report, the implementation of such a policy could cause major housing market disruptions and may actually increase VMT over the short term. If, for example, a “housing rich” city attempts to add substantially more jobs than housing units, residents currently working outside the city would not necessarily change jobs to work within the city, nor would they necessarily move outside the city to be closer to their current job. In the short term, new employees seeking housing within the city would face a housing shortage, even though the city would be classified as “balanced.”

Another approach for calculating jobs/housing ratios is based on the *incremental change* in jobs and housing between 2008 and 2035. This method assumes that if the goal of “jobs/housing balance” is to be achieved by individual jurisdictions without causing housing market disruptions, then increases in jobs should be matched by corresponding increases in the housing supply. Because this method

would be less dependent on the job and housing choices of existing residents or of other communities, it would be less disruptive to housing markets. However, this approach does relatively little to rectify the current jobs/housing imbalances of individual jurisdictions. Some combination of the cumulative total and incremental change approaches, along with inter-jurisdictional cooperation, is needed to achieve overall, long-term balance with a minimum of short-term disruption.

The incremental changes in jobs and housing units from 2008 – 2035 for each jurisdiction are shown in Figure 3.4.3-3. The jobs/housing ratio for these incremental changes is shown in the right-hand column. As can be seen, the incremental changes for the County as a whole are relatively “balanced” between 2008 and 2035 [1.21:1]. Among jurisdictions, the following are projected to grow in a “jobs rich/housing poor” manner: Camarillo [1.58], Moorpark [1.61], Ojai [1.50], Ventura, [1.46], Simi Valley [3.32], Thousand Oaks [11.10]. On the other hand, the incremental change for unincorporated area is relatively “jobs poor/housing rich” [0.44:1].

Based on the above ratios (using either approach), it appears that several jurisdictions have adopted employment forecasts which are in conflict with the suggested jobs/housing balance measures contained in the VMT Reduction Final Report. If implementation of these measures is to be successful, jurisdictions will need to individually and collectively: (1) revisit the report, (2) begin a focused discussion on whether jobs/housing strategies and/or policies should be adopted, and (3) begin incorporating these strategies and/or policies into their forecasting process and land use plans.

**Unincorporated Area** - As previously stated, in 2008 Ventura County as a whole was considered “balanced” with regard to jobs and housing (i.e., within the jobs/housing range of 1.10:1 to 1.34:1) but the unincorporated area of the County was just over the threshold (1.36:1 or 1.36 jobs per dwelling unit) meaning it is considered slightly “jobs rich/housing poor”. This is consistent with the policies of the *Guidelines for Orderly Development* which encourage all urban development, including more dense housing, to be located within the Cities’ boundaries. However, because of the identified employment/housing balance issues, the County Goals, Policies and Programs document contains the following goals and policies that require jobs/housing balance issues to be addressed.

Goal 3.4.1-6 requires that the County:

“Provide for the orderly distribution of employment opportunities within the County commensurate with housing opportunities.”

In addition, Policy 3.4.2-8 states:

“As Area Plans are prepared or updated, planned industrial and commercial areas shall be evaluated to assess the impact on jobs/housing balance within the community and region.”

In addition, Policy 3.4.2-9 states:

“Employment-generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees shall be evaluated to assess the project’s impact on lower-income housing demand within the community in which the project is located or within a 15-minute commute distance of the project, whichever is more appropriate. At such time as program 3.4.3-3 is completed, this policy shall no longer apply.”

**Figure 3.4.3-2  
Employment/Housing Forecast**

Jurisdiction	Estimate 2008	Forecast 2020	Forecast 2035
Camarillo	1.32	1.37	1.37
Fillmore	0.78	0.69	0.66
Moorpark	1.15	1.18	1.24
Ojai	2.03	1.97	1.90
Oxnard	1.20	1.09	0.99

Port Hueneme	1.54	1.46	1.46
San Buenaventura	1.57	1.56	1.54
Santa Paula	1.06	0.97	0.95
Simi Valley	1.00	1.08	1.15
Thousand Oaks	1.48	1.58	1.69
Unincorporated Total	1.36	1.27	1.27
<b>Ventura County Total</b>	<b>1.31</b>	<b>1.30</b>	<b>1.29</b>

Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012). Source tables were modified to reflect the SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast. The data only includes information for the incorporated Cities and the unincorporated portion of Ventura County, not the entire SCAG region.

**Figure 3.4.3-3**  
**Incremental Change in Employment/Housing Balance (2008-2035)**

Jurisdiction	Households 2008	Households 2035	2010-2035 Increase	Employment 2008	Employment 2035	2008-2035 Increase	Incremental E/H Balance
Camarillo	24,400	29,700	5,300	32,200	40,600	8,400	1.58
Fillmore	4,100	5,900	1,800	3,200	3,900	700	0.39
Moorpark	10,400	12,700	2,300	12,000	15,700	3,700	1.61
Ojai	3,100	4,100	1,000	6,300	7,800	1,500	1.50
Oxnard	49,100	70,600	21,500	59,000	69,800	10,800	0.50
Port Hueneme	7,100	7,400	300	10,900	10,800	-100	-0.33
San Buenaventura	40,300	50,100	9,800	63,100	77,400	14,300	1.46
Santa Paula	8,300	11,100	2,800	8,800	10,500	1,700	0.61
Simi Valley	41,200	44,000	2,800	41,400	50,700	9,300	3.32
Thousand Oaks	45,600	46,600	1,000	67,600	78,700	11,100	11.10
Unincorporated Total	31,900	35,300	3,400	43,400	44,900	1,500	0.44
<b>Ventura County Total</b>	<b>265,500</b>	<b>317,500</b>	<b>52,000</b>	<b>347,900</b>	<b>410,800</b>	<b>62,900</b>	<b>1.21</b>

Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012). Source tables were modified to reflect the SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast. The data only includes information for the incorporated Cities and the unincorporated portion of Ventura County, not the entire SCAG region.

# EXHIBIT 6

## February 9, 2021 Board Letter and Exhibits, including February Draft Housing Element

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County of Ventura Housing Element Update  
(2021-2029)

County of Ventura  
Planning Commission  
PL 21-0004  
Exhibit 6  
February 9, 2021 Board Letter and Exhibits,  
including February Draft Housing Element



# EXHIBIT 7

## First HCD submittal of Draft Housing Element

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### County of Ventura Housing Element Update (2021-2029)

Exhibit 7.1 – Submittal letter to HCD on March 16, 2021

Exhibit 7.2 – March Draft Housing Element

County of Ventura  
Planning Commission  
PL 21-0004  
Exhibit 7  
First HCD Submittal of Draft Housing Element

# EXHIBIT 7.1

Submittal letter to HCD on March 16,  
2021

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County of Ventura Housing Element Update  
(2021-2029)



March 16, 2021

Gustavo Velasquez, Director  
California Department of Housing and Community Development  
2020 West El Camino Avenue  
Sacramento, CA 95833

**Subject: County of Ventura 2021-2029 Draft Housing Element**

Dear Mr. Velasquez:

We are pleased to submit the County of Ventura Draft 2021-2029 Housing Element (Draft Housing Element) to your agency for the State mandated 60-day review. On February 9, 2021, the County Board of Supervisors held a public hearing on the Draft Housing Element to receive public comments and directed staff to submit the Draft Housing Element. A total of 13 public comment letters were received as part of this hearing item. These letters can be found in Appendix C of the Draft Housing Element.

In response to the comments received, Planning Division staff made revisions to Program D – Infrastructure Constraints, and to Program E – Farmworker Housing Study. Additionally, significant edits to the Special Needs Population analysis for farmworkers in Chapter 2 were made. Finally, more detail was added to the infrastructure constraint analysis in Chapter 3.

Staff noticed that many of these public comments followed one or more of the following themes: (1) some concerns expressed go far beyond the scope of housing production, such as requesting the County to conduct a comprehensive 3rd party review of the entire discretionary permitting process and report on it annually to the Board of Supervisors; (2) some suggested programs and policies are already addressed through other existing planning regulatory documents and reports, such as identifying County surplus land and review of previously approved/denied residential projects, both of which are covered annually in the General Plan Annual Progress Report; and, (3) some requested action items are addressed outside the Housing Element Update through other County agencies, such as advocating for changes to the criteria used for distributing federal funds for farmworker housing, which is more appropriately addressed through the County's legislative platform. Comments that fell into one of these three broad categories did not result in changes to the Draft Housing Element.

Planning Division staff will continue to review the comment letters and suggest appropriate revisions to the Draft Housing Element during the HCD review process and in preparation for the Planning Commission review of the Housing Element in the adoption hearing process anticipated in summer 2021.

My Housing planning team is readily available to discuss our Draft Housing Element with our assigned analyst and we will reach out in a couple of weeks to offer an online meeting to provide an overview and answer questions.

If you have any questions or the submitted document, please contact Jennifer Butler, Housing Element Update Project Manager at (805) 654-2495 or via email at [jennifer.butler@ventura.org](mailto:jennifer.butler@ventura.org). We look forward to working with you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Ward", is positioned above a horizontal line.

Dave Ward, AICP, Director  
Ventura County Planning Division

Attachment 1 – County of Ventura Draft 2021-2029 Housing Element dated March 2021

# EXHIBIT 7.2

## March Draft Housing Element

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County of Ventura Housing Element Update  
(2021-2029)

# EXHIBIT 8

## Letter from HCD on May 12, 2021

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County of Ventura Housing Element Update  
(2021-2029)

County of Ventura  
Planning Commission  
PL 21-0004  
Exhibit 8  
Letter from HCD on May 12, 2021

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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Sacramento, CA 95833  
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May 12, 2021

Dave Ward, Planning Director  
Community Development Department  
County of Ventura  
800 S. Victoria Avenue  
Ventura, CA 93009

Dear Dave Ward:

**RE: Review of the County of Ventura's 6<sup>th</sup> Cycle (2021-2029) Draft Housing Element**

Thank you for submitting the County of Ventura's (County) draft housing element received for review on March 16, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by telephone conversations on May 4 and May 5, 2021 with Dave Ward, Planning Director, and Jennifer Butler, Senior Planner, and correspondence received from Jennifer Butler on May 10, 2021.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes these requirements and the revisions needed to comply with State Housing Element Law.

To remain on an eight-year planning cycle, the County must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: [http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375\\_final100413.pdf](http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County meets housing element requirements for these and other funding sources

As you know, pursuant to Government Code section 65863, local governments must ensure the inventory of sites or any site programs accommodate the regional housing need throughout the planning period of the element. In addition, no local government action shall reduce, require or permit the reduction of the residential density for any parcel, or allow development of any parcel, at a lower residential density than identified in the site inventory or program unless the local government makes written findings. The required findings must demonstrate the reduction is consistent with the adopted general plan, including the housing element and the remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need.

For your information, upon or before adoption of a housing element, jurisdictions are required to address the infrastructure needs of unincorporated disadvantaged communities in their general plan, LAFCO Municipal Service Reviews, and annexation decisions. Specifically, the land use element must be updated to identify unincorporated disadvantaged communities; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to identified communities. Unincorporated disadvantaged communities are defined as containing 10 or more dwelling units in close proximity to one another; being located either within a City sphere of influence or unincorporated island within a City boundary that has existed for more than 50 years; and having a median household income that is 80 percent less than the statewide median. For more information, see the Office of Planning and Research website at [https://www.opr.ca.gov/docs/SB244\\_Technical\\_Advisory.pdf](https://www.opr.ca.gov/docs/SB244_Technical_Advisory.pdf).

HCD appreciates the diligent efforts of you and Jennifer Butler, during the course of our review. HCD is committed to assist the County in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Shawn Danino, of our staff, at (916) 820-1256.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" written in a larger, more prominent script than the last name "West".

Shannan West  
Land Use & Planning Unit Chief

Enclosure



## APPENDIX COUNTY OF VENTURA

The following changes are necessary to bring the County's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

### **A. Review and Revision**

*Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)*

A thorough program-by-program review is necessary to evaluate the County's performance in addressing housing goals. As part of this analysis, the element should describe the actual results of the prior element's programs, compare those results to the objectives projected or planned, and based on an evaluation of any differences between what was planned versus achieved, provide a description of how the objectives and programs of the updated element incorporate changes resulting from the evaluation. This information and analysis provides the basis for developing a more effective housing program. For example, Program 4 (Appendix B, page 4) and Program 6 (Appendix B, page 6) should quantify how many units and households were served as a result of these programs.

### **B. Housing Needs, Resources, and Constraints**

1. *Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

While the assessment of fair housing in the County meets many of the statutory requirements, it is largely based on a regional Analysis of Impediments and should be tailored based on local factors and conditions in the County.

Enforcement and Outreach: While the element provides data related to the number of housing discrimination cases that were opened between 2017 and 2019 (Page 44), it needs to analyze the data for any patterns by community area or census tract and include additional local knowledge, relevant factors, and a conclusion of summary of issues. The analysis also needs to address how the County complies with existing fair housing laws and regulations and fair housing outreach capacity.

Integration and Segregation: The element does provide a dissimilarity index and includes maps from the Tax Credit Allocation Committee (TCAC), but it does not discuss local and regional patterns and trends including integration and segregation trends among different races, disability, familial status, and income. The element

the data with other relevant factors or local knowledge, and conclude with a summary of issues.

Sites Discussion: Currently, discussion of sites is limited to lower-income areas and the Racial/Ethnic Areas of Concentration of Poverty. However, the element must address the full scope of Affirmatively Furthering Fair Housing, including the placement of its moderate and above moderate-income units and analyze and conclude whether the identified sites improve or exacerbate each of the fair housing issue areas.

Racial/Ethnic Areas of Concentration of Poverty: The element shows that the County includes seven census tracts labeled as Racial/Ethnic Areas of Concentration of Poverty in five contiguous areas. However, the element does not name any programs specifically to address the needs of this population. The County may, as discussed on the May 4 call, for example, expand the Accessory Dwelling Unit (ADU) program discussed so that two ADUs may be allowed on single-unit parcels in these areas instead of one. The County may also outline timelines, benchmarks, and programs to obtain utility access to these areas.

Racial/Ethnic Areas of Concentration of Affluence: The element does not provide any analysis of the Racial/Ethnic Areas of Affluence.

Access to Opportunity: While the element includes TCAC maps, the element currently lacks analysis of access to opportunities on a variety of areas including education, transportation, and jobs in the unincorporated areas of the County. In addition to providing this information, it needs to analyze that data for trends, patterns, local knowledge and conclude with a summary of issues.

For example, the County can analyze transportation cost burden to determine programs that integrate housing and transit access. Relatedly, the County can also analyze Vehicle Miles Traveled (VMT) and outline programs to reduce the cost and distance of commuting.

Displacement: The element does include data on overcrowded households, substandard housing conditions, and cost burdened households, but it must also analyze the data including looking at trends, patterns, and other local knowledge, and conclude with a summary of issues. Programs will be necessary to demonstrate the County is using strategies to stop displacement.

Contributing Factors: The element must list and prioritize contributing factors to fair housing issues. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues and are fundamental to adequate goals and actions. Examples include community opposition to affordable housing, housing discrimination, land use and zoning laws, lack of regional cooperation, location and type or lack of affordable housing and lack of public or private investment in areas of opportunity or affordable housing choices. Contributing factors should be unique to the unincorporated areas of the County based on a complete analysis.

Goals, Priorities, Metrics, and Milestones: The element currently has only one program (Program L) to implement policies related to Affirmatively Furthering Fair Housing. However, this program does not make any firm, quantifiable commitment to promote and affirmatively furthering fair housing opportunities. Goals and actions must significantly seek to overcome contributing factors to fair housing issues. The element must be revised to add or modify goals and actions based on the outcomes of analysis described above. Goals and actions must specifically respond to the analysis and identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

For further guidance, please visit HCD's Affirmatively Furthering Fair Housing in California Webpage at <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

Age and condition of the housing stock: The element identifies the age of the housing stock (page 17) and include American Community Survey data on lack of complete kitchen and plumbing facilities. However, it must include analysis of the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml>.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The County has a regional housing need allocation (RHNA) of 1,262 housing units, of which 544 are for lower-income households. To address this need, the element relies on vacant sites, including sites in Specific Plan Areas and within the Mixed-Use Overlay area. To demonstrate the adequacy of these sites and strategies to accommodate the City's/County's RHNA, the element must include complete analyses:

Progress in Meeting the RHNA: The element indicates (page 90) that 200 units affordable to low-income households have been approved in the Somis Ranch

Farmworker Housing Complex, but it provides no information documenting how affordability of the units was determined. As you know, the County's RHNA may be reduced by the number of new units built since June 30, 2021, however, the element must describe the County's methodology for assigning these units to the various income groups based on actual or projected sales prices, rent levels, or other mechanisms establishing affordability in the planning period.

To demonstrate the appropriateness of the California State University Channel Islands (CSUCI) townhome and multifamily senior housing development in providing housing affordable to moderate- and lower-income households, the element must include site-specific information regarding the multifamily project to be constructed at the CSUCI site, including timing of project construction and buildout. In addition, HCD understands the CSUCI has delegated authority to local governments for all land use and development matters. This information and information on affordability assumptions, especially for the units affordable to the lower-income households, should be documented in the housing element.

Suitability and Availability of Infrastructure: The element describes infrastructure access (Page 72) in the County. However, it does not describe infrastructure for dry utilities as available and accessible, sufficient to support housing development (Gov. Code, § 65583.2, subd. (b)(5)(B).) While the element describes water and sewer infrastructure, it must also demonstrate sufficient existing or planned dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City's regional housing need for the planning period (Gov. Code, § 65583.2, subd. (b).). For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#environmental>.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)*

Planned Development Permit: The element indicates that the majority of small sites in the sites inventory require a Planned Development Permit (PDP) (Pages A3-A9). In the element, the process for obtaining a PDP describes requirements for a public hearing, and decision-making criteria (Page 73). For example, the element states that findings must be made that the project would not be "obnoxious or harmful, or impair

the utility of neighboring property or uses;” or “be detrimental to the public interest, health, safety, convenience, or welfare.” These and similar decision-making standards are subjective and may pose a constraint to the development of housing. The element should describe the criteria used to make these findings and analyze the impact of these criteria on for impacts on the cost and supply of housing, including approval certainty.

Minimum / Maximum Densities in the High-Density Residential District: Table A of the Housing Sites Inventory (Page 128) identified sites in the RHD-20 district with both a minimum and maximum of twenty dwelling units per acre. Having no range in density for a high-density residential zone may constrain the ability to develop these sites. However, pursuant to the May 4 call, County staff clarified that there was a range of twenty to twenty-two dwelling units per acre and that the information was incorrectly entered in the draft. It is HCD’s understanding that the element will be amended to reflect this range upon resubmission of the element.

Persons with Disabilities: The element briefly describes its reasonable accommodation procedures but should further explain its reasonable accommodation criteria and process and analyze the family definition as a potential constraint. In addition, the element must analyze its conditional use permit process for residential care facilities for seven or more persons as a potential barrier to housing for persons with disabilities and include programs as necessary to address this constraint.

Zoning and Fees Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards for each parcel on the jurisdiction’s website.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality’s share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality’s planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*

The element must be revised to include a description of local efforts to remove non-governmental constraints that create a gap in the jurisdiction’s ability to meet RHNA by income category.

### **C. Housing Programs**

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs*

*are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

The element contains many policies that commit the County to actions without corresponding programs to implement these policies. To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate goal and policy implementation, programs should include: (1) a description of the County's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. The element should be revised to include specific program actions that implement the policies outlined in the element.

In addition, Program D should be revised to include specific timelines and benchmarks associated with providing infrastructure, specifically dry utilities.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the County may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

The element assumes an ADU build out of 117 ADU and/or JADU per year based upon a five-fold expected increase in production from pre-2017 averages. While this is an acceptable methodology, given that the County has only produced an average of 42 units per year since 2018, it is not clear if this production level will be achievable in the planning period. Therefore, the element must commit to monitor ADU production throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. In addition to monitoring production, this program should also monitor affordability and should monitor at least every other year. Additional actions, if necessary, should be taken in

a timely manner (e.g., within 6 months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate. HCD appreciates the County's efforts in promoting ADUs as an important housing choice and looks forward to monitoring the progress of this program.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding(s) B4 and B5, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the County may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *The housing element shall include programs to conserve and improve the condition of the existing affordable housing stock. (Gov. Code, § 65583, subd. (c)(4).)*

As noted in Finding B-2, the element does not outline the condition of the existing subsidized affordable housing stock. Depending upon the results of that analysis, the County may need to revise or add programs and address this need.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete analysis of affirmatively furthering fair housing. Based on the outcomes of that analysis, the element must add or modify programs as appropriate.

#### **D. Public Participation**

1. *Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)* While the element includes a general summary of the public participation process and notes on its attendees (Appendix G), the County must describe how comments were considered and incorporated into the element.

## **E. Consistency with General Plan**

For your information, some general plan element updates are triggered by housing element adoption. For example, a jurisdiction must address environmental justice in its general plan by the adoption of an environmental justice element, or by the integration of environmental justice goals, policies, and objectives into other general plan elements upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. (Gov. Code, § 65302, subd. (h).) In addition, the safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management and be revised upon each housing element revision. (Gov. Code, § 65302, subd. (g).) Also, the land-use element must identify and analyze disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established legacy communities) on, or before, the housing element's adoption due date. (Gov. Code, § 65302.10, subd. (b).) HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

## **F. Coastal Zone Localities**

*Coastal localities shall document the number of low- and moderate-income units converted or demolished, and the number of replacement units provided. (Gov. Code, § 65588, subd. (d).)*

The element does not meet the statutory requirements. To determine whether the County's affordable housing stock in the coastal zone is being protected and provided as required by Government Code section 65588, the element must be revised to include the following:

1. The number of new housing units approved for construction within the coastal zone since January 1982.
2. The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within the coastal zone or within three miles.
3. The number of existing residential dwelling units occupied by low- and moderate-income households required either within the coastal zone or three miles of the coastal zone that have been authorized to be demolished or converted since January 1982.
4. The number of residential dwelling units for low- and moderate-income households that have been required for replacement.



# EXHIBIT 9

## Second HCD Submittal of Draft Housing Element

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### County of Ventura Housing Element Update (2021-2029)

Exhibit 9.1 – Submittal letter to HCD on June 24, 2021

Exhibit 9.2 – June Draft Housing Element in tracked changes

County of Ventura  
Planning Commission  
PL 21-0004  
Exhibit 9  
Second HCD Submittal of  
Draft Housing Element

# EXHIBIT 9.1

## Submittal letter to HCD on June 24, 2021

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County of Ventura Housing Element Update  
(2021-2029)



June 24, 2021

Gustavo Velasquez, Director  
California Department of Housing and Community Development  
(HCD)  
2020 West El Camino Avenue  
Sacramento, CA 95833

**Subject: County of Ventura 2021-2029 Housing Element – Second HCD Review Draft**

Dear Mr. Velasquez:

The County of Ventura Planning Division staff would like to re-submit the County of Ventura Draft 2021-2029 Housing Element (Draft Housing Element) to your agency for a second round of review for conditional compliance. To facilitate the review process, Planning staff is submitting a tracked changed version of the Draft Housing Element for evaluation (Attachment 1).

On March 16, 2021, the County of Ventura submitted the first Draft County of Ventura 2021-2029 Housing Element for HCD review. On April 27, HCD released guidance on addressing Affirmatively Furthering Fair Housing (AFFH) for Housing Elements pursuant to AB 686. On May 3, 2021, Planning staff held a teleconference call with Shawn Danino to review initial feedback regarding the County's Draft Housing Element. On May 12, 2021, County staff received the official HCD Comment letter outlining the various changes that are necessary to bring the Draft Housing Element into compliance with state law. On June 7, 2021, County staff held a teleconference meeting with HCD staff members Melinda Coy and Shawn Danino to review the comment letter, ask questions and receive insight on revisions that would bring the Draft Housing Element into compliance.

County staff added approximately 50 pages of analysis, maps, and tables to align with fair housing requirements from the new HCD AFFH Guidance material. It is notable that this information was made available six-weeks after the County's submission to HCD for review. This has resulted in an unexpected delay in our public hearing process and a challenge to comply with the local adoption deadline. Nonetheless, the County applied significant effort and speed to address HCD comments and believes our revised Draft Housing Element will meet the new fair housing requirements.

The County is asking for HCD consideration for an expedited 30-day review of this revised Draft Housing Element. This shortened review period will allow County staff to conduct both the Planning Commission and Board of Supervisor hearings to be completed by the October 15, 2021 mandated deadline.

If you have any questions or the submitted document, please contact Jennifer Butler, Housing Element Update Project Manager at (805) 654-2495 or via email at [jennifer.butler@ventura.org](mailto:jennifer.butler@ventura.org). We look forward to working with you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Ward", with a stylized flourish at the end.

Dave Ward, AICP, Director  
Ventura County Planning Division

Attachment 1 – County of Ventura Draft 2021-2029 Housing Element dated June 2021 tracked change version

# EXHIBIT 9.2

## June Draft Housing Element in tracked changes

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County of Ventura Housing Element Update  
(2021-2029)

# EXHIBIT 10

## Compliance Letter from HCD on August 23, 2021 approving August Draft Housing Element

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County of Ventura Housing Element Update  
(2021-2029)

County of Ventura  
Planning Commission  
PL 21-0004  
Exhibit 10  
Compliance Letter from HCD on August 23,  
2021

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 23, 2021

Dave Ward, Director  
Planning Division  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

Dear Dave Ward:

**RE: Review of County of Ventura's 6<sup>th</sup> Cycle (2021-2029) Revised Draft Housing Element**

Thank you for submitting the County of Ventura's (County) revised draft housing element received for review on June 24, 2021 with revisions received on August 2, 2021 and August 18, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on July 27, 2021 with you and Senior Planner Jennifer Butler.

The revised draft element, incorporating the revisions submitted, meets the statutory requirements described in HCD's June 24, 2021 review. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585, subdivision (g). Please note, upon adoption of the housing element, the County must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov).

HCD's finding was based on, among other reasons, several programs that remove constraints on housing and effectuate Affirmatively Further Fair Housing (AFFH) policies and practices. Additionally, the County must continue timely and effective implementation of programs such as Program A (Local, State and Federal Funding), Program D (Infrastructure Constraints), Program J (Compliance with State Law and PD Permit Monitoring), Program N (Zoning Code Amendments for Special Needs Housing), Program Z (ADU Monitoring). The County must monitor the effectiveness of these, and other programs, and make adjustments, as appropriate, as part of its Annual Progress Report to HCD. Specifically, HCD notes the following:

Affirmatively Furthering Fair Housing (AFFH): The element accommodates a share of the County's units available to lower-income households in the El Rio Area Plan and the Piru Expansion Area (p. 140) which are areas of low resource. As part of addressing Assembly Bill 686 (Chapter 958, Statutes of 2018) AFFH requirements, jurisdictions must include goals, policies, and a schedule of actions that will have a beneficial impact during the planning period that seek to transform these areas into areas of opportunity and improve housing choices. Specifically, the element identifies Program A (Local, State, and Federal Funding) to establish priorities for the distribution of funds and pursue funding for the improvements to services in designated disadvantaged communities and areas of concentrated poverty and Program D to improve infrastructure and update Area Plans in disadvantaged communities. Implementing these programs is essential to meeting the County of Ventura's commitment to AFFH.

To remain on an eight-year planning cycle, the County must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021, for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: [http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375\\_final100413.pdf](http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).



HCD truly appreciates the great work and cooperation you and Senior Planner Jennifer Butler provided. We are committed to assisting the County in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Shawn Danino, of our staff, at [Shawn.Danino@hcd.ca.gov](mailto:Shawn.Danino@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West  
Land Use & Planning Unit Chief

# EXHIBIT 11

## August Draft Housing Element in tracked changes

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County of Ventura Housing Element Update  
(2021-2029)

County of Ventura  
Planning Commission  
PL 21-0004  
Exhibit 11  
August Draft Housing Element in tracked  
changes

AUGUST 2021 | DRAFT

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# COUNTY OF VENTURA 2021 – 2029 HOUSING ELEMENT UPDATE



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## CHAPTER 1 INTRODUCTION

The Housing Element of the General Plan is intended to adequately plan for the existing and future housing needs of the community, including a comprehensive strategy for promoting the production of the County's "fair share" of the regional housing need. A priority of both state and local governments, Government Code Section 65580 states the intent of creating housing elements:

*"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order."*

The following discusses the context for housing policy in Ventura County, the organization of the Housing Element, the element's relationship to other elements of the General Plan, and the public participation process employed in the preparation and adoption of the Housing Element.

Pursuant to State law, the Housing Element identifies goals, policies and programs that focus on the following priorities:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites to accommodate future housing needs for all income and special needs segments of the community;
- Assisting in the development of affordable housing;
- Removing governmental constraints to housing development; and,
- Promoting equal housing opportunities for all County residents.

### Format of the Housing Element

The County of Ventura Housing Element contains the following key components that together fulfill the State's housing element requirements:

- A community profile analysis that includes the County's demographic characteristics, the characteristics of the existing housing stock, household characteristics and socioeconomic characteristics.
- An analysis of those issues that could constrain the development and/or maintenance of housing, especially affordable housing. Constraints considered include government and non-governmental constraints.
- A discussion of resources available to address the County's identified housing needs.
- A housing plan for accommodating existing and projected housing needs through new construction, rehabilitation, preservation, and provision of assistance.

### Jurisdictional Geography References

Throughout the Housing Element, the following geographic terms will be used:

"Ventura County": includes the cities as well as the unincorporated areas of the County of Ventura.

"County of Ventura" or "County": includes only unincorporated areas of Ventura County. The Goals Policies and Programs only apply to the County.

## General Plan Consistency

The elements that comprise the County of Ventura's General Plan are required by state law to be internally consistent. Together these elements provide the framework for the development of facilities, services and land uses necessary to address the needs of County residents. To ensure that these needs are addressed throughout the General Plan, the elements must be interrelated and interdependent. The Housing Element is most directly related to the Land Use Element, since it is the Land Use Element that designates the location and extent of residential development throughout the County through the year 2040.

As the elements of the General Plan are amended in the future, the County will review the Housing Element to ensure internal consistency to the General Plan. Amendments to these other elements in the future may warrant an amendment to the Housing Element or vice versa.

## Community Participation

As part of the Housing Element update process, the County implemented the State's public participation requirements in Housing Element law, from Government Code section 65583(c)(9), that each jurisdiction shall make a diligent effort "to achieve participation of all economic segments of the community in the development of the housing element." Due to public health stay-at home directives during the COVID-19 pandemic, planned in-person public workshop and stakeholder engagements were converted to virtual online workshops, virtual stakeholder meetings, and surveys. Details on each of these methods is summarized below.

County Planning staff also took proactive steps to provide language access to Spanish speakers throughout the public planning process. Some of the methods utilized to reach out to the Spanish speaking community included noticing hearings in the local Spanish newspaper, *Vida*, providing live Spanish interpretation during public outreach events, translating relevant documents to Spanish (e.g., PowerPoint presentations, Housing Element Fact Sheet, Housing Element survey, and the summaries of questions and answers from virtual public workshops). Additionally, in Fall 2020, staff reached out to [the following](#) six local organizations [to alert them that Planning Division staff was available to attend meetings to present on the Housing Element update and to receive feedback from their members:](#) ~~←~~ [Mixteco/Indigena Community Organizing Project \(MICOP\)](#), [Central Coast Alliance United for a Sustainable Economy \(CAUSE\)](#), [Cabrillo Economic Development Corporation \(CEDC\)](#), [House Farm-~~w~~Workers!](#), [League of United Latin American Citizens \(LULAC\)](#), and the [Area Agency on Aging \(AAA\)](#). [These organizations](#) ~~that~~ represent [and-or](#) regularly [conduct](#) outreach to Spanish speaking and indigenous populations from Mexico and Central America. ~~to alert them that Planning Division staff was available to attend meetings to present on the Housing Element update and to receive feedback from their members.~~

Throughout the Housing Element update process, the County received public input through online channels, such as social media platforms and a public survey that was widely distributed. [On February 9, 2021, the County Board of Supervisors held a public hearing on the Draft Housing Element, as detailed below, to receive public comments and directed staff to submit the Draft Housing Element. A total of 13 public comment letters were received as part of this hearing item.](#)

[In response to the comments received, Planning staff made revisions to Program "D – Infrastructure Constraints" and Program "E – Farmworker Housing Study." Additionally, significant edits to the Special Needs Population analysis for farmworkers in Chapter 2 were made. Finally, more detail was added to the infrastructure constraint analysis in Chapter 3.](#)

[Staff noted that one or more of the following themes were prevalent in the public comments received: \(1\) concerns were expressed that went beyond the scope of housing production; \(2\) some suggested that the](#)

programs and policies were already addressed through existing planning documents and reports on an ongoing basis; and, (3) action items were suggested that have been addressed outside the Housing Element through other County agencies, such as furthering the County's legislative agenda at the State level. Comments that fell into these categories generally did not result in changes to the Draft Housing Element. A complete list of public comments can be found in Appendix C.

County staff anticipates the final draft Housing Element will be reviewed by the Planning Commission and Board of Supervisors in Fall 2021. Based on comments and direction received from the Planning Commission, Board of Supervisors and the public, directed revisions may be made prior to submittal of the Final Housing Element to HCD for their 90-day certification review.

~~Any additional Planning Commission and Board of Supervisor.... A complete list of public comments can be found in Appendix C.~~

### **Regional Consolidated Plan and Analysis of Impediments to Fair Housing Public Outreach (August - October 2019)**

The Ventura County Regional Five-Year Consolidated Plan (Regional Consolidated Plan) is a collaborative document developed between all 10 incorporated cities and unincorporated Ventura County. The County of Ventura was the lead agency in the development of this Regional Consolidated Plan adopted by the Board of Supervisors on May 5, 2020. An approved Regional Consolidated Plan is needed for the County to receive federal funding from sources such as the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and the HOME Investment Partnerships Program (HOME). To accept federal funding, the County is also required to submit a Regional Analysis of Impediments to Fair Housing Choice (AI) in conjunction with the Regional Consolidated Plan. The AI presents a demographic profile of Ventura County, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents.

As a part of the Regional Consolidated Plan and AI effort, the County Community Development Division staff conducted a public outreach campaign to gather resident and stakeholder feedback on housing and community development needs across the community. Over a period of three months, community engagement efforts included six community meetings, six stakeholder meetings, three focus groups, two surveys (one administered to residents and another to stakeholders), and a 30-day public review period. A summary of the outreach efforts from the public engagement can be found in the Regional Consolidated Plan which is available on the Community Development Division webpage: [www.ventura.org/county-executive-office/community-development/hud-plans-reports/](http://www.ventura.org/county-executive-office/community-development/hud-plans-reports/).

### **Accessory Dwelling Unit Survey (May-June 2020)**

On May 4, 2020, the Planning Division distributed approximately 350 letters by mail to survey property owners who had been issued a building permit for an accessory dwelling unit (ADU) in the past. The purpose of the survey was to gather rental information on the ADUs as well as to gather input on how to facilitate the process of ADU permitting in the future from those that have gone through the process. The survey garnered a total of 148 respondents (approximately a 42 percent response rate) a large percentage of whom lived in the Ojai, Somis and Camarillo areas. A majority of the respondents lived in one or two-bedroom detached ADUs, paying rents which fell in the extremely low-income category of \$730/month and lower. Individual responses gathered through the ADU survey touched on the following themes:

- Improving the permit and development process (such as streamlining the permitting process and fees, remove regulatory barriers, etc.);
- Lack of knowledge about the County's free building plans for ADUs;



- Most ADUs are being used as rental units or as housing for family members;
- It was suggested the County should subsidize the development of ADUs when they are used for affordable housing;
- ADUs are often utilized for housing farmworkers and are crucial for that purpose;
- The CC&Rs for some housing developments do not allow ADUs to be rented to persons other than the immediate family, which is prohibited by Civil Code section 4751;
- Concerns about the impacts of ADUs on the residential neighborhood were expressed;
- The high expense related to installation of a separate utility meter for the ADUs was mentioned;
- ADUs serve as a source of supplemental income;
- ADUs are a good source of affordable housing; and,
- Lack of information on financing and insurance options for ADUs.

[The input provided through the survey was used to shape the Housing Element policies and programs.](#) A more detailed summary of the survey responses can be found in Appendix C.

### **Housing Element Virtual Workshop (August 2020)**

In response to the declared state and local emergencies due to the novel coronavirus, the first Housing Element public workshop was held virtually on Zoom. It was recorded and made available afterward on the [project webpage](#). The County held the virtual community meeting on August 26, 2020.

Approximately 43 people registered to participate in the workshop. The staff PowerPoint slides were shown in English and Spanish on the Zoom platform to the audience during the presentation. The workshop was presented in English with live Spanish interpretation and a link was placed on the project webpage for future viewing. A virtual meeting flyer was distributed in both English and Spanish to announce the event. A summary list of the questions and answers provided during the workshop was posted on the project webpage in both English and Spanish for the public to view. These resources can be found in Appendix C.

### **Housing Element Survey (September – November 2020)**

In order to obtain a range of input from community members that reflected the broad economic and demographic spectrums of the county in the absence of in-person workshops, County staff disseminated a detailed housing needs survey to the public and community stakeholders to gain a deeper understanding of resident housing needs. The survey consisted of eight questions designed to better understand the housing needs and priorities for residents of the unincorporated area of Ventura County. The housing needs survey was advertised via the County website, the County Facebook page, and on the County's NextDoor platform. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 114 stakeholders, including public agency representatives, non-profit organizations, real estate professionals, service providers, housing advocacy groups, and housing developers. This group of stakeholders was asked to post the survey on their social media platforms and to disseminate the survey in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers.

The survey garnered 88 responses, a third of the respondents lived in the unincorporated area. Over half the overall number of respondents were over the age of 55. Seventy percent of respondents owned their own home, citing affordability, low crime rates, a feeling of safety, and proximity to parks and open space as the most common reasons for choosing the location of their residence. Of the 88 responses received, 40

individuals provided written comments. Common themes raised in the written comments included the following:

- The need for affordable housing options in all neighborhoods in the County– for low-income population, transitional youth, farmworkers, seniors, inclusionary housing, etc.;
- Ensure the County has adequate infrastructure (water supply, sewer, transit, roadway connections) to support the proposed housing;
- Reduce regulatory barriers and streamline the permitting process;
- Explore options for rehabilitation of blighted commercial properties into housing, or for the homeless population;
- Encourage a variety of housing types such as duplexes, mixed use/live work, higher density, tiny homes, etc.;
- Locate higher density and affordable housing options closer to transportation and around public open spaces such as parks and protected bike networks;
- Retain open spaces in residential neighborhoods;
- Ensure stability of low-income rental housing and Section 8 housing;
- Locate higher density housing near existing communities; and,
- Prioritize green building practices such as native landscaping in neighborhoods and wildlife-friendly planning.

[The input provided through the survey was used to shape the Housing Element policies and programs.](#) A complete list of the comments received, and a summary of the survey responses can be found in Appendix C.

## **Stakeholder Meetings**

### ***General Plan Housing Focus Group meeting – March 2018***

The Planning Division General Plan update team conducted a Housing Focus Group meeting that consisted of community stakeholders with an interest in housing and members of the public. The meetings discussed housing related topics, including the various impediments to the development of affordable housing. Additionally, the attendees completed a survey that asked each participant to prioritize a list of criteria to help inform future growth policies. A list of attendees, a summary of the focus group discussion, and survey results can be found in Appendix C.

### ***Farmworker Housing Stakeholder Meeting – January 2020***

Planning Division staff conducted a stakeholder meeting which included representatives from the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government officials such as the Agricultural Commissioner’s Office, and nonprofit housing developers. Staff presented the current County regulations for farmworker housing and discussed the changing trends in farming and farmworker households as well as the evolving housing needs for permanent, seasonal and temporary farmworkers. A complete list of meeting attendees can be found in Appendix C.

## **Draft Housing Element Virtual Q&A Session (January 2021)**

The draft Housing Element was made available to the public on January 20, 2021 and announced to the public through the stakeholder mailing list and on the project webpage. A virtual community meeting to answer questions on the draft document was conducted on January 27, 2021. The virtual meeting was conducted in English with simultaneous Spanish interpretation. The entire session was recorded and made available in both languages on the [Housing Element update webpage](#). Approximately 27 people registered to participate in the Q&A Session. A summary list of the questions and answers provided during the workshop were posted on the project webpage in both English and Spanish for the public to view. These resources can be found in Appendix C.

## **Board of Supervisors Hearing on Draft Housing Element (February 2021)**

On February 9, 2021, a Board of Supervisors hearing on the draft 2021-2029 Housing Element was held to receive comments from the public and from the Board of Supervisors. Notice of the Board hearing was made on the project website and distributed to the Housing Element stakeholder list using Mailchimp (approximately 114 contacts) with a two-page Housing Element Fact Sheet (published in English and Spanish). Additionally, the Board hearing notice was published in Spanish in *Vida* newspaper and in English in the *Ventura County Star*, *Ojai Valley News*, and the *Mountain Express*. The hearing itself was streamed live on the County's Facebook platform in English and in Spanish. Mixtec interpretation services were made available upon request on the Spanish Facebook platform. A total of 13 public comment letters were received on this agenda item.

[County staff considered all public comments submitted on the Draft Housing Element and made revisions to the March 2021 version of the draft Housing Element before submitting the document to HCD for review.](#) The Board letter, presentation, fact sheet, and public comments received can be found in Appendix C.

[A follow up email was sent on April 21, 2021 to two community organizations that provided substantial feedback: House Farmworkers! and the Ventura County Coalition of Labor, Agriculture and Business \(VC CoLAB\). The intent was to answer questions, explain the revision process for the Housing Element, and collect any additional comments that members of the two organizations felt needed to be addressed in the Housing Element. A follow up meeting with House Farmworkers! was held on May 12, 2021.](#)

## CHAPTER 2 COMMUNITY PROFILE

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element discusses the major components of housing need including the trends in County population, households, and employment base and the type of housing available. Since these changes have not occurred in a vacuum, the regional context is also presented.

### Sources of Information

Most of the demographic information provided throughout this chapter is based on the following sources: the 2010 Census, the 2014-2018 American Community Survey (2018 ACS), and HCD Pre-Certified Local Housing Data provided by SCAG.

The discussion that follows focuses on the unincorporated areas of the County, though in some cases, SCAG regional, countywide, and city demographics were included to provide both a context for existing housing needs and a regional overview.

### Demographic Characteristics

Population characteristics affect the type of housing needs in a community. Population growth, age composition, race/ethnicity, and employment trends help define the housing needs in a community.

### Population Trends

The population of Ventura County, including its ten cities, grew by 3 percent between 2010 and 2018 as represented in Table 1. During this eight-year period, the unincorporated area's population growth rate of 1.5 percent was lower than the Ventura County rate of 4 percent. SCAG projects that the unincorporated County's rate of growth will be 2.9 percent between 2016 and 2030, representing an increase of 2,815 persons who will need to be housed in the unincorporated County during that time.

TABLE 1 POPULATION GROWTH TRENDS: 2000-2018 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY					
Jurisdiction	2000 <sup>1</sup>	2010 <sup>1</sup>	Percent Change 2000-2010	2018 <sup>2</sup>	Percent Change 2010-2018
Camarillo	57,077	65,201	14.2%	67,543	3.6%
Fillmore	13,643	15,002	10.0%	15,598	4.0%
Moorpark	31,415	34,421	9.6%	36,274	5.4%
Ojai	7,862	7,461	-5.1%	7,555	1.3%
Oxnard	170,358	197,899	16.2%	207,568	4.9%
Port Hueneme	21,845	21,723	-0.6%	22,215	2.3%
Ventura	100,916	106,433	5.5%	110,234	3.6%
Santa Paula	28,598	29,321	2.5%	30,258	3.2%
Simi Valley	111,351	124,237	11.6%	126,199	1.6%
Thousand Oaks	117,005	126,683	8.3%	128,481	1.4%
<b>Unincorporated Areas</b>	<b>93,127</b>	<b>94,937</b>	<b>1.9%</b>	<b>96,187</b>	<b>1.3%</b>
<b>Ventura County</b>	<b>753,197</b>	<b>823,318</b>	<b>9.3%</b>	<b>848,112</b>	<b>3.0%</b>

Source: <sup>1</sup> US Census Bureau, Census 2000 and Census 2010 Demographic Profile Summary File

<sup>2</sup> American Community Survey 2014-2018 5-year data, Table S0101.

The majority of the Ventura County population resides within its ten incorporated cities. The population distribution within Ventura County is the result of a 1969 County-City agreement, called the Guidelines for Orderly Development, which directs urban-level development to incorporated cities in Ventura County. That agreement severely limits urban-level development and services within the unincorporated areas. Ventura County's land use regulations are consistent with the Guidelines for Orderly Development and 97 percent of the land is currently designated and planned for open space or agriculture by the General Plan. Agriculture is an important component of the Ventura County economy, and a substantial amount of land is subject to the State Land Conservation Act (LCA) contracts as shown in Figure 9-10 of the General Plan Background Report. Open space areas include the Los Padres National Forest, Santa Monica Mountains National Recreation Area, and private land trusts.

Most of the population within the unincorporated County resides in the southern section of Ventura County, as the northern section contains the Los Padres National Forest, which is largely uninhabited. Specifically, the unincorporated County's population resides within areas designated as Existing Community and Urban by the General Plan. The County's Existing Communities and Area Plans areas are diverse and include inland areas such as Lake Sherwood, Nyeland Acres, Camarillo Heights, Ojai Valley, Las Posas Estates, Santa Susanna Knolls, Saticoy, Ventu Park, and remote areas located in the Los Padres National Forest such as Lockwood Valley. Existing communities also include coastal areas such as Silverstrand, Faria Beach, and Hollywood Beach.

The Decennial Census identifies Census Designated Places (CDPs), which are areas with a concentration of population defined by the United States Census Bureau for statistical purposes. The 2010 Census identified 13 Census Designated Places in unincorporated Ventura County. Many of the CDP boundaries overlap with the Existing Communities and Urban General Plan land use, where most of the unincorporated population resides. Each CDP is listed below with their respective population and represent more densely populated areas with a community identity. Though the general location of these CDPs is accurate, the precise Census geography of these areas does not exactly align with the County's designated boundary areas. Thus, population numbers may be slightly higher or lower than anticipated. Nonetheless, a little over half of the unincorporated County's population resides in CDPs as shown in Table 2 below.

<b>TABLE 2 CENSUS DESIGNATED PLACE POPULATION: 2010 - 2018</b>		
<b>Census Designated Place</b>	<b>Population 2010<sup>1</sup></b>	<b>Population 2018<sup>2</sup></b>
Bell Canyon	2,049	2,391
Casa Conejo (Newbury Park Area)	3,249	3,366
Channel Islands Beach	3,103	2,864
El Rio	7,198	6,505
Lake Sherwood	1,527	1,835
Meiners Oaks (Ojai Valley Area)	3,571	3,508
Mira Monte (Ojai Valley Area)	6,854	6,912
Oakview (Ojai Valley Area)	4,066	4,720
Oak Park	13,811	13,730
Piru	2,063	2,019
Santa Rosa Valley	3,334	3,180
Santa Susana	1,037	1,050
Saticoy	1,027	1,201
<b>TOTAL</b>	<b>52,889</b>	<b>53,281</b>

Source: <sup>1</sup> US Census Bureau, 2010 Census. SF1DP1

<sup>2</sup>American Community Survey (ACS) 2014-2018 5-year data. S0101

## Age Characteristics

The age distribution of a community is an important factor affecting future housing needs. Traditionally, the younger adult and senior population prefers low- to moderate-cost, smaller units. Persons between 35 to 54 years of age usually reside in large, more expensive units since they typically earn higher incomes and have larger households.

While total population for Ventura County increased 3 percent between 2010 and 2018, according to Table 3 below, proportion of the population under 18 years of age decreased by 5.8 percent (12,316 persons). The age group with the greatest increase was the “65 years and over” population, which increased from 11.7 percent of the population to 14.6 percent. The biggest shift in the unincorporated County was also the population of residents 65 years and over, which increased by 35 percent (4,162 persons) between 2010 and 2018.

<b>TABLE 3</b> <b>AGE DISTRIBUTION: 2010-2018</b> <b>VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY</b>						
	<b>Ventura County</b>		<b>Incorporated Cities</b>		<b>Unincorporated County</b>	
<b>Age Distribution 2018<sup>1</sup></b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>
Total Population	<b>848,112</b>		<b>751,925</b>		<b>96,187</b>	
Under 18 years	199,599	23.5%	179,039	23.8%	20,560	21.4%
18 to 24 years	81,828	9.6%	71,378	9.5%	10,450	10.9%
25 to 64 years	443,250	52.3%	394,096	52.4%	49,154	51.1%
65 years and over	123,435	14.6%	107,412	14.3%	16,023	16.7%
<b>Age Distribution 2010<sup>2</sup></b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>
Total Population	<b>823,318</b>		<b>723,381</b>		<b>94,937</b>	
Under 18 years	211,915	25.7%	189,179	26.0%	22,736	23.9%
18 to 24 years	81,371	9.9%	71,673	9.8%	9,698	10.2%
25 to 64 years	433,723	52.7%	383,081	52.6%	50,642	53.3%
65 years and over	96,309	11.7%	84,448	11.6%	11,861	12.5%

Source: <sup>1</sup>American Community Survey (ACS) 2014-2018 5-year data. S0101

<sup>2</sup>US Census Bureau, 2010 Census. SF1DP1

## Race and Ethnicity

Table 4 shows some changes in the racial makeup of residents in the County between 2010 and 2018. The number of Hispanic or Latino residents increased by 17 percent (56,734 persons). Amongst the Non-Hispanic or Latino population, the Asian population had the greatest increase at 11 percent (6,143 persons) and the White population decreased by 3.1 percent (12,567 persons). The unincorporated County followed a similar growth trend as the overall County.

**TABLE 4**  
**POPULATION BY RACE AND ETHNICITY: 2010-2018**  
**VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY**

	<b>Ventura County</b>		<b>Incorporated Cities</b>		<b>Unincorporated Areas</b>	
<b>2018<sup>1</sup></b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>
Total Population	<b>848,112</b>		<b>751,925</b>		<b>96,187</b>	
Hispanic or Latino (of any race)	360,017	42.4%	329,513	43.8%	30,504	31.7%
Non-Hispanic or Latino:	488,095	57.6%	422,412	56.2%	65,683	68.3%
White	388,301	45.8%	333,333	44.3%	54,968	57.1%
Black or African American	13,677	1.6%	12,326	1.6%	1,351	1.4%
American Indian and Alaska Native	2,299	0.3%	1,723	0.2%	576	0.6%
Asian	60,242	7.1%	54,912	7.3%	5,330	5.5%
Native Hawaiian or other Pacific Islander	1,406	0.2%	1,292	0.2%	114	0.1%
Some other Race	1,016	0.1%	897	0.1%	119	0.1%
Two or more Races	21,154	2.5%	17,929	2.4%	3,225	3.4%
<b>2010<sup>2</sup></b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>	<b>Population</b>	<b>% of total</b>
Total Population	<b>823,318</b>		<b>723,381</b>		<b>94,937</b>	
Hispanic or Latino (of any race)	331,567	40.3%	302,685	41.6%	28,882	30.4%
Non-Hispanic or Latino:	491,751	59.7%	425,696	58.4%	66,055	69.6%
White	400,868	48.7%	342,125	47.0%	58,743	61.9%
Black or African American	13,082	1.6%	12,096	1.7%	986	1.0%
American Indian and Alaska Native	2,389	0.3%	2,052	0.3%	337	0.4%
Asian	54,099	6.6%	50,342	6.9%	3,757	4.0%
Native Hawaiian or other Pacific Islander	1,353	0.2%	1,248	0.2%	105	0.1%
Some other Race	1,371	0.2%	1,253	0.2%	118	0.1%
Two or more Races	18,589	2.3%	16,580	2.3%	2,009	2.1%

Source: <sup>1</sup>American Community Survey (ACS) 2014-2018 5-year data. DP05

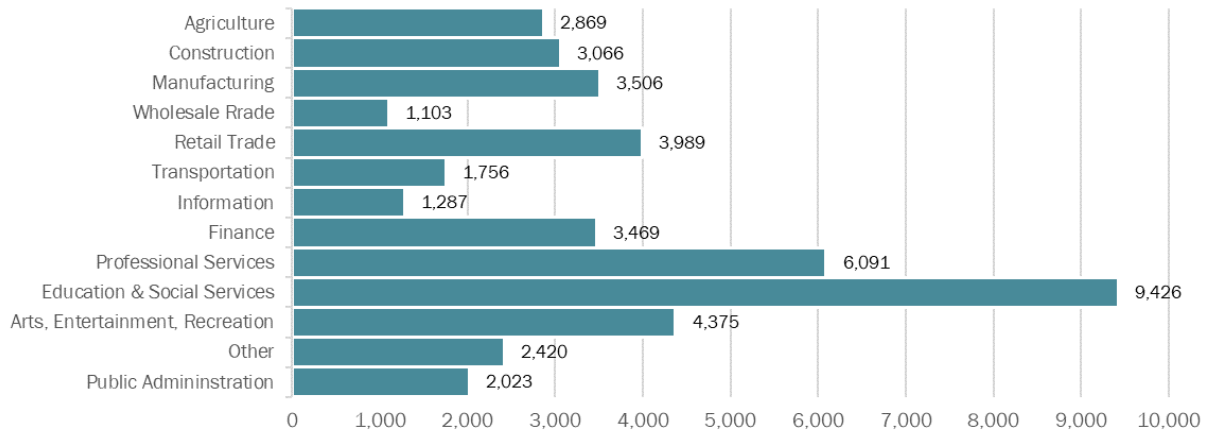
<sup>2</sup>US Census Bureau, 2010 Census. SF1DP1

## Educational Attainment/Employment Trends

An individual's level of education or training is closely related to their ability to earn a living. Those with advanced degrees and skilled trade certificates tend to earn higher than average salaries. The Unincorporated County has 45,380 workers living within its borders who work across 13 major industrial sectors. Figure 1, below, provides detailed employment information. The most prevalent industry is "Education and Social Services" with 9,426 employees (20.8% of total) and the second most prevalent industry is "Professional Services" with 6,091 employees (13.4% of total).



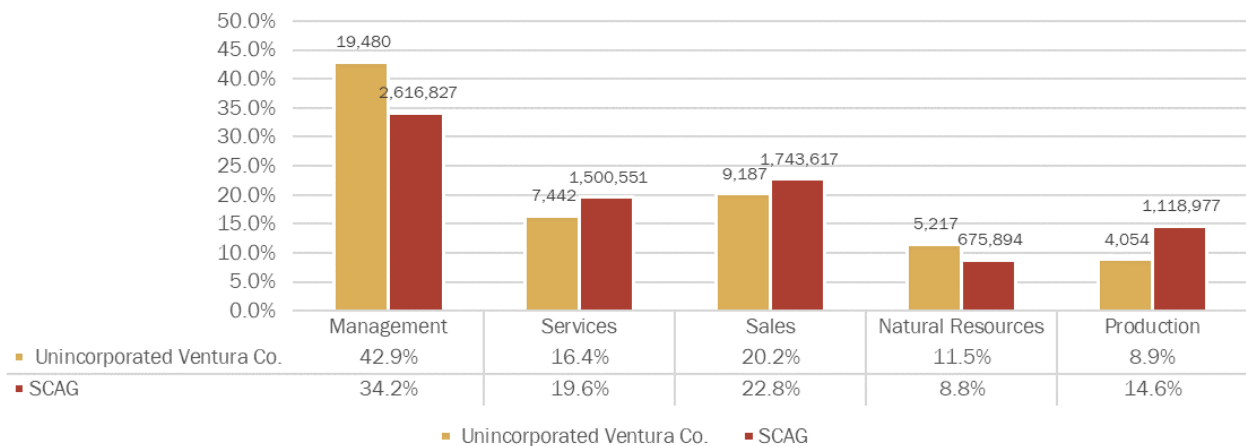
**FIGURE 1  
2018 EMPLOYMENT BY INDUSTRY  
UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

In addition to understanding the industries in which the residents of the unincorporated areas of the County work, it is also possible to analyze the types of jobs they hold. Figure 2 below shows that the most prevalent occupational category in the County is “Management”, in which 19,480 (42.9% of total) employees work. The second-most prevalent type of work is in “Sales”, which employs 9,187 (20.2% of total) residents in the County.

**FIGURE 2  
2018 EMPLOYMENT BY OCCUPATION  
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.



Table 5 presents the mean annual wage by occupation in 2019 for Ventura County. The average salary for Ventura County in 2019 was \$55,628.<sup>1</sup>

TABLE 5 2019 MEAN WAGES BY OCCUPATION UNINCORPORATED COUNTY	
Occupation	Mean Annual Wage
Optometrist	\$119,556
Registered Nurse	\$94,090
Fire Fighter	\$92,878
Physical Therapist	\$90,478
Accountant	\$88,268
Computer Programmer	\$86,653
Administrative Assistant	\$72,816
Chiropractor	\$72,114
Elementary School Teacher	\$68,858
Electrician	\$62,874
Carpenters	\$62,000
Social Worker	\$58,104
Graphic Designer	\$53,190
Construction laborers	\$47,304
Janitor	\$40,602
Child Care Worker	\$31,737

Source: California Employment Development Department (EDD),  
Occupational Employment Statistics Survey Results (2019)

## Household Trends

A household is defined as all persons occupying a housing unit. Families are a subset of households. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates. Household characteristics play an important role in defining community needs. Household type, income, and tenure can help to identify special needs population as well as other factors that affect the housing needs of a community.

## Household Growth

As shown in Table 6, Ventura County saw a 1.61 percent increase in households from 2010-2018, whereas, the unincorporated County had a 0.29 percent decline in household growth. As mentioned before, increases in certain racial/ethnic groups may be accompanied by an increase in the average household size. Between 2010 and 2018, the unincorporated County's average household size more or less stayed the same.

<sup>1</sup> 2019 California EDD Occupational Employment Statistics

**TABLE 6**  
**HOUSEHOLD DEMOGRAPHICS 2010-2018**  
**VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY**

	Ventura County		Incorporated Cities		Unincorporated Areas	
2018 <sup>1</sup>		% Change 2010-2018		% Change 2010-2018		% Change 2010-2018
Total Population	848,112	3.01%	751,925	3.95%	96,187	1.32%
Dwelling Units	287,498	2.06%	252,164	2.21%	35,334	1.00%
Households	271,226	1.61%	239,388	1.87%	31,838	-0.29%
Average Household Size	3.13	1.30%	3.14	1.91%	3.02	1.66%
2010 <sup>2</sup>						
Total Population	823,318		723,381		94,937	
Dwelling Units	281,695		246,712		34,983	
Households	266,920		234,990		31,930	
Average Household Size	3.08		3.08		2.97	

Source: <sup>1</sup>American Community Survey (ACS) 2014-2018 5-year data. S2501

<sup>2</sup>US Census Bureau, 2010 Census. SF1DP1

## Household Income

Household income is an important consideration when evaluating housing and community development because a lower income typically constrains a household's ability to secure adequate housing or services. While housing choices, such as tenure (owning versus renting) and location of residences are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

For purposes of determining housing assistance, the California Department of Housing and Community Development (HCD) has established the following income groups based on the Area Median Income (AMI) of a Metropolitan Statistical Area (MSA). These thresholds were applied to the 2020 Ventura County median family income for a four-person household in Table 7 below:

**TABLE 7**  
**2020 AFFORDABILITY CATEGORIES**  
**VENTURA COUNTY**

Income Category	Annual Household Income
Upper (>120% of AMI)	< \$117,350
Moderate (80-120% of AMI)	\$90,350 - \$117,349
Low (50-80% of AMI)	\$56,450- \$90,349
Very Low (30-50% of AMI)	\$33,850 - \$56,449
Extremely Low (<30% of AMI)	> \$33,850

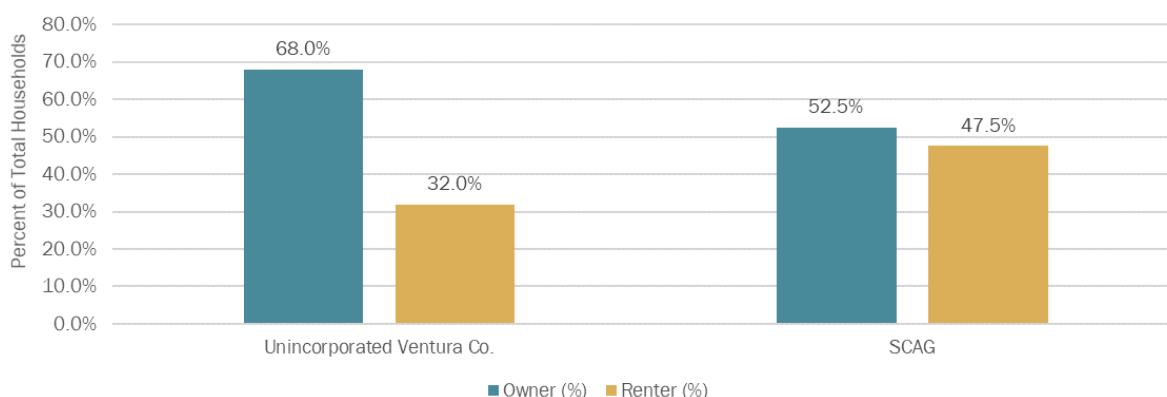
Note: Affordability categories are based on a 2020 Median Family Income (four-person household) of \$97,800.

Source: California Department of Housing and Community Development State Income Limits (2019)

## Household Tenure

Housing security can depend heavily on housing tenure (i.e. whether homes are owned or rented). The unincorporated County housing stock consists of 31,838 total units, 21,665 of which are owner-occupied and 10,173 of which are renter-occupied. The share of renters in the unincorporated County is lower than the SCAG region overall as shown in Figure 3 below.

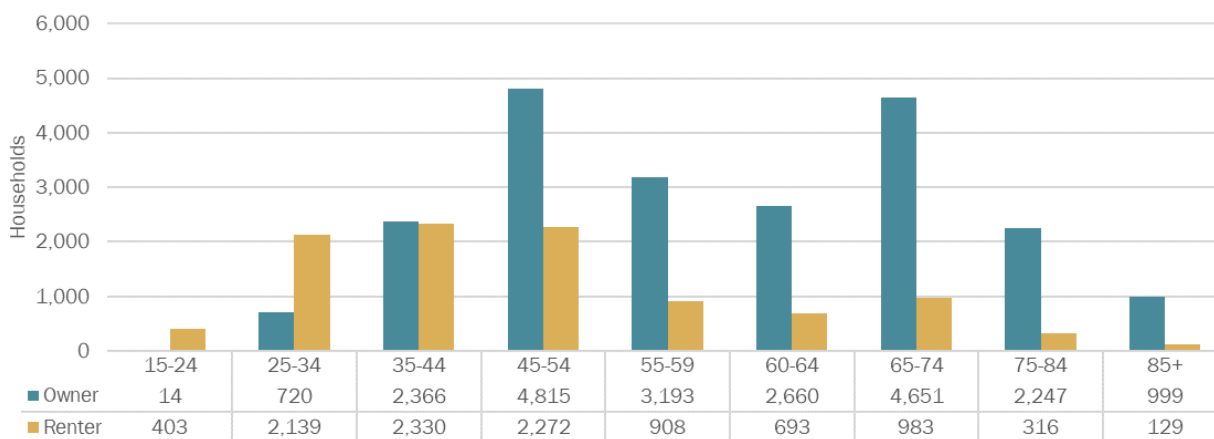
**FIGURE 3**  
**2018 HOUSING TENURE**  
**UNINCOPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. Figure 4 below, shows that in the unincorporated areas of the county, the age group where renters outnumber owners the most is 15-24 (by 93.3%). The age group where owners outnumber renters the most is 85 and over (by 77.1%).

**FIGURE 4**  
**2018 HOUSING TENURE BY AGE**  
**UNINCOPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

## Housing Stock Characteristics

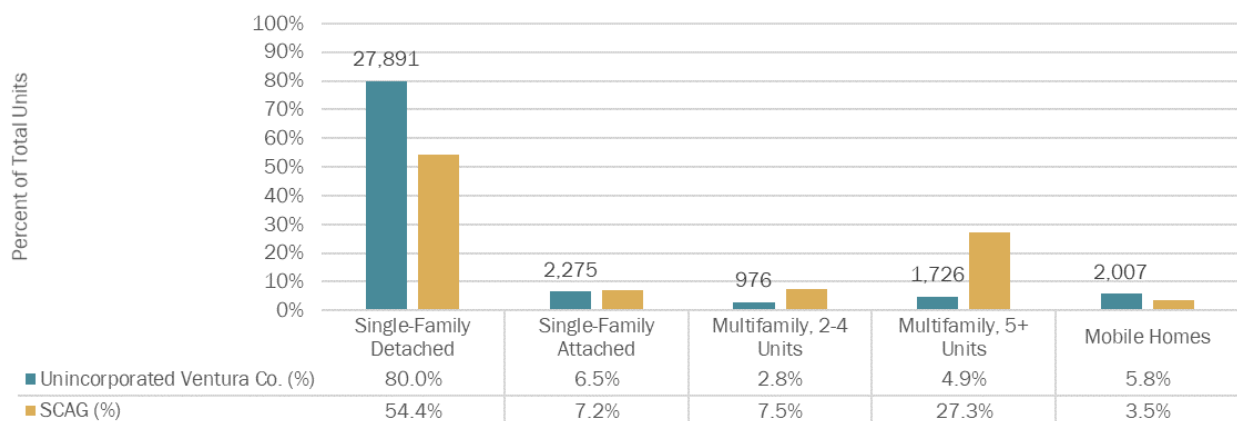
The Census defines a housing unit as any of the following: a house (includes mobilehome and trailers), an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. The characteristics of the housing stock including growth, type, age and condition, tenure, vacancy, costs, and affordability are important in determining the housing needs for the community. This section details housing characteristics and trends that affect housing needs in the County.

## Household Unit Types

The housing mix within the unincorporated County reflects its rural character and land use patterns. As explained previously, about 97 percent of the land within the unincorporated County is planned for agriculture and open space. The housing mix in rural areas is dominated by detached, single-family dwelling units, which comprised approximately 80 percent of all units. Very low-income households would typically rely on manufactured homes, mobilehomes, accessory dwelling units, and farmworker dwelling units. The housing mix within the unincorporated area also reflects the fact that very little land has municipal water or sewer service, which is a necessary component for the development of multi-family housing.

Figure 5 below provides detailed information on the housing stock in unincorporated County, which has a total of 34,875 housing units. The most prevalent housing type in the county is single-family detached with 27,891 units. The share of all single-family units in unincorporated County is 86.5 percent, which is higher than the 61.7 percent share in the SCAG region. Of the total housing units in unincorporated County there are 31,953 occupied units, which equates to an 8.4 percent total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2,851.

**FIGURE 5**  
**2018 HOUSING TYPE**  
**UNINCORPORATED COUNTY AND SCAG REGION**



Source: CA DOF E-5 Population and Housing Unit Estimates

## Housing Age and Conditions

The age and condition of the County's housing stock is an important indicator of potential rehabilitation needs. Housing that is over 50 years of age is more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Table 8 depicts the statistics on the age of the housing units in the County.

**TABLE 8**  
**YEAR STRUCTURE BUILT: BEFORE 1939 TO 2017**  
**VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY**

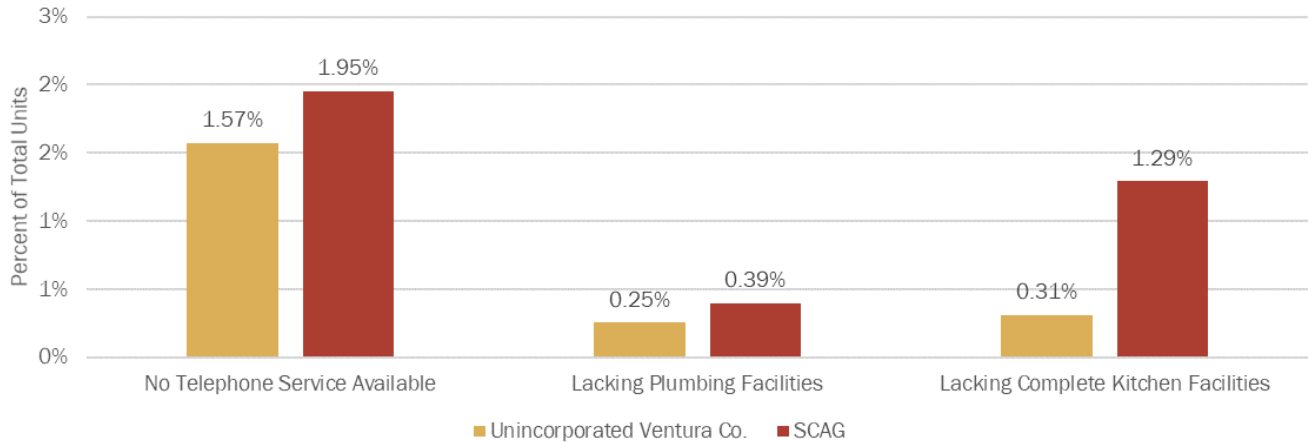
<b>Jurisdiction</b>	<b>Before 1939</b>	<b>1940-1949</b>	<b>1950-1959</b>	<b>1960-1969</b>	<b>1970-1979</b>	<b>1980-1989</b>	<b>1990-1999</b>	<b>2000-2009</b>	<b>2010 to 2013</b>	<b>Built 2014 or later</b>	<b>Total</b>
Camarillo	165	178	1,032	4,025	7,643	5,026	3,573	3,464	212	217	25,535
Fillmore	533	293	602	555	1,071	458	469	482	31	64	4,558
Moorpark	98	173	622	332	1,300	5,441	1,542	1,833	61	201	11,603
Ojai	355	347	779	622	531	491	111	99	5	0	3,340
Oxnard	997	1,997	7,417	10,748	12,495	6,416	5,672	7,095	1,411	219	54,467
Port Hueneme	96	269	1,118	1,575	2,408	1,547	310	316	161	3	7,803
Santa Paula	1,195	704	1,495	1,959	1,528	1,148	555	490	101	24	9,199
Simi Valley	309	247	1,603	11,880	8,728	9,321	5,319	5,469	301	37	43,214
Thousand Oaks	228	383	1,653	9,554	15,794	9,138	5,572	5,125	432	51	47,930
San Buenaventura	3,275	1,839	6,576	9,650	8,622	5,674	3,460	3,457	428	165	43,146
<b>Unincorporated</b>	<b>2,351</b>	<b>1,993</b>	<b>5,036</b>	<b>6,095</b>	<b>6,052</b>	<b>6,273</b>	<b>4,056</b>	<b>2,994</b>	<b>204</b>	<b>148</b>	<b>35,202</b>
<b>Percent of the Unincorporated County housing stock</b>	<b>6.7%</b>	<b>5.7%</b>	<b>14.3%</b>	<b>17.3%</b>	<b>17.2%</b>	<b>17.8%</b>	<b>11.5%</b>	<b>8.5%</b>	<b>0.6%</b>	<b>0.4%</b>	<b>100%</b>
<b>Countywide Total</b>	<b>9,602</b>	<b>8,423</b>	<b>27,933</b>	<b>56,995</b>	<b>66,172</b>	<b>50,933</b>	<b>30,639</b>	<b>30,824</b>	<b>3,347</b>	<b>1,129</b>	<b>285,997</b>
<b>Percent of the County housing stock</b>	<b>3.4%</b>	<b>2.9%</b>	<b>9.8%</b>	<b>19.9%</b>	<b>23.1%</b>	<b>17.8%</b>	<b>10.7%</b>	<b>10.8%</b>	<b>1.2%</b>	<b>0.4%</b>	<b>100%</b>

Source: American Community Survey (ACS) 2012-2017 5-year data. B25034

As summarized in Table 8, approximately 44 percent of the housing units in the unincorporated County were constructed prior to 1970 and may be in need of rehabilitation or replacement. Although age does not always correlate with substandard housing conditions, neighborhoods with a concentration of homes 50 years old (or more) are more likely than newer neighborhoods to experience housing problems stemming from deferred maintenance, inadequate landscaping, and outdated utilities. Examples of neighborhoods with dwellings over 50 years old in the unincorporated area include Meiners Oaks, Casitas Springs, North Ventura Avenue, Saticoy, East Santa Paula, Piru, Camarillo Heights, Home Acres, and the neighborhoods near Chatsworth at the Los Angeles County line.

As shown in Figure 6 below, the ACS included surveys about three factors of what may be considered substandard housing. In the unincorporated County, 500 units were identified to lack telephone services, 81 units lacked plumbing facilities and 99 units lacked complete kitchen facilities.

**FIGURE 6**  
**2018 SUBSTANDARD HOUSING**  
**UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

According to the County's Code Compliance Division, there were approximately 258 residential code violation cases between January 2014 and May 2021. These cases are generally spread throughout the unincorporated areas of the County. A majority of the cases (approximately 46 percent) were for illegal conversions of non-habitable space into habitable spaces or housing units that lacked potable water, and/or heat. Approximately 37 percent of the cases were associated with unpermitted construction activity and incorrect installation of electrical wiring, plumbing and/or appliance and the rest (approximately 17 percent) of the cases were for excessive open storage.

Although the County has a significantly older housing stock (approximately 14,475 units built before 1970), the number of substandard housing from the ACS survey (approximately 680 units) and number of residential code violation cases in the last eight years (258 violations) have been minimal. Based on the data, it is estimated that approximately 2.6 percent or 938 units of the County's housing stock may be in need of rehabilitation.

The goal of the County's Code Compliance Division is to work with residents, tenants, and the businesses of Ventura County to promote and maintain a safe and desirable living and working environment. The County's Code Compliance officers actively respond to calls from residents regarding zoning and building code potential violations, which upon investigation may result in citations including those that are determination of substandard housing. To assist property owners, the County proposes to work with nonprofit organizations, such as Habitat for Humanity, to help address housing rehabilitation and code compliance as described in Housing Element Program. Additionally, the County Resource Management Agency is proposing to report to the Board of Supervisors and the state on code violations and resolutions for substandard housing improvements bi-annually through Program V.

## Housing Costs and Affordability

Housing affordability is a major consideration in providing suitable housing and can lead to housing problems such as overpayment and overcrowding as detailed in the section below. The cost of housing itself is not a problem, unless households in the area cannot find adequately sized units at an affordable price. Affordability is defined as paying 30 percent or less of gross monthly household income on housing costs, based on both State and Federal standards. According to the department of Housing and Community Development's State Income Limits for 2020 the median income for a family of four in Ventura County was \$97,800. Based on the 30 percent threshold, the affordability thresholds for a family of four living in Ventura County is shown in Table 9.

TABLE 9 2020 INCOME AND HOUSING PAYMENT AFFORDABILITY FOR A FAMILY OF FOUR IN VENTURA COUNTY		
Income Category	Maximum Monthly Affordable Housing Payment	Maximum For-Sale Unit Cost
Above Moderate (>120% of Median)	Over \$2,934	Over \$852,275
Moderate (80-120% of Median)	\$2,259 to \$2,934	\$656,183 to \$852,275
Low (50-80% of Median)	\$1,411 to \$2,259	\$409,978 to \$656,183
Very Low (30-50% of Median)	\$846 to \$1,411	\$245,842 to \$409,978
Extremely Low (<30% of Median)	Up to \$846	Up to \$245,842

Source: Ventura County 2021 General Plan Annual Progress Report

## Rental Housing

According to Dyer Sheehan Group, in July 2019, the average rent for apartments in Ventura County was \$2,000, as shown in Table 10 below. The County has seen a 45 percent increase since 2009 when the average rent was \$1,382. The vast majority of cities and unincorporated areas throughout the County have seen year-to-year increases in average rents and the County as a whole is considered to be among the most expensive in the Nation.<sup>2</sup>

TABLE 10 2018 RENTAL PRICES VENTURA COUNTY	
Apartments	Average Rent
Studio	\$1,500
1 Bedroom	\$1,782
2 Bedrooms	\$2,131
3+ Bedrooms	\$2,559
<b>Total Apartment Rent</b>	<b>\$2,000</b>

Source: Dyer Sheehan Group, Inc. (2019)

<sup>2</sup> Rode, E. (2020, January 10). The past decade of Ventura County housing: low supply, tight rental market, rising prices. Ventura County Star. <https://eu.vcstar.com/story/news/2020/01/08/ventura-county-california-housing-market-predictions-2020/2758220001/>

## For-Sale housing

According to a housing report prepared by the Southern California Association of Governments, between 2010 and 2018, the median sale price of existing home in the unincorporated County increased 36.7 percent from \$563,00 to \$769,000.<sup>3</sup> At a median home price of \$769,000 and using an interest rate of 4.54 percent (2018 average as calculated by Freddie Mac), on a 30-year fixed rate mortgage with a 20 percent down payment, monthly mortgage payments for a median priced home would be approximately \$3,100.

## Housing Needs

Typical income-based housing needs include overpayment, overcrowding, and substandard housing. Lower and moderate-income households cope with the housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit.

## Cost Burden/Overpayment

Housing cost burden is defined as a housing cost that exceeds 30 percent of a household's gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household's gross income. Housing cost burden is particularly problematic for low- and moderate-income households in that it leaves little resources for a household to pay for other living expenses. The data in Table 11 shown below indicate the number of households in Unincorporated areas by their income relative to the surrounding area and their share of income spent on housing.

TABLE 11 NUMBER OF HOUSEHOLDS BY SHARE OF INCOME SPENT ON HOUSING COST IN 2016 UNINCORPORATED COUNTY			
Income	Less than 30%	30-50%	Greater than 50%
< 30% HAMFI	325	292	1,354
30-50% HAMFI	419	463	674
50-80% HAMFI	1,243	737	722
80-100% HAMFI	887	670	147
> 100% HAMFI	8,658	1,562	237
<b>Total Households</b>	<b>11,532</b>	<b>3,724</b>	<b>3,134</b>

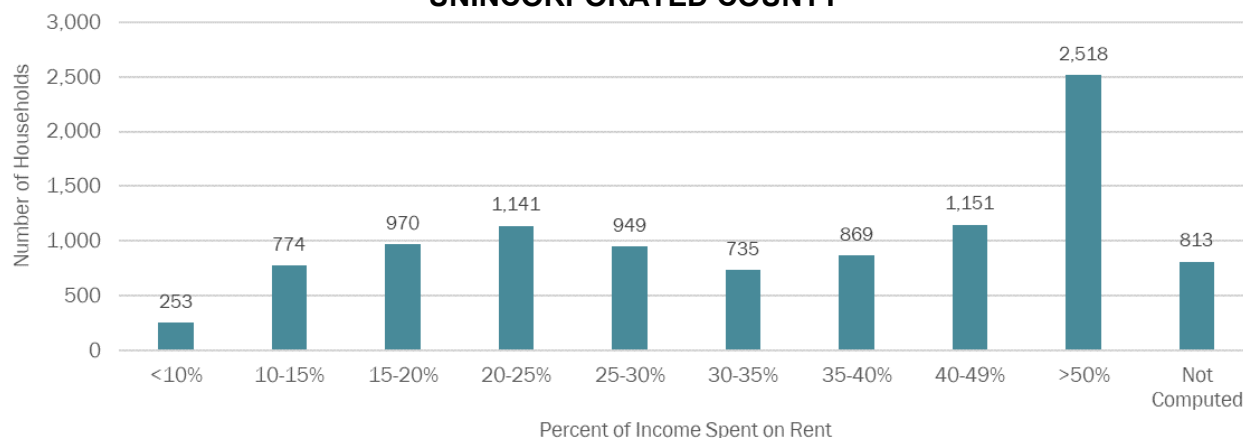
Source: HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

As seen in Figure 7 below, across the unincorporated County's 10,173 renter households, 5,273 (51.8%) spend thirty percent or more of gross income on housing cost, compared to 55.3 percent in the SCAG region. Additionally, 2,518 renter households in unincorporated Ventura (24.8%) spend fifty percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

<sup>3</sup> Southern California Association of Governments. (2019, May). Profile of Unincorporated Ventura County. <https://scag.ca.gov/sites/main/files/file-attachments/unincareaventuracounty.pdf?1604709464>



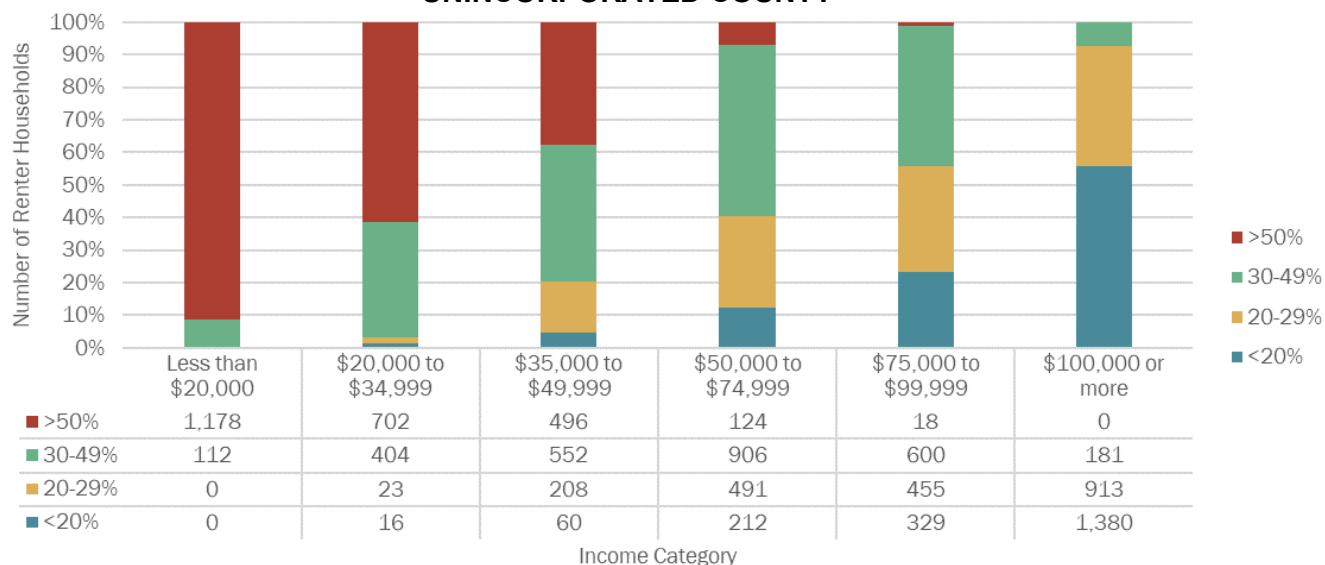
**FIGURE 7**  
**2018 SPENDING ON RENT**  
**UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates.

While the previous figure breaks down cost burden by area-relative income, the ACS also allows for the analysis of unincorporated Ventura county's 9,360 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of their income on housing (e.g. over 50%) while high-income households are more likely to spend under 20 percent of income on housing as seen in Figure 8.

**FIGURE 8**  
**2018 SPENDING ON RENT BY INCOME**  
**UNINCORPORATED COUNTY**

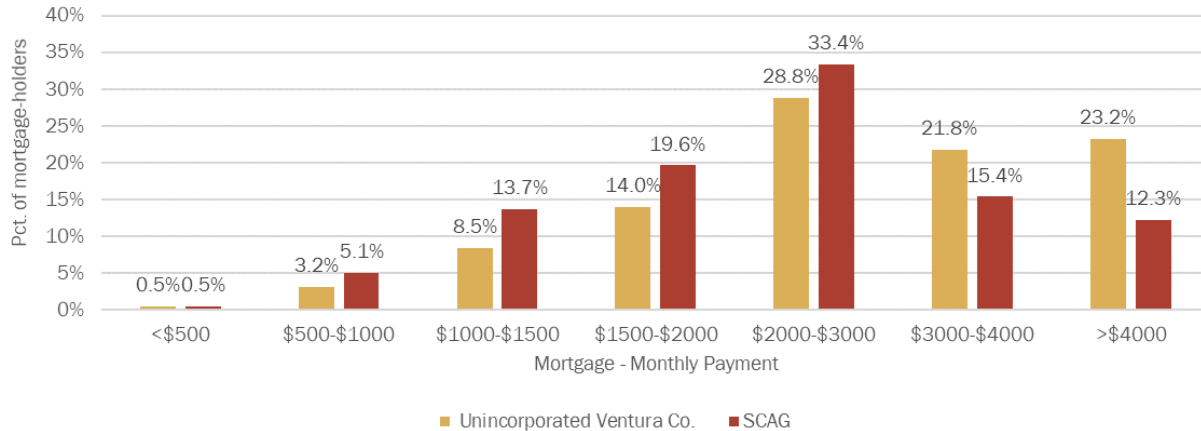


Source: American Community Survey 2014-2018 5-year estimates.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 68 percent of the unincorporated area and 52.5 percent of the SCAG region. The

most commonly occurring mortgage payment in unincorporated County is \$2,000-\$3,000 per month which is the same for the SCAG region as shown in Figure 9.

**FIGURE 9**  
**2018 MONTHLY OWNER COSTS FOR MORTGAGE HOLDERS**  
**UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

Mortgage holding households in unincorporated areas of the County can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst unincorporated County mortgage-holding households is \$75,000 or more (11,473 households) and the most prevalent share of income spent on mortgage costs is over 30 percent (5,966 households) as seen in Figure 10.

**FIGURE 10**  
**2018 COSTS FOR MORTGAGE HOLDERS BY INCOME**  
**UNINCORPORATED COUNTY**

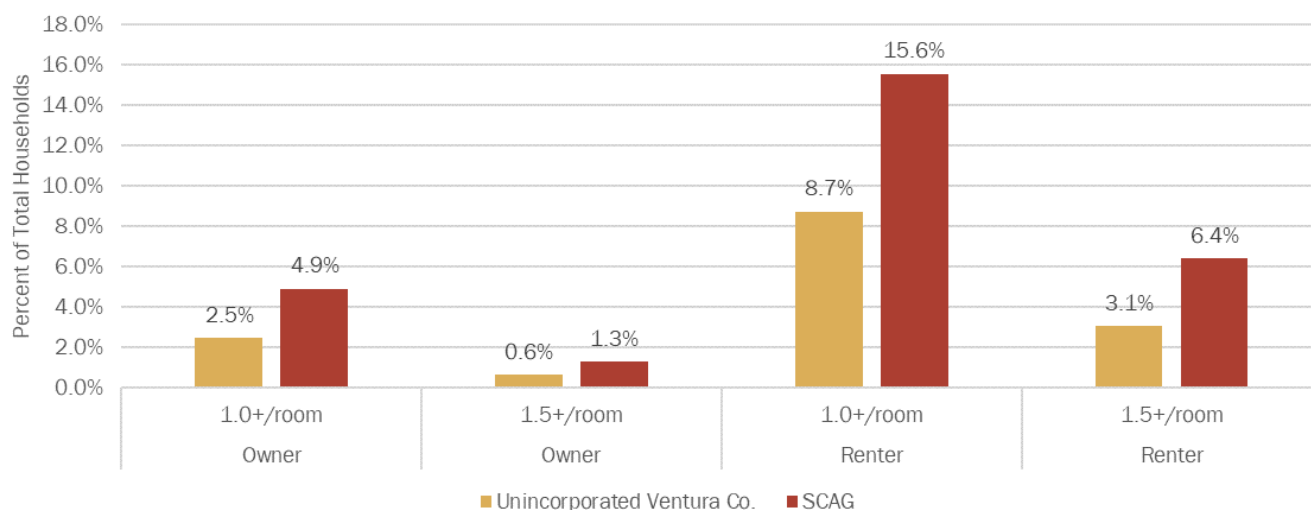


Source: American Community Survey 2014-2018 5-year estimates.

## Overcrowding

Overcrowding occurs when high housing costs lead households to double up or live in smaller units to meet other basic needs. It can also occur when there is a lack of adequately sized housing units for large households. As defined by the Census, overcrowding occurs when a household has more than one person per room (excluding bathroom, kitchen). Severe overcrowding occurs when there are more than 1.5 persons per room. As seen in Figure 11, in unincorporated areas of the County 535 owner-occupied and 887 renter -occupied households had more than 1 occupant per room, which meets the ACS definition for overcrowding. 140 owner-occupied households and 311 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

**FIGURE 11**  
**2018 CROWDING BY EXTENT AND TENURE**  
**UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

## Special Needs Populations

Demographic information on household characteristics helps define the changing needs of a community over time. Section 65583 of the Government Code specifically requires that the Housing Element include an analysis of special housing needs such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter. Special needs housing warrants additional consideration, because these households are more likely to have trouble obtaining decent, safe, and affordable housing due to their unique housing requirements. Drawing on the most current statistics, studies, and reports available, the discussion below evaluates existing housing needs for homeless individuals and families, mentally and physically disabled individuals, senior citizens, female single parent households, large families, and farmworkers.

## Housing Resources

The County of Ventura Human Services Agency hosts a webpage and provides brochures that lists of all available local government, non-profit organizations, faith-based organizations and community service

groups within the County that provide housing or housing-related assistance to homeless, low-income and special needs persons. The list of services can be found on their webpage: [www.ventura.org/human-services-agency/services-for-homeless-people/](http://www.ventura.org/human-services-agency/services-for-homeless-people/)

## Seniors

A senior citizen household is defined as one in which the head of household is 65 years in age or older. The special housing needs of seniors stem from several factors: their relatively low fixed incomes, high health care costs, and physical limitation. Being on a low, fixed income makes it difficult for many elderly to afford adequate housing or maintain their homes. This is further compounded by rising health care costs due to health problems that rise with older age. As persons age and face reduced physical mobility, accessibility improvements are often necessary to maintain safe and independent living.

TABLE 12 HEAD OF HOUSEHOLD BY AGE: 2010-2018 UNINCORPORATED COUNTY				
Householder Age	Total Households 2010	% of Total	Total Households 2018	% of Total
Up to 64 Years	24,630	77.1%	22,513	70.7%
<b>65 Years and Over</b>	<b>7,300</b>	<b>22.9%</b>	<b>9,325</b>	<b>29.3%</b>
Total	31,930		31,838	

Source: American Community Survey (ACS) 2014-2018 5-year data. B25007

According to the 2018 five-year ACS (see Table 12 above), approximately 9,325 households in the unincorporated County (29.3 percent of the total population) were headed by seniors. Of these senior-headed households, the vast majority (85 percent) owned their homes and just 15 percent rented their homes. The number of senior households in the unincorporated County has increased by approximately 28 percent (2,025 households) since 2010.

Disabilities greatly impacted the County's senior population. As shown in Figure 13 below, approximately 18 percent of the unincorporated County's senior population experienced an ambulatory disability which would make it difficult to do errands alone such as visiting a doctor's office or shopping due to a physical, mental or emotional condition, and 12.9 percent reported being unable to perform daily activities like bathing, dressing, and getting around inside the home.

Ideally, affordable housing for senior citizens should be located in urbanized areas, near public transportation and services such as doctors, hospitals, and grocery stores. Many senior citizens may require 24-hour care, which is commonly provided through residential group care facilities. For those who are aging but independent enough to remain at home, the potential to add an accessory dwelling unit can be a beneficial housing type because accessory dwelling units may be used for on-site caregivers or to accommodate senior citizen parents as they age.

Several businesses and non-profit organizations provide licensed care for seniors in the County, see Table 13. Licensed care that is available includes adult day care,<sup>4</sup> adult residential facilities,<sup>5</sup> and residential care for the elderly.<sup>6</sup>

TABLE 13 LICENSED ADULT CARE FACILITIES VENTURA COUNTY		
Type of Facility	Number of Facilities	Capacity
Adult Day Care	22	1,436
Adult Residential Facility	80	559
Residential Care for the Elderly	214	4,214
<b>Total</b>	<b>316</b>	<b>6,209</b>

Source: 2020-2024 Ventura County Regional Consolidated Plan, CDSS December 2019

In addition, many of the unincorporated County's mobilehome parks have long been an important resource for seniors seeking affordable, owned housing in walkable communities. Eight of the unincorporated County's mobilehome parks are marketed as senior mobilehome parks and must reserve at least 80 percent of their spaces for senior households, as codified in the County's Senior Mobilehome Park Overlay Zone. Some of these senior mobilehome parks are exclusively occupied by senior households, and a number of other mobilehome parks in the County, even if they are not designated as senior mobilehome parks, have a majority of their spaces occupied by senior households.

## Persons with Disabilities

The living arrangement of persons with disabilities depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with family. Independent living can be enhanced through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

Persons with disabilities have special needs. The most obvious is housing that is adapted to the specific needs of a disabled person. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family unit complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

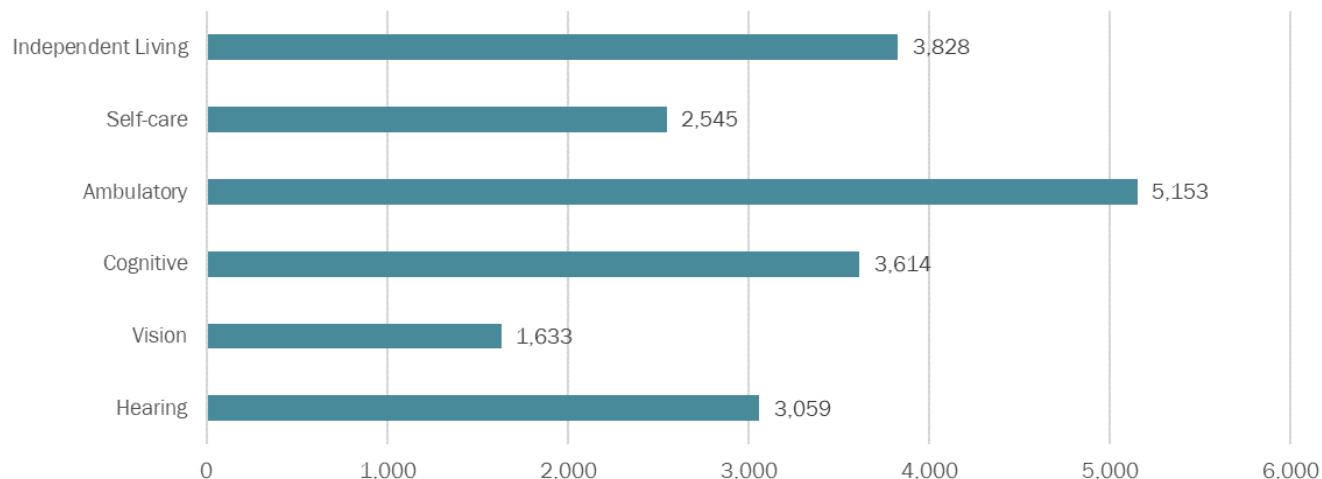
Figure 12 below provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

<sup>4</sup> Adult Day Care Facilities – Facilities of any capacity that provide programs for frail elderly and developmentally and/or mentally disabled adults in a day care setting.

<sup>5</sup> Adult Residential Facilities – Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

<sup>6</sup> Residential Care Facilities for the Elderly – Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

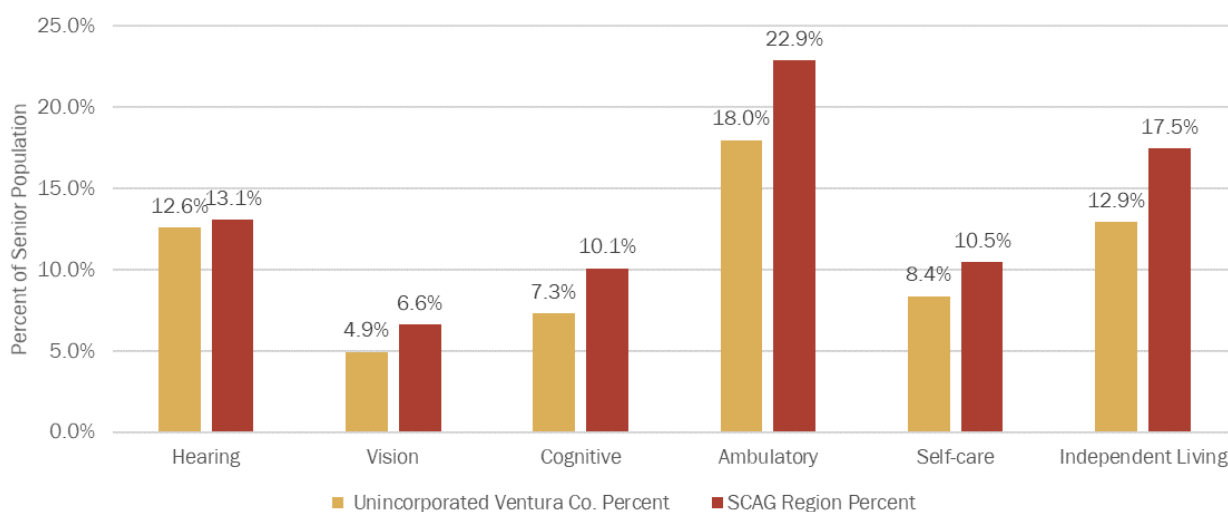
**FIGURE 12**  
**2018 DISABILITY BY TYPE**  
**UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates.

In the unincorporated County, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 18 percent of the County's seniors (and 22.9% of seniors in the SCAG region) as shown in Figure 13.

**FIGURE 13**  
**2018 DISABILITY BY TYPE FOR SENIORS (65 AND OVER)**  
**UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In unincorporated County, 38.3 percent of the population with a disability is employed, compared to 72.8 percent of the non-disabled population.<sup>7</sup>

### **Persons with developmental disabilities**

As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.” This includes intellectual disability, cerebral palsy, epilepsy and autism.

Many people with developmental disabilities are able to independently live and work. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

According to the Tri-County Regional Center, who is charged by the State of California with the care of people with developmental disabilities, the center served 7,915 residents in 2018 with developmental disabilities in the Ventura County region, see Table 14 below.

TABLE 14 DEVELOPMENTAL DISABILITY BY TYPE VENTURA COUNTY		
Disability Type	Number	Percent
Autism	2,697	34.1%
Cerebral Palsy	581	7.34%
Epilepsy	598	7.56%
Intellectual Disability	3,586	45.3%
Other Diagnosis	453	5.72%
Total	7,915	100%

*Source: Tri County Regional Center (data received in February 2020)*

### **Large Households**

“Large Households” are defined as households with five or more members in the unit. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations.

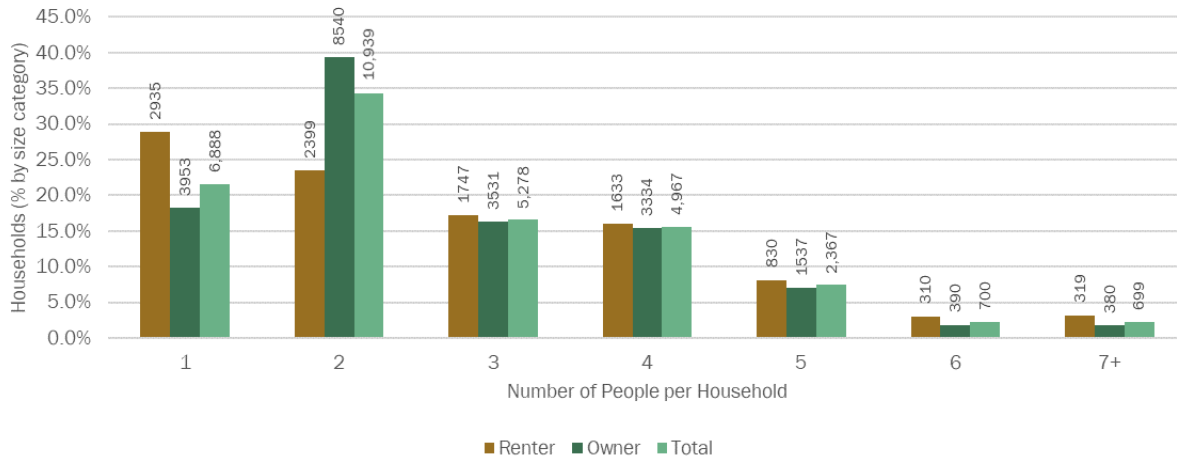
Large households comprise a special needs group because of their need for larger units, which often commands higher prices that are not affordable to many large households. In order to save for other necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units, frequently resulting in overcrowding.

According to the 2018 ACS, approximately 12 percent of the households in the unincorporated County are considered large households. Among the County’s large households, 61 percent were homeowners and 39 percent were renters. Figure 14 below illustrates the range of household size in unincorporated county for owners, renters, and overall. The unincorporated County has a lower share of single-person

<sup>7</sup> Source: American Community Survey 2014-2018 5-year estimates.

households than the SCAG region overall (21.6% vs. 23.4%) and a lower share of 7+ persons households than the SCAG regional overall (2.2% vs. 0.1%).

**FIGURE 14**  
**2018 HOUSEHOLDS BY HOUSEHOLD SIZE**  
**UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates.

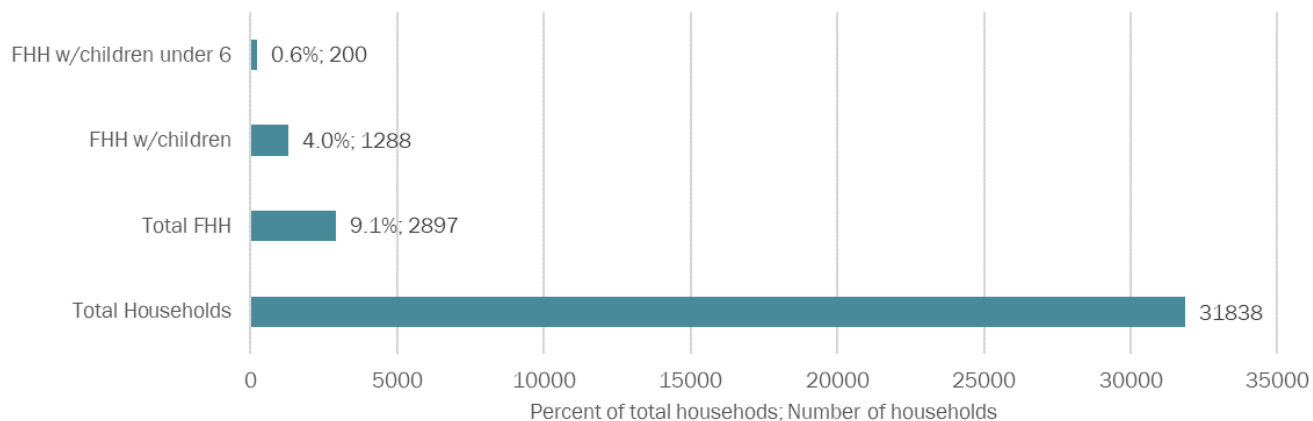
## Female-Headed Households

Female-headed households is another special needs group that requires special consideration and assistance. Due to generally lower incomes, single female-headed households often have more difficulties finding adequate affordable housing than do families with two adults. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special housing needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services and medical facilities.

Figure 15 shows that of the total unincorporated County's 31,838 households, 9.1 percent are female-headed (compared to 14.3% in the SCAG region), 4 percent are female-headed and with children (compared to 6.6% in the SCAG region), and 0.5 percent are female-headed and with children under 6 (compared to 1.0% in the SCAG region).



**FIGURE 15**  
**2018 FEMALE-HEADED HOUSEHOLDS**  
**UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018, 5-year estimates.

## Farmworkers

The US Department of Agriculture has noted that although hired farmworkers make up less than one percent of all US wage and salary workers, they play an essential role in U.S. agriculture. Due to the generally low wages associated with labor related work such as field workers, packing house workers, and nursery workers; farmworker households can generally be classified as very low- or extremely low-income. This makes farmworkers and their families particularly vulnerable to living in overcrowded, substandard dwelling conditions along with inadequate bathroom, kitchen, and heating facilities. The agricultural nature of Ventura County shows comparable demographic characteristics as those listed by the Census. Farm laborers often have not had opportunities for higher education, are more likely to be of Hispanic or Mexican origin and are less likely to be US citizens than are workers in other occupations in agriculture.

### Farmworker Population

Official counts of farmworkers significantly underestimate the true numbers, with undocumented and poor residents most likely to be undercounted. Farmworkers are notoriously difficult to count due to their mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.<sup>8</sup>

Nonetheless, data from the 2018 American Community Survey (ACS) reports that there is a total of 18,319 farmworkers in Ventura County with 2,668 living in the unincorporated areas of the County. The ACS data is not a good representation of the farmworker population since the data combines persons employed in farming with persons employed in forestry, fishing, and hunting, and does not provide any distinction between high and low wage occupations. The ACS also excludes labor provided by farm labor contractors, which significantly underestimates the number of farmworkers. It is estimated that roughly

<sup>8</sup> The Agricultural Worker Health Study: Case Study No. 3 - Oxnard and Santa Clara Valley. Kurt Schroeder et. Al., California Institute for Rural Studies, January 2003.

one third of all California farmworkers are employed by farm labor contractors.<sup>9</sup> The 2017 U.S. Census of Agriculture, prepared by the Department of Agriculture, reported that there were 22,694 farmworkers in the County. Of the total, 10,529 (46%) worked 150 days or more, and 12,165 (54%) worked less than 150 days.

A Farm Labor study conducted by the University of California in Davis, estimates an even higher number of farmworkers in Ventura County.<sup>10</sup> The study utilized wage and tax data from the California Employment Development Department, and estimated that Ventura County employed approximately 36,500 farmworkers in 2012. Therefore, depending on the data source, the estimated number of farmworkers in Ventura County ranges from 18,000 to 36,500 persons. Based on information received from the Ventura County Agricultural Commissioner and the local *House Farm Workers!* Task Force, the higher end of the range is more accurate and should be used for estimating farmworker housing needs.

Additionally, the farmworker population in Ventura County is shifting. A significant portion of the farmworker population in Ventura County consist of indigenous migrants from Mexico that do not speak Spanish. The indigenous migrants come from the Mexican states of Oaxaca, Guerrero and Michoacan, including Mixtecs, Zapotecs, and Purepechas. These populations face unique challenges including language barriers, as they often only speak their native pre-Hispanic indigenous languages. They also have deep-rooted and unique cultural practices and beliefs that often create barriers and isolate them from other Latino populations.

### **Farm Labor Trends**

In order to understand the changing trends in farming and farmworker households and their housing needs, the County reached out to representatives in the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government such as the Agricultural Commissioner's Office, and nonprofit housing developers. Though these discussions did not result in a more accurate count of farmworkers, they did provide a more germane and local picture of farmworker households and their housing needs.

The discussions revealed that most farmworkers residing in Ventura county work either seasonally or year-round. Most farmworkers need housing which can accommodate families, such as single-family housing or multifamily apartment units. Additionally, there are two other types of farmworkers that have different housing needs:

- (1) Migrant individuals or families (defined as traveling to do farm work and unable to return to permanent residence on the same day). The numbers of migrant workers have declined in the past decade. Migrant workers still need permanent homes.
- (2) H-2A crews of workers. These are farmworkers who enter under a federal guest worker program for a limited number of months (no more than 10) before they return to their country of origin. H-2A visa workers require a sponsoring employer, who provides housing, meals and transportation to the job site. Anecdotally, it appears that the number of H-2A visa workers in Ventura county are increasing yearly due to a shortage of locally based farm labor available for seasonal work such as harvesting. According to the Mexican Consulate in Oxnard, there were 1,500 H-2A visas issued in 2020. H-2A visa workers can share homes or apartments to be housed in bunkhouses,

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<sup>9</sup> University of California Agricultural Personnel Management Program, <http://are.berkeley.edu/APMP/pubs/flc/farmlabor>, 2004-5.

<sup>10</sup> Hooker, B., P.L. Martin, and A. Wong. "California Farm Labor: Jobs and Workers." *ARE Update* 18(6): 5-8. University of California Giannini Foundation of Agricultural Economics.

dormitories, or single occupancy rooms. Since very few bunkhouses exist, the employers of H-2A workers now compete with permanent farmworkers for scarce affordable homes and apartments.

Notwithstanding the difficulties associated with procuring a precise count of the farmworker population, the total number of farmworkers in Ventura County appears to have increased over the last two decades. This may be partly explained by changes in crop type and the related value of the specialty crops, which are more labor intensive. The Ventura County Agricultural Commissioner's 2019 Crop and Livestock Report estimated that the gross value of Ventura County's agricultural industry was approximately two billion dollars, making it one of the top 10 agricultural counties in the state. Over the last two decades, the cultivation of labor-intensive and high yield crops has increased. Ranked in order of financial yield, the report listed strawberries as the highest value crop in the County, followed by celery, lemons, raspberries, nursery stock, avocados, tomatoes, cut flowers, peppers, and hemp. Industrial hemp was reintroduced into Ventura County in 2018, replacing cabbage as the tenth leading crop.

### ***Types of Housing Needed for Farmworkers***

Like most families, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services. For this reason, the vast majority of farmworker households reside in conventional, lower-income housing located within the existing cities near the irrigated farmland (e.g., Oxnard, Santa Paula, Fillmore, and Ventura) and the existing unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Anecdotal information provided by sources close to the agricultural community indicates that many farmworker households reside in single family residences with multiple families sleeping in garages or detached accessory buildings. The global pandemic of 2020-21 made it clear that a safe and secure food supply requires a healthy trained and stable workforce, which is more attainable when essential workers have the ability to live in affordable, quality housing. The California Department of Public Health listed "transmission in overcrowded housing" as one of the top contributing factors to the high rate of COVID-19 virus infections in Ventura County<sup>11</sup>. Farmworker families sharing private rentals and farmworkers in the H-2A visa program living in dormitory style housing are likely to live in more overcrowded conditions.

In addition to the lower-income housing options available throughout the incorporated and unincorporated County, there are two housing types specifically for the farmworker population available in the unincorporated areas of the County.

- (1) Farmworker or Animal Caretaker dwelling units (one to four dwelling units) on existing farms or ranches.
- (2) Farmworker complexes, which generally fall within the following sub-categories:
  - Farmworker camps (five or more dwelling units) on existing farms or ranches and licensed by the State and exempt from local building inspection; or
  - Farmworker housing projects developed by non-profit corporations and subsidized with Federal, State and/or local funding.

Since the housing types listed above are specifically for the farmworker population, the County's Zoning Ordinance requires that the property owner provide an annual verification to the Planning Director, demonstrating that the residents in the farmworker dwelling units or farmworker housing complexes meet

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<sup>11</sup> Rode, Erin (2020, July 4). Overcrowded housing is contributing to coronavirus spread in Ventura County. Ventura County Star. <https://eu.vcstar.com/story/news/local/2020/07/03/overcrowded-housing-contributing-rise-county-s-covid-19-cases/3278476001/>

the employment criteria established in the Zoning Ordinance. As of March 2020, the verification forms mailed to the property owners by the County included 97 farmworker/animal caretaker dwelling units which have zoning clearances, and an additional 206 units which were permitted through Conditional Use Permits. Of the 206 units with Conditional Use Permits, 165 units are located within two farmworker complexes (Valle Naranjal and Rancho Sespe).

HCD maintains a list of employee housing<sup>12</sup> and H-2A worker housing licensed by the State of California. Table 15 below lists the existing agricultural employee housing and H-2A worker housing in the unincorporated County in 2020 by the facility name and location, with the number of structures that can accommodate farmworkers and their families at the facility, as well as the total number of employees in these facilities.

Data from HCD's website indicates that 182 employees in the unincorporated County live in HCD-regulated agricultural employee housing structures, and 109 employees live in HCD-regulated H-2A worker housing. An additional 231 agricultural employees and 1,441 H-2A workers live in other housing located in cities. Most of the H-2A worker housing consists of converted hotels and motels located within the cities.

TABLE 15 FARMWORKER HOUSING REGULATED BY HCD UNINCORPORATED COUNTY				
Facility Name	Facility Address	Property Owner	No. of Structures	No. of Employees
<b>Farmworker Housing Regulated by HCD</b>				
Pine/Foothill	802 Pine Road, Santa Paula	Limoneira	68	68
La Campana	2297 Sycamore, Fillmore	Limoneira	6	6
Orchard Farm	12404 W. Telegraph, Santa Paula	Limoneria	11	11
Newhall Ranch	4 ½ miles east of Piru, Hwy 126, Piru	Newhall Land and Farming Company	22	11
Plant Warehouse Inc.	5612 Donlon Road, Somis	Janice Pierce	2	2
Leavens Ranches	12681 Broadway Rd., Moorpark	Leavens Ranches	3	3
B-Camp	2512 Balboa St., Oxnard	Sursum Corda Properties	18	18
Rancho Medio Día	1989 Hondo Ranch Rd., Somis	Grether Farming Co Inc	5	5
Rose House	2600 N. Rose Ave, Oxnard	Elkhorn Packing Co. LLC	1	10
<b>TOTAL number of employees in State Licensed Employee Housing</b>				<b>182</b>
<b>H-2A Worker Housing</b>				
Almond Drive	3544 Almond Drive, Oxnard	Coastal Farm Labor Services, Inc.	10	50
Heavens Honey Inc.	777 Hopper Canyon, Fillmore	Heavens Honey Inc.	1	7
Magana Family Ranches	1041 Bardsdale Ave, Fillmore	Magana Labor Services, Inc.	1	7

<sup>12</sup> "Employee Housing" refers to housing enforced by HCD pursuant to *California Health and Safety Code, Section 17000-17062.5* (Employee Housing Act). Although the permittee is required to get permits based on the requirements of the local government, the actual housing is regulated by HCD.

TABLE 15 FARMWORKER HOUSING REGULATED BY HCD UNINCORPORATED COUNTY				
Facility Name	Facility Address	Property Owner	No. of Structures	No. of Employees
Berry Land Management Company, LLC	3860 Etting Rd, Oxnard	Rancho Nuevo Harvesting	1	20
GH Land Holdings LLC	2292 E Hueneme Rd, Oxnard	Rancho Nuevo Harvesting	2	25
<b>TOTAL number of employees in State Licensed H-2A Worker Housing</b>				<b>109</b>

Source: The California Housing and Community Development Division of Codes and Standards, Housing Standards Program provided a current database of active employee housing facilities in Ventura County, pursuant to CA Health and Safety Code, Section 17000-17062.5 (2020).

In addition to the farmworkers residing in the State licensed housing options listed above, farmworker housing complexes such as Rancho Sespe and Valle Naranjal apartments were built in the unincorporated area of Piru, which lies in close proximity to agricultural areas. These apartment complexes are reserved for farmworkers and their families and contain a total of 165 two, three, and four-bedroom units.

The need for additional safe, clean, and affordable housing for farmworkers in Ventura County (cities, unincorporated County) is well documented. The 2002 County of Ventura Farmworker Housing Study concluded that, based on the trends in agricultural production anticipated by local growers and farming officials, a clear need exists for all types of farmworker housing. That is, housing for permanent farmworkers and seasonal migrant farmworkers, housing for large farmworker families, and housing tailored to single male day laborers.

### Farmworker Resources

In 2018, the County Building Division released a set of free template building plans for three sizes of farmworker dwelling units (700, 900, and 1,200 sq. ft.). The intent was to increase the supply of affordable farmworker housing. There was no charge for use of the architectural drawings and using them would reduce plan review times in the Building Department. Although County staff held public informational meetings touting the plans and received statewide publicity, further public outreach is recommended. One of the Housing Element programs includes more targeted outreach with bilingual (Spanish/English) materials on the County website. It could be helpful to interview stakeholders for insight into why so few farmers have taken advantage of the free plans.

In Fall 2018, the Ventura County Board of Supervisors approved the implementation of a new Farmworker Resource Program to build trust and relationships among the agricultural community and provide assistance to farmworkers in seeking prompt resolution to workplace issues and understand existing labor laws protecting them. The Farmworker Resource Program includes interpretation services in both Spanish and Mixtec.

There is significant collaboration among organizations interested in farmworker housing in Ventura County, including the following: *House Farm Workers!*, the Ventura County Farm Bureau, [VC CoLAB](#), [COLAB](#), MICOP, CAUSE, Friends of Fieldworkers, the Vulnerable Populations Group, and others.

Affordable housing developers who are developing and operating farmworker and/or very low income housing in the county include the Cabrillo Economic Development Corporation, Many Mansions, People's Self Help Housing, AMCAL, Housing Authority of Ventura County Area, and the Housing

Authority of the City of San Buenaventura. These farmworker housing developments are typically designed around a community center that offers an array of programs and services. Residents enjoy English as a Second Language and citizenship classes, computer lab, music classes and events, tutoring, holiday celebrations, and crafts onsite. Despite the various financial resources available for farmworker housing as listed in Table 38, below, farmworker housing developed or operated with any federal funds requires tenants to be legal residents of the United States. This poses a significant barrier for some farmworkers to access housing since many farmworkers in California are undocumented. Eventually this may be resolved by federal immigration reform, but another solution involves committing local private and public funds to supplement State funding to develop and maintain farmworker housing.

## **Extremely Low-Income Households**

Extremely low-income households are defined as those households with incomes under 30 percent of the county median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. In Ventura County, a household of four persons with an income of \$33,850 or less<sup>13</sup> in 2020 was considered an extremely low-income household. According to the CHAS 2012-2016 data, of the 18,630 households in the unincorporated County, 2,154 (11 percent) households were identified to be extremely low-income households. Of the households identified to be extremely low-income, 1,057 (49.1 percent) were property owners and 1,097 (50.9 percent) were renters.

## **Families and Persons in Need of Emergency Shelter**

Homelessness is caused by ~~a number of~~ [several](#) social and economic factors, including a breakdown of traditional social relationships, unemployment shortage of low-income housing, cuts to public subsidies to the poor, and the deinstitutionalization of the mentally ill.

Collecting data on homeless on homelessness is an important component in the overall process of ending homelessness. Data on homeless individuals and families can increase public awareness, attract resources, help communities plan services and programs to address the needs of the population and to measure the progress of current local homelessness responses. One way the number of people who are homeless in the county is counted is through the annual Point in Time (PIT) homelessness survey, an unduplicated count of the people in a community who are experiencing homelessness, including both sheltered and unsheltered populations, on a single night.

Counts of homeless individuals and families can also be determined through data collected every day (throughout the year) by Ventura County Continuum of Care (CoC) participating service providers through the Homeless Management Information System, which serves as an entry point to all homeless shelters and services.

Counting the unsheltered homeless population can be more difficult than the sheltered population. The Ventura County CoC has worked to improve their survey collection in unsheltered homeless encampments countywide. In some areas, such as river bottoms, this population is difficult to access, making the population challenging to survey and engage in services.

The number of homeless individuals within the county has increased in recent years. While some of the increase in the recent 2020 PIT count (up 51 percent since 2017, see Table 16 below) may be attributed to increased survey collection within homeless encampments, the total population increase may also reflect an increase in people reporting first-time homeless (more than a 20 percent increase over the past two

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<sup>13</sup> 2020 HCD State Income Limits. (2020, January 8). *California Department of Housing and Community Development*. Retrieved from [www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml](http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml)



years). The increase in the homeless population is also an effect of natural disasters (wildfires) that occurred within the county in 2017, 2018, and 2019 which strained the local housing market, with more than 800 housing units destroyed countywide and hundreds more damaged. These disasters permanently and temporarily displaced households and created even lower vacancy rates and higher rental rates for available housing units.

TABLE 16 NUMBER OF HOMELESS INDIVIDUALS (SHELTERED AND UNSHELTERED): 2015-2020 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY						
Jurisdiction	2015	2016	2017	2018	2019	2020
Camarillo	35	24	27	49	33	30
Fillmore	7	6	0	2	10	10
Moorpark	7	4	7	3	2	0
Ojai	40	29	19	31	47	49
Oxnard	603	584	461	335	548	567
Port Hueneme	22	7	18	19	30	19
Ventura	334	300	301	516	555	531
Santa Paula	20	56	35	44	106	95
Simi Valley	202	99	105	143	121	162
Thousand Oaks	83	104	102	80	103	152
<b>Unincorporated Areas</b>	<b>64</b>	<b>58</b>	<b>77</b>	<b>77</b>	<b>114</b>	<b>128</b>
Ventura County	1,417	1,271	1,152	1,299	1,669	1,743

Source: [Ventura County 2020 Homeless Count and Subpopulation Survey, April 2020](#)

Homelessness in California is a continuing and growing crisis. In 2018, Ventura County saw the first significant increase in the annual Point-In-Time Homeless Count and Survey. A 12.8 percent increase in homelessness countywide was found during this one-day survey with a nearly 24 percent increase in unsheltered homelessness. The unincorporated County saw a drastic 48 percent increase in homeless population from 2018 to 2019. Of the 114 persons counted in the unincorporated areas of the County in 2020, 56 persons were unsheltered. The other 58 individuals were either staying in a shelter (11) or in transitional housing (61). This significant increase in homelessness despite efforts to improve access and coordination of the homeless service system indicates the work of preventing and ending homelessness is more important than ever.

In 2016, the Ventura County CoC launched a coordinated entry system which is intended to connect individuals and families to services needed to move them out of a state of homelessness as quickly as possible. The CoC is partnering with community partners to link to the coordinated entry system for broader coverage and increased ease of access for people in need of services. Table 17 below, lists some of the shelters and transitional housing operating ~~within the County~~ [countywide](#).

**TABLE 17  
SPECIAL NEEDS HOUSING INVENTORY  
VENTURA COUNTY**

Organization	Services Provided	Population Served	Number of Beds
Turning Point - Safe Haven Shelter	Emergency Shelter	Individuals with mental illness	14
Turning Point – Veterans Transitional Housing	Transitional Housing	Homeless veterans	15
Turning Point – River Haven	Temporary shelter	n/a	20
<a href="#">Salvation Army</a>	Emergency Shelter	Single adults, homeless veterans	12
<a href="#">RAIN Transitional Living Center</a>	Transitional Housing	Homeless families and adults	65
<a href="#">Kingdom Center Women’s Shelter</a>	Emergency shelter and Transitional housing.	Single women and women with children	39
<a href="#">Rescue Mission Alliance/Lighthouse Women’s Shelter</a>	Emergency Shelter and Transitional Housing	Single women and women with children, single men.	93
<a href="#">The City Center</a>	Transitional Housing	Victims of domestic violence and their children	67
Tender Life Maternity Home	Transitional Housing	Pregnant women	12
Khepera House	Transitional Housing	Substance Abuse Treatment and Recovery	n/a
<a href="#">Coalition for Family Harmony and Interface Children and Family Services</a>	Emergency Shelter and Transitional Housing	Victims of domestic violence and their children	n/a
Seasonal Winter Shelters: West County, Ojai, Simi Valley, Santa Paula and Thousand Oaks	Emergency Shelter	n/a	211
ARCH Ventura	Permanent Year-Round Emergency Shelter	Homeless individuals and their pets	55

Source: Ventura County Regional Consolidated Plan, 2020-2024

## At-Risk Low-Income Housing Units

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. According to CHP, the unincorporated areas of the County does not have any multifamily rental projects financed by the government that are at risk of being converted to market-rate housing within the next 10 years.

A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of affordable housing developments. Not limited to organizations located solely in Ventura County, the qualified entities that HCD lists for Ventura County are as follows<sup>14</sup>:

- Innovative Housing Opportunities, Inc. (Irvine)
- Abbey Road Inc. (North Hills)
- ROEM Development Corporation (Santa Clara)

<sup>14</sup> California Department of Housing and Community Development. (2020, October). HCD’s Current List of Qualified Entities. <https://www.hcd.ca.gov/policy-research/docs/Qualified-Entities.xlsx>



- Coalition for Economic Survival (Los Angeles)
- Many Mansions, Inc. (Thousand Oaks)
- Nexus for Affordable Housing (Orange)
- Housing Corporation of America (Laguna Beach)
- Long Beach Affordable Housing coalition, Inc. (Long Beach)
- Peoples' Self-Help Housing Corp. (San Luis Obispo)
- A Community of Friends (Lafayette)
- Century Housing Corporation (Culver City)

### **Coastal Building Activity**

Government Code Section 65588(d)(1)(2)(3) and (4) requires that the Housing Element also evaluate housing activities in the Coastal Zone, if appropriate, and report on any federal, state, or local assisted housing projects eligible (at risk) to convert to market rate housing within 10 years.

A total of six new single-family dwelling units were constructed in the unincorporated Coastal Zone between December 1, 2012 and December 31, 2020. A total of eight single family units and a duplex were demolished and replaced during this same period. There was no net loss of units. No new development containing affordable units were approved nor constructed in the Coastal Zone. In addition, no demolitions of 10 or more units occurred in the coastal areas. The County actively implements the Mello Act during its development review process in the coastal zone for residential development. For example, since 2018, two applications were reviewed for Mello Act compliance but both applications were withdrawn. There are no units that are currently at risk to convert from low or moderate-income in the Coastal Zones.

### **Fair Housing Assessment**

California Assembly Bill 686, signed in 2018, requires each city or county to take deliberate actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to the different types of social, cultural, and economic barriers in our society. Housing elements must now include an assessment of fair housing practices, examine the relationship of available housing sites to areas of high opportunity, and include actions to affirmatively advance fair housing. The purpose of this analysis is to foster equitable communities by identifying and replacing segregated living patterns with integrated and balanced living patterns. Ensuring that sites for housing, particularly lower income units, are distributed with equitable access to opportunities rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to socio-economic settlement patterns and accessibility of various opportunities including jobs, transportation, good education, and health services.

This section serves as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10) in the County of Ventura. It examines existing conditions and demographic patterns — concentrated areas of poverty within the County, concentrated areas of low- and median- income housing, and concentrated areas of low and high opportunity — to identify how past discriminatory housing practices have affected fair housing practices, pursuant to the Fair Housing Act of 1968 (FHA), and housing choice for communities with protected characteristics. It is primarily focused on identifying

community issues related to fair housing practices in the unincorporated areas of the County; however, countywide data and analysis has been included for contextual comparison.

As authorized by Government Code section, 65583 (c)(10)(B), the information in this section is from the U.S. Census American Community Survey (ACS) data between 2015-2019, the California Department of Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool, and the 2020 Ventura County Regional Analysis of Impediments to Fair Housing Choice (AI)<sup>15</sup>.

The U.S. Department of Housing and Urban Development (HUD) requires each jurisdiction that receives Community Development Block Grant, HOME Investments Partnership Program and Emergency Solutions Grant, to complete an analysis of impediments to fair housing choice at least once every five years, consistent with the Consolidated Plan cycle, as part of their obligations under the Community Development Act of 1974 and the Cranston-Gonzalez National Affordable Housing Act. The Ventura County AI is an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing throughout Ventura County. The analysis also provides solutions and measures that will be pursued to mitigate or remove identified impediments. The AI prepared in 2020 assessed the extent of housing needs among specific income groups and evaluated the availability of a range of housing choices for residents throughout Ventura County, including those living in cities and residents of the unincorporated areas of the County. The impediments identified in the AI and discussed below are also addressed in the analysis of government constraints in Chapter 3.

### **Fair Housing Enforcement and Outreach**

Pursuant to Title VIII of the Civil Rights Act of 1968 [42 U.S. Code Section 3601 et seq. (“The Fair Housing Act”)] and the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual’s “race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code.” The Fair Housing Acts protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. Fair housing complaints can be used as an indicator to identify consistent issues regarding fair housing and the characteristics of households experiencing discrimination in housing. Fair housing issues that may arise in any jurisdiction include but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability;
- Discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or purchasing a housing unit; and,
- Disproportionate impacts on housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

The County of Ventura and the cities within county contract with the Housing Rights Center of Los Angeles (HRC) a private, non-profit organization to assist each jurisdiction with fulfilling their fair housing obligations and to provide fair housing services. HRC’s mission is to actively support and promote fair housing through education, advocacy, dispute resolution and litigation to the end that all

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<sup>15</sup>The Cloudburst Group, 2020. Ventura County Analysis of Impediments to Fair Housing Choice. [https://vcportal.ventura.org/CEO/community-dev/docs/Regional\\_VenturaAI\\_2020.pdf](https://vcportal.ventura.org/CEO/community-dev/docs/Regional_VenturaAI_2020.pdf)

persons can secure the housing they desire and can afford, without regard to personal characteristics protected by law. Services offered through HRC include free landlord/tenant counseling, housing discrimination investigation, community outreach and education on fair housing laws. In addition, HRC enforces and performs investigations into housing discrimination by lenders and landlords throughout Ventura County.

The services provided by HRC are augmented by the State of California's Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisements. DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), as part of the Fair Housing Assistance Program. Countywide, a total of 35 housing discrimination cases were opened by the HRC between 2017 and the first half of 2019, with most of the allegations of housing discrimination filed by the residents of Simi Valley (31 percent), Camarillo (29 percent), and Thousand Oaks (14 percent). Complaints pertaining to physical disability (66 percent) and mental disability (20 percent) were the most common. Discrimination based on national origin (6 percent), familial status (6 percent), and religion (3 percent) were less frequently reported. Over half of the complaints (57 percent) were successfully conciliated by HRC, with about 17 percent withdrawn by the client or 9 percent closed with no enforcement action taken. As of October 2019, 14 percent (5 complaints) were reported as pending.

Additionally, HRC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used to promote the conference and scheduled workshops and to provide general information on fair housing. In addition, the County has fair housing information on its website: [www.ventura.org/county-executive-office/community-development/fair-housing/](http://www.ventura.org/county-executive-office/community-development/fair-housing/). With respect to substandard living conditions, the County is committed to enforcement through its Code Compliance division, as described in Policy 1.1 and through the implementation of Programs V and W in the Housing Element, which states that the County will assist homeowners in identifying resources for code violation cases related to substandard housing.

### **Integration and Segregation Patterns and Trends**

Ventura County is a diverse area that is home to 840,830 people and comprised of 268,970 households. Ventura County is located northwest of Los Angeles County and the Los Angeles Metropolitan Statistical Area. It is comprised of over 1,800 square miles, though just over 50 percent of this land is undeveloped and comprises a sizeable portion of the Los Padres National Forest. The largest population centers within the county are along the Highway 101 corridor.

Ventura County has grown significantly in recent decades as households have steadily moved north from Los Angeles and south from the Bay Area to find affordable housing, scenic rural land, and lower-density neighborhoods. While this growth occurred countywide, it has been most concentrated in the eastern side, which includes the cities of Thousand Oaks, Moorpark, Camarillo and unincorporated communities such as Oak Park, Santa Rosa Valley, and Newbury Park.

Although Ventura County has grown in diversity and population size in recent years, the effects of past systemic segregation and exclusion in housing still disproportionately impact members of protected classes (i.e., Non-White, seniors, and persons living with a disability). These effects can be seen in residential segregation based on race and/or income levels resulting in persistent wealth gaps and disparities in access to opportunity. This section will describe patterns of integration/segregation for

unincorporated County based on race and ethnicity, disability status, familial status, and household income.

### **Race and Ethnicity**

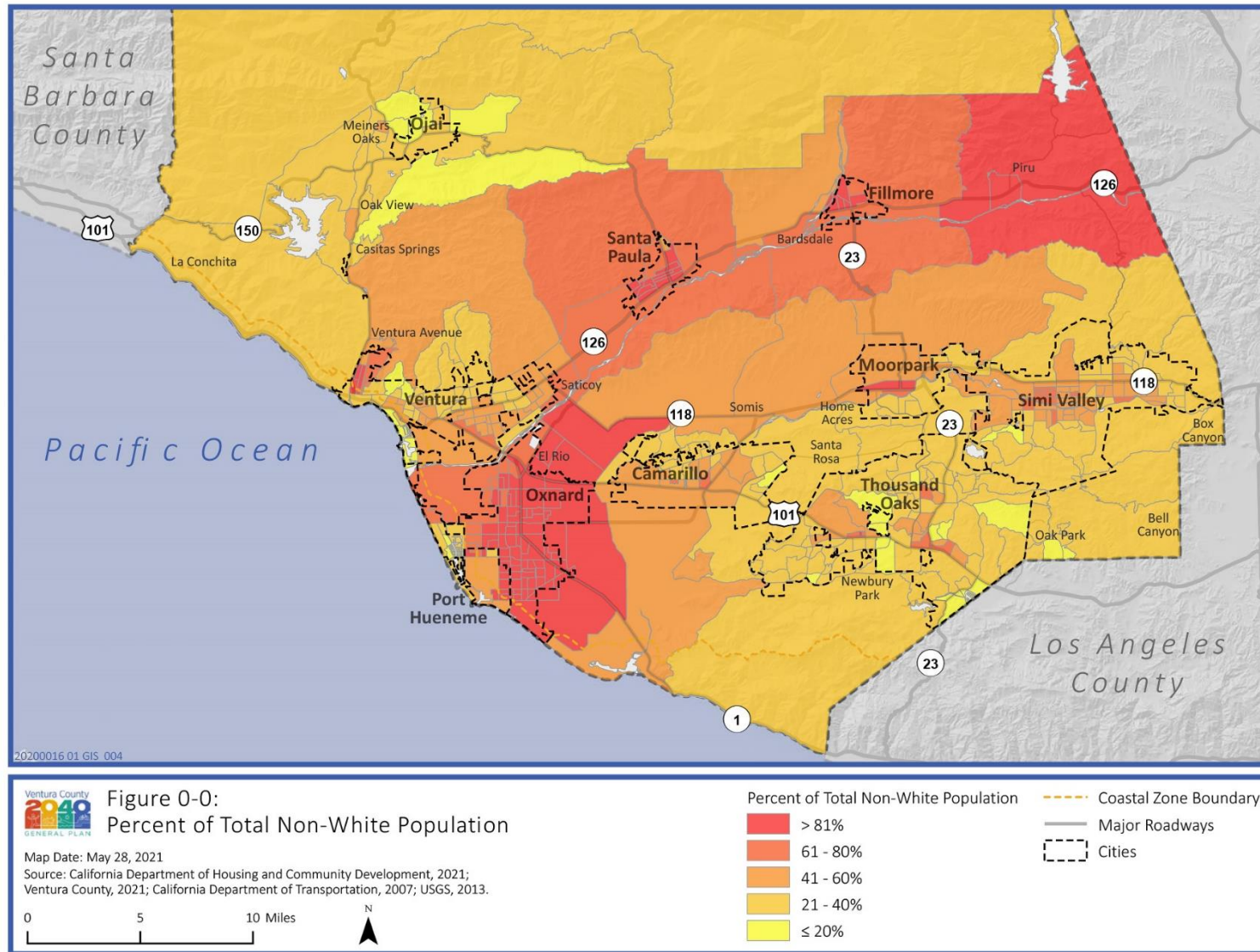
The County of Ventura which consists of unincorporated communities throughout Ventura County is less diverse than Ventura County in general. In 2018, there was a higher proportion of Non-Hispanic White residents in the unincorporated County (58 percent) than the countywide regional average (46 percent and 31 percent).<sup>16</sup> However, Non-White communities have increased throughout the unincorporated County over the past three decades, similar to trends countywide. The population of Non-Hispanic Whites in the unincorporated County has steadily decreased throughout the years (73.0 percent in 2000, 61.9 percent in 2010, and 57.6 percent in 2018). During this same time (2010-2018), the share of Hispanic/Latino communities in the unincorporated areas increased from 22.8 to 31.7 percent, with rates ranging from 5 to 97 percent in certain census tracts. Asian and Black residents account for 5.5 percent and 1.4 percent of the unincorporated population in 2018.

Figure 16 shows racial demographics by census block group countywide. Most census block groups ranged from 21 to 40 percent Non-White in 2018. Non-White communities in unincorporated County are generally located along Highway 126 through Piru, Fillmore, Santa Paula, and down to the City of Oxnard. There is also a high portion of Non-White households in North Ventura Avenue and in the inner census block groups of each incorporated city.

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<sup>16</sup> Southern California Association of Governments (SCAG). Ventura County Local Profile - Unincorporated County. May 2019. [https://scag.ca.gov/sites/main/files/file-attachments/unincareaventuracounty\\_0.pdf?1606015128](https://scag.ca.gov/sites/main/files/file-attachments/unincareaventuracounty_0.pdf?1606015128)

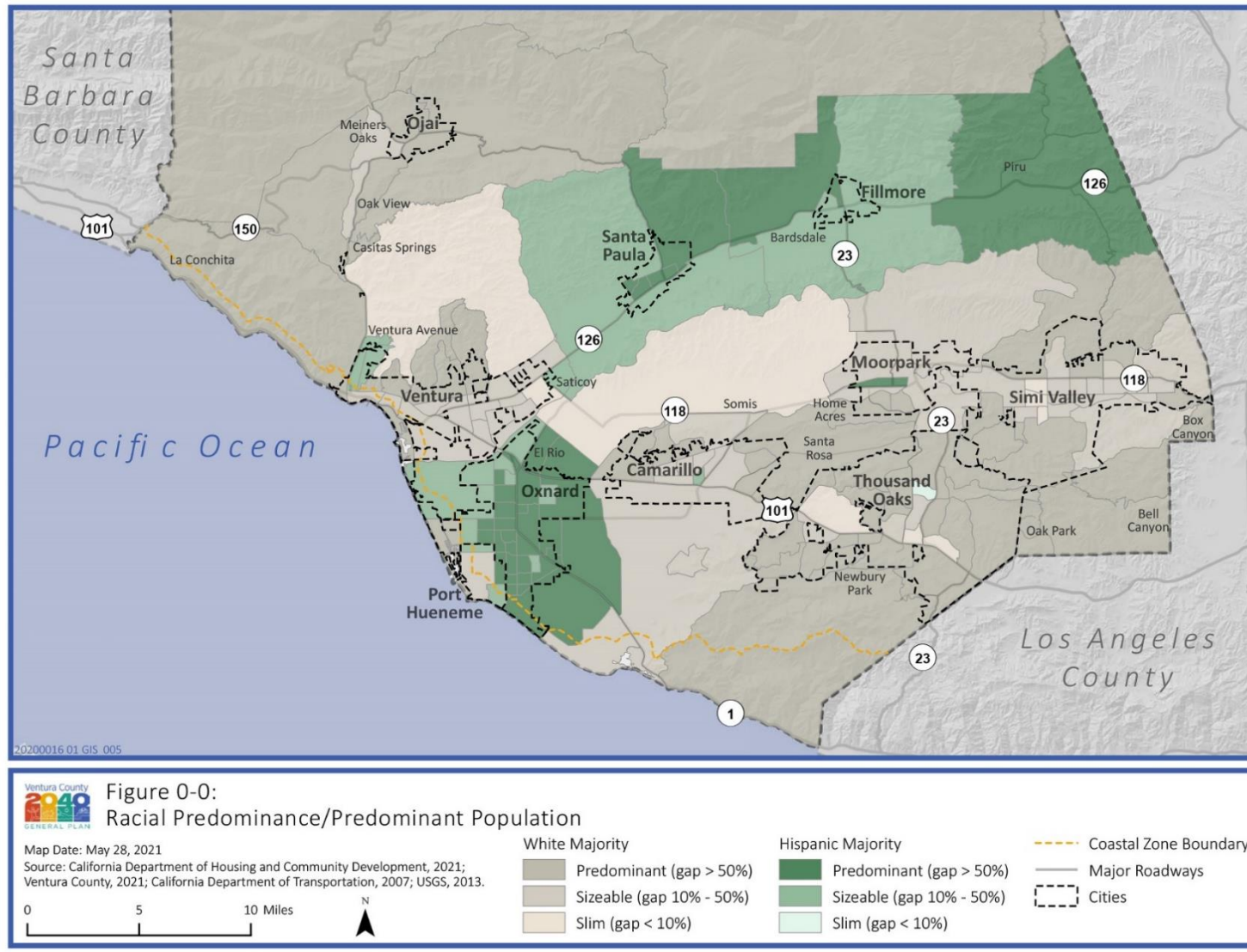
**FIGURE 16**  
**RACIAL DEMOGRAPHICS, VENTURA COUNTY, 2018**



**Source: HCD AFFH Data and Mapping Tool, 2021.**



**FIGURE 17**  
**PREDOMINANT RACE/ETHNICITY BY CENSUS TRACT, VENTURA COUNTY**



Source: HCD AFFH Data and Mapping Tool, 2021.

### **Dissimilarity Index**

HUD and HCD have determined that a primary metric for determining the magnitude of segregation within a city or county is the dissimilarity index (DI)<sup>17</sup> based on research from Massey and Denton (1993) and Glaeser and Vigdor (1999). The DI is a measure of whether members of one group are located evenly across census tracts in the county. The value of this index can be between 0 and 100, with low values indicating a low amount of segregation and high values indicating a high amount of segregation. The exact value is the percent of people who would need to move census tracts for the groups to be evenly distributed within the county. According to research, an index score higher than 60 is considered high (i.e., 60 percent of people would need to move to eliminate segregation), while 30 to 60 is considered moderate, and below 30 is considered low.<sup>18</sup>

The DI analysis from the Ventura County's AI, as shown in Figure 18, reveals that Ventura County is moderately segregated with people of different races and ethnic backgrounds tending to live in relative isolation to one another. Based on 2010 Census data, the highest level of segregation in Ventura County existed between Hispanic/Latinos and Non-Hispanic Whites (54.5 percent) and the lowest between Asians and Non-Hispanic Whites (28.5 percent). More than half of the Hispanic/Latino population, approximately 54.5 percent, would have to move across census tract neighborhoods to achieve desirable integration levels. Additionally, an estimated 37 percent of Black residents and 29 percent of Asian residents would need to move to achieve more even distribution of Non-Hispanic White/Black and Non-Hispanic White/Asian populations within Ventura County.

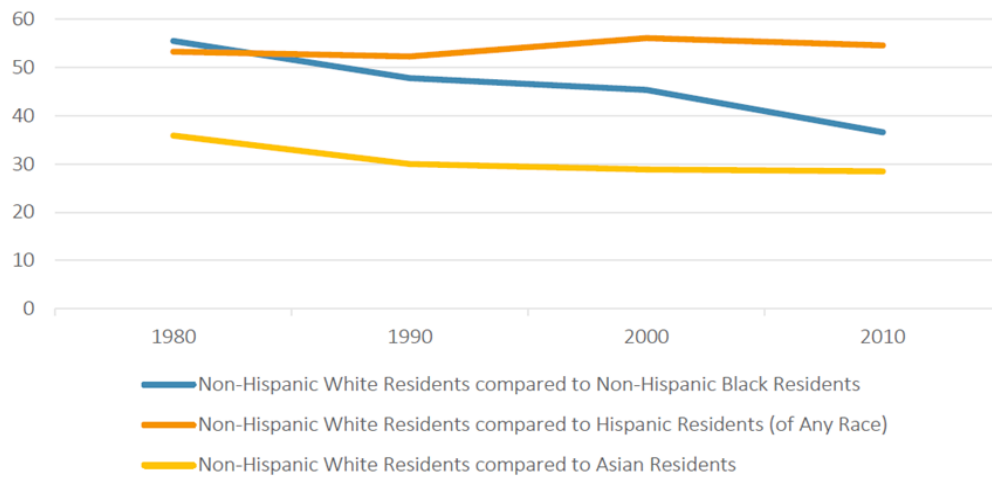
Generally, the dissimilarity index between Non-Hispanic White and Hispanic/Latino households stayed constant between 1980 and 2010, indicating that geographical integration has not improved over time nor worsened. The data shows a slight decrease in the DI between Non-Hispanic White and Asian households and Non-Hispanic White and Black households, which could indicate a slight improvement in geographic integration.

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<sup>17</sup> 2021, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, [www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](http://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf).

<sup>18</sup> Massey, D.S. and N.A. Denton. (1993). American Apartheid: Segregation and the Making of the Underclass. Cambridge, MA: Harvard University Press

**FIGURE 18**  
**DISSIMILARITY INDEX BY RACE AND ETHNICITY IN VENTURA COUNTY**



**Source: Diversity and Disparities, American Communities Project, Brown University, Oxnard-Thousand Oaks Ventura MSA 1980,1990,2000,2010 Decennial Census; Ventura County Regional AI 2020**

### **Familial Status**

Discrimination based on certain protected classes, including "familial status," which refers to the presence of at least one child under 18 years old is also banned under the FHA. Familial status discrimination can occur when a landlord, property manager, real estate agent, or property owner treats someone differently because of the presence of one or more children under 18 years of age. A "family" could also describe people who are pregnant and people who are in the process of securing legal custody of a person under 18 years of age, including a family that is in the process of adopting a child, or foster parents. All families with children are protected by the FHA against familial status discrimination, including single-parent households and same-sex couples with children.

Rules that unreasonably restrict children or limit the ability of children to use their housing or the common facilities at the property may violate the FHA. Moreover, enforcing certain rules only against families with children may also violate the FHA. The following are the types of conduct that may violate the FHA:

- Refusing to rent, sell, or negotiate with a family because the family has one or more children under 18 years of age.
- Advertising a preference for households without children or otherwise discouraging such families.
- Telling an individual or family no unit is available even though a unit is in fact available.
- Forcing families into housing units that are larger than necessary.
- Designating certain floors or buildings for families with ~~children, or~~ children or encouraging families with children to reside in particular areas.
- Charging additional rent, security deposit, or fees because a household has children under 18 years of age.



This section examines the spatial distribution of households by familial status to determine the potential of familial status discrimination in the County. Figure 19 displays the percent of children in married couple households in the County while Figure 20 shows the distribution of children in female-headed households with no spouse present.

Most children living in Ventura County are living in a household with a married couple. As shown in Figure 19, this household type is highest for children in communities in the unincorporated County. During the 2015-2019 ACS survey period, Ventura County had a larger proportion of family households (55.2 percent) compared to the state as a whole (31.3 percent). About 22.7 percent of the total households in Ventura County (61,641) were married-couple family households with children under 18 years old in the home. Figure 19 generally shows more children living in households with married-couple families in and around the eastern areas of the County (i.e., Newbury Park, Somis, and Box Canyon). Lower percentages of children live in married-couple households near El Rio, along Highway 126 and north of Bardsdale, and between Casitas Springs and the City of Ventura.

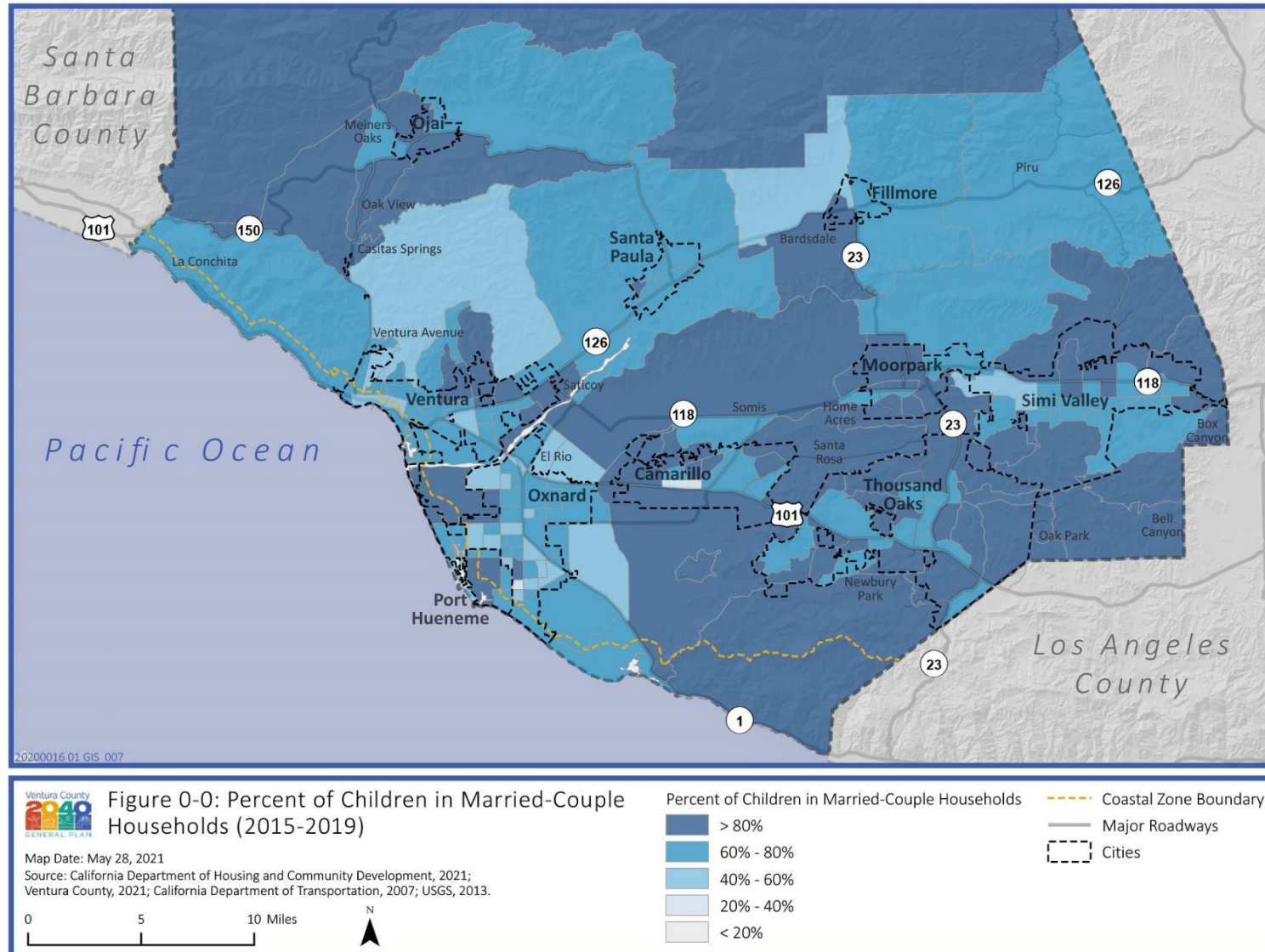
Figure 20 indicates that less than 20 percent of children in most census tracts throughout Ventura County live in single female-headed households with larger percentages located around the City of Santa Paula, near Piru and the Somis/Moorpark area, and along North Ventura Avenue. The El Rio community within the City of Oxnard, has the census tract with the highest portion of children living in single female headed households (40-60 percent). Overall, Ventura County had a lower proportion of single parent households with children (7.7 percent) than the state on average (8.7 percent) between 2015-2019. About 5.5 percent of households were headed by a single female with a child under 18 years old. Although the low proportion of children in single-female headed households throughout the County does not indicate a distinct fair housing issue, the higher portion of children from the El Rio community in northern Oxnard living in single-female headed households indicates a concentration of more accessible housing that is affordable for single-headed, one-income households with children.

### **Disability Status**

The U.S. Census Bureau defines disability as having difficulty with one or more of the following: hearing, vision, self-care and/or independent living. This demographic also includes individuals with a cognitive difficulty, ambulatory difficulty, and developmental disabilities. As was discussed in the Special Needs Population section of Chapter 6, Persons with Disabilities, calculating the average proportion of residents (total non-institutionalized) living with a disability in the unincorporated County may not be accurate. According to ACS data from 2015-2019, 91,637 residents in all of Ventura County had a disability. This is about 10.9 percent of the population in the County which is comparable to the percent of people living with a disability in the state of California (10.6 percent). Disabilities typically make it harder to live independently, especially as individuals grow older. The County currently administers a number of programs that serve people with various special needs, including those that have developmental disabilities. The County's Reasonable Accommodation Ordinance sets out a process for ensuring that reasonable accommodations can be made for persons with disabilities. Providing flexibility to accommodate access-mobility needs for persons with disabilities affirmatively furthers fair housing choice and practices for persons with disabilities.

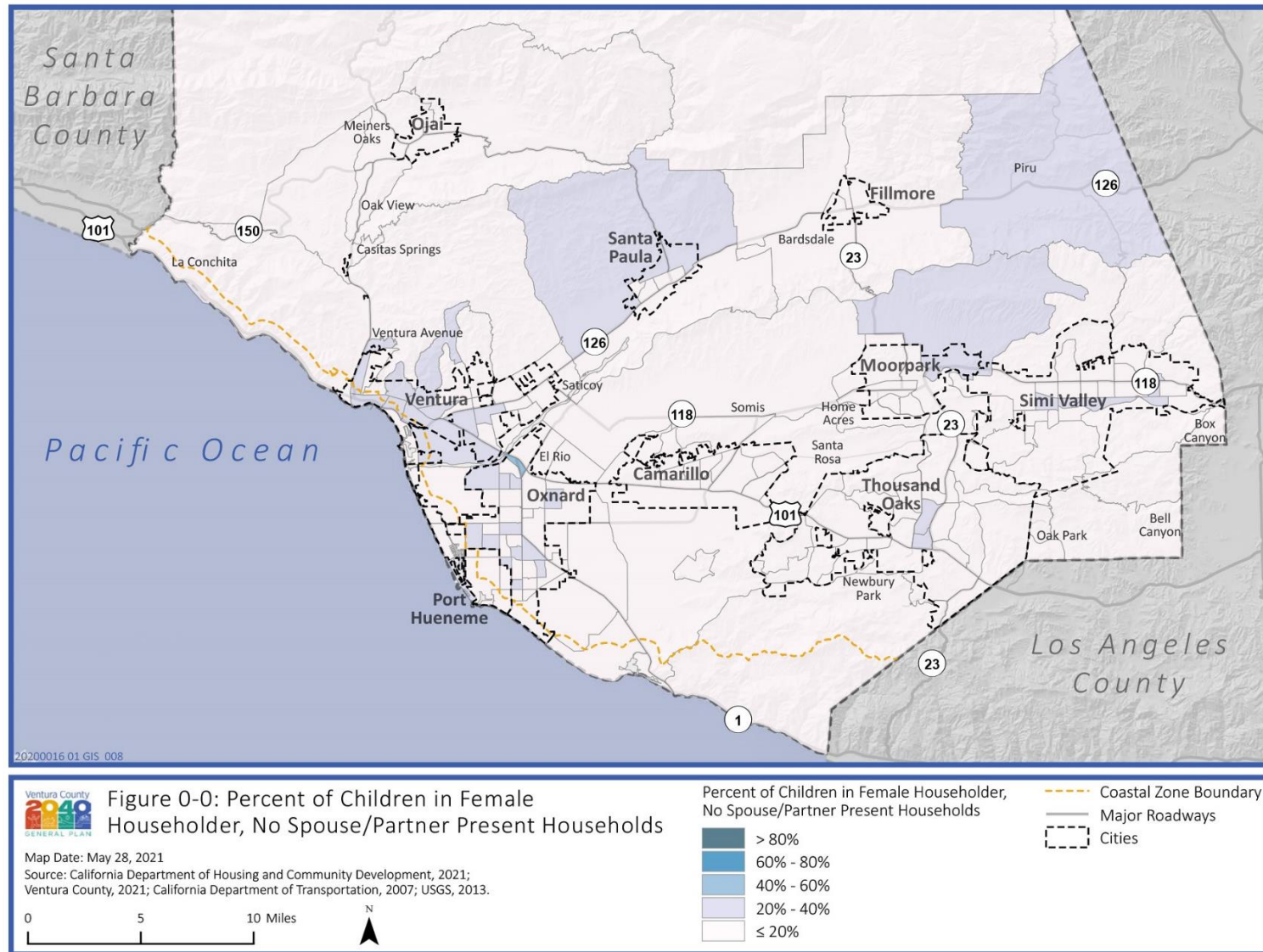
Figure 21 shows the population of persons with a disability by census tract in the County using ACS data from 2015-2019. At a County level, the County is relatively homogenous in that most census tracts have 20 percent or less of residents living with a disability. The Saticoy community, and the cities of Camarillo and Ventura, show that more than 30 percent of the sample population have a disability. Conversely, many smaller tracts between Port Hueneme and El Rio, and the Santa Monica Mountains area, have less than 10 percent of people living with a disability.

**FIGURE 19**  
**PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS**



*Source: HCD AFFH Data and Mapping Tool, 2021.*

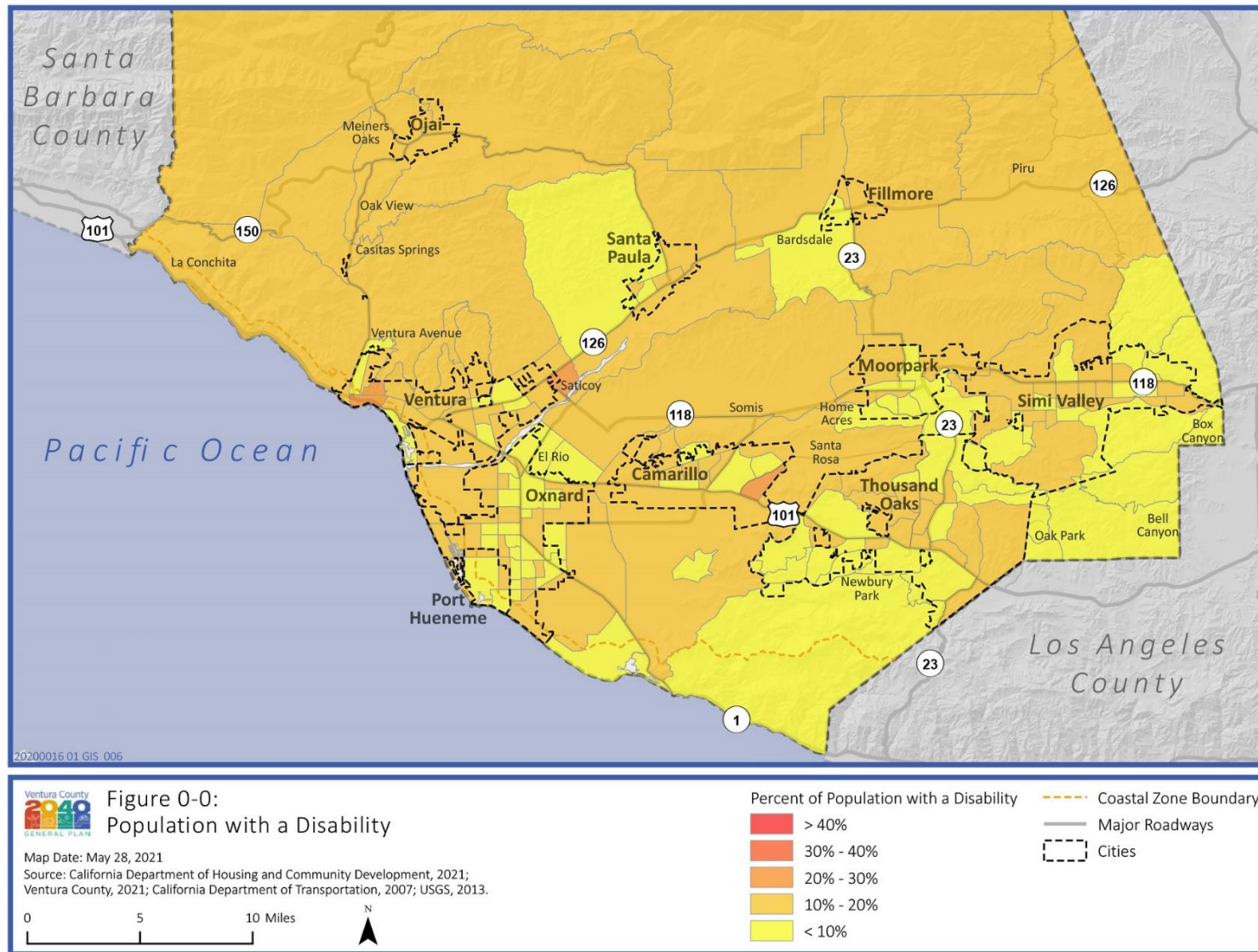
**FIGURE 20**  
**PERCENT OF CHILDREN IN SINGLE-FEMALE HEADED HOUSEHOLDS**



[Source: HCD AFFH Data and Mapping Tool, 2021.](#)



**FIGURE 21**  
**PERCENT OF POPULATION WITH A DISABILITY**



[Source: HCD AFFH Data and Mapping Tool, 2021.](#)

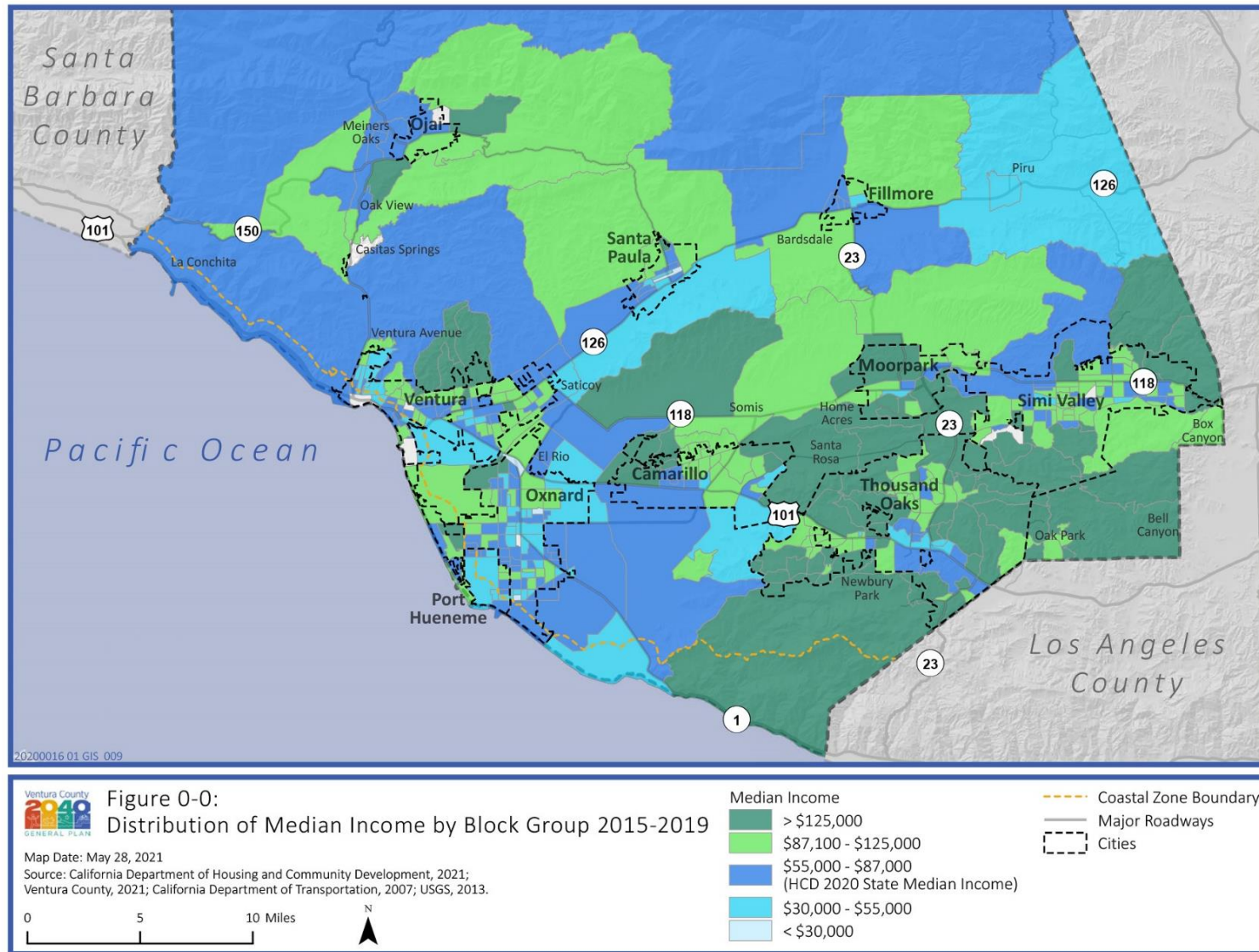
### **Income Status**

Like any county, Ventura County has a mix of residents with extremely low incomes to high incomes, and families/ individuals with special housing needs at each level. In 2019, the area median income in Ventura County was \$97,800, which was higher than the state median income (\$82,200). Approximately 11.5 percent of households in the County earned less than \$25,000 in 2019 while 43.9 percent of households earned more than \$100,000. Figure 22 shows the geographic distribution of households by median household income by block groups in Ventura County. Many block groups in the County are greater than or equal to the 2020 State Median Income (\$87,100). Households in the unincorporated County with the highest incomes are surrounding the City of Ojai, north of Camarillo, in the Santa Monica Mountains and throughout the unincorporated eastern County. Households with lower median incomes (less than \$55,000) generally live along the Highway 126 corridor (Piru to Saticoy), near El Rio, and around the cities of Ventura and Oxnard.

Figure 23 further displays this information by showing the percentage of low- to moderate- income households by census tract. As displayed in the figure, tracts with the highest percentage of low- and moderate- income households are located in and around Port Hueneme, El Rio, and the City of Oxnard while the lowest percentages (or households with higher incomes) are located near Meiner's Oaks, Santa Rosa Valley and eastern portions of the county.

As shown in Figure 24, which displays poverty status by census tract in the County, the areas with the highest percent of population with incomes below the poverty level (20 percent or more) are in Piru, Santa Paula, El Rio, Oxnard and Ventura.

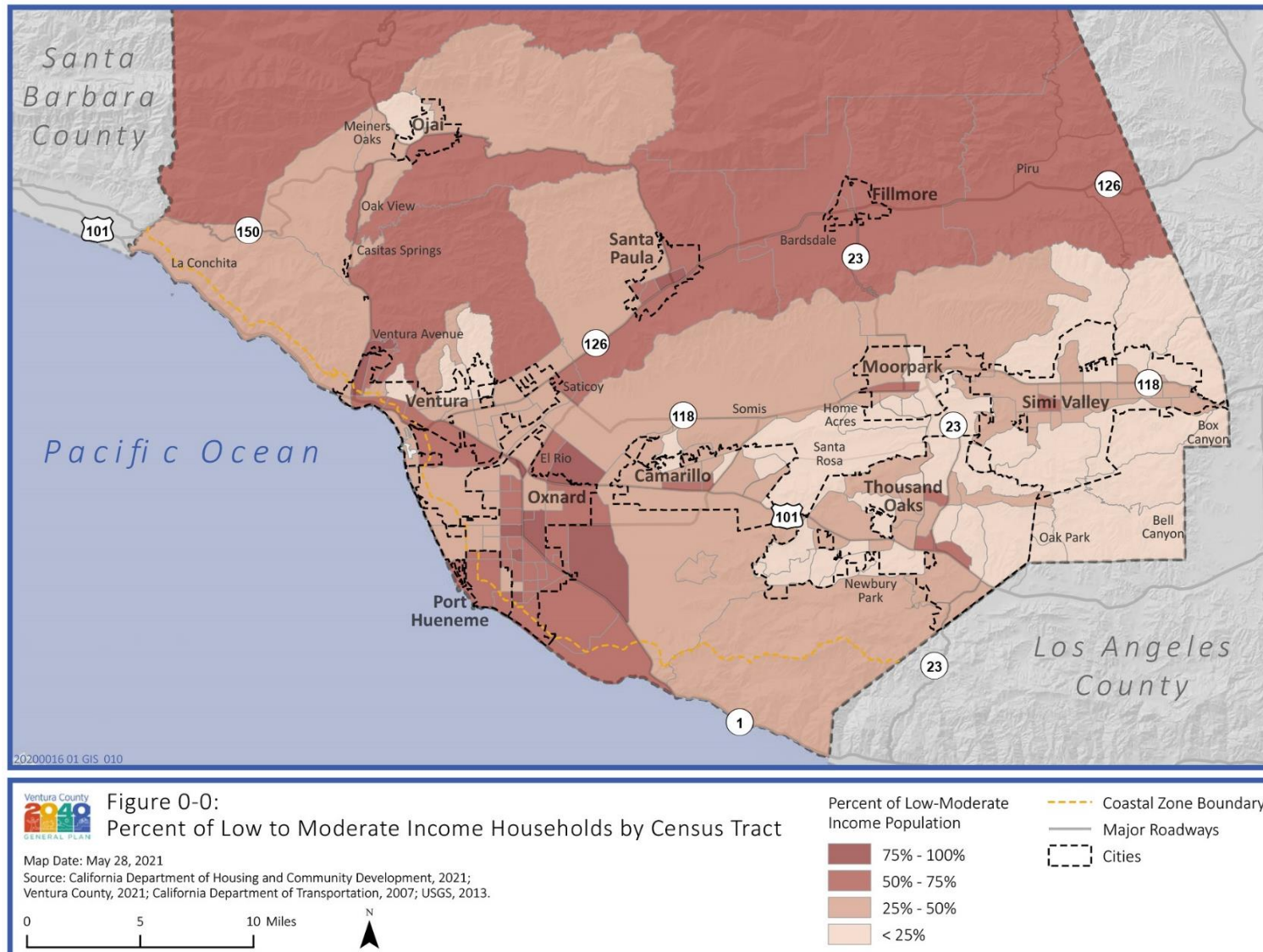
**FIGURE 22**  
**DISTRIBUTION OF MEDIAN INCOME, VENTURA COUNTY, 2015-2019**



*Source: HCD AFFH Data and Mapping Tool, 2021.*

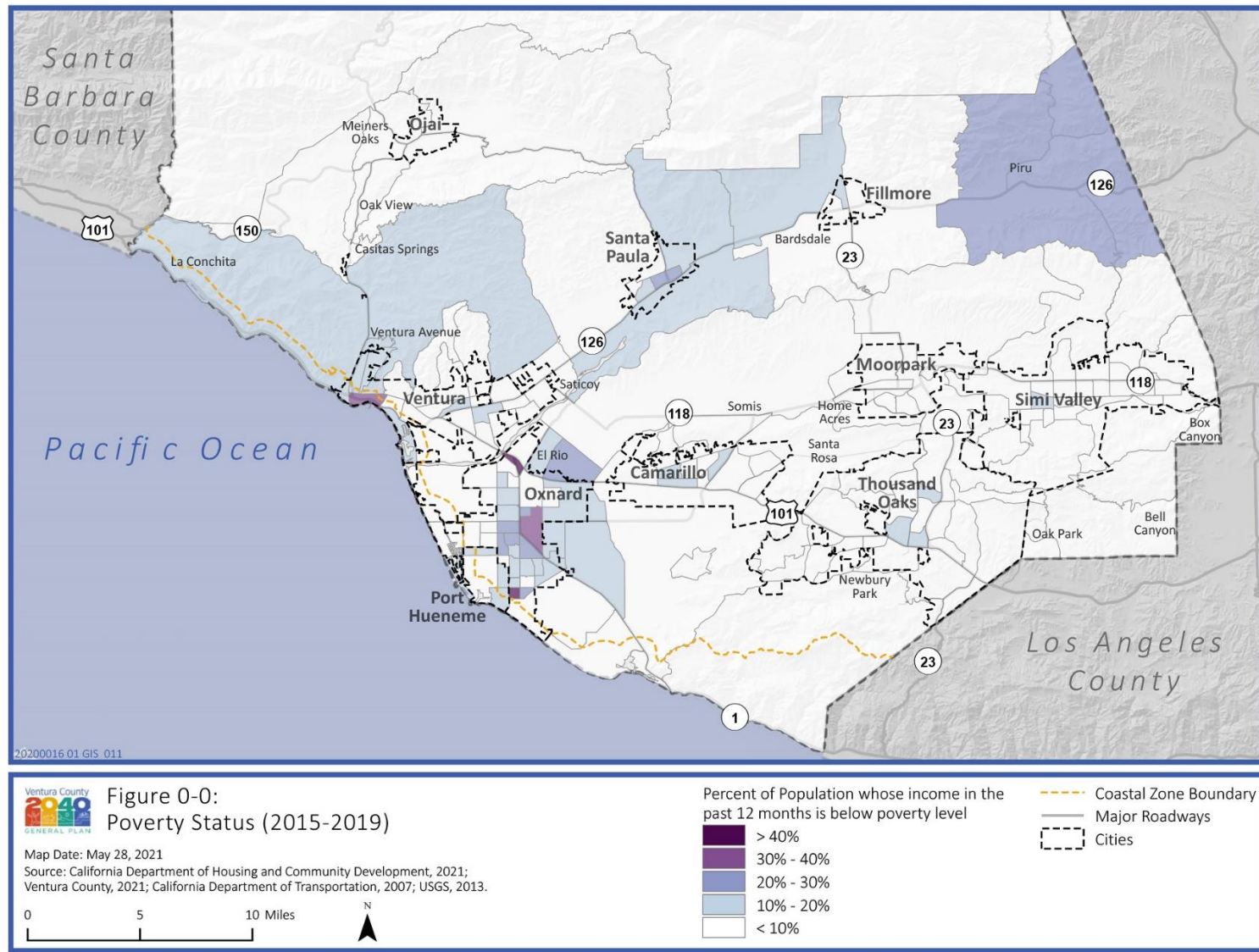


**FIGURE 23**  
**PERCENT OF POPULATION WITH LOW-MODERATE INCOMES**



*Source: HCD AFFH Data and Mapping Tool, 2021.*

**FIGURE 24**  
**POVERTY STATUS, VENTURA COUNTY, 2015-2019**



[Source: HCD AFFH Data and Mapping Tool, 2021.](#)



### **Racially or Ethnically Concentrated Areas of Income**

#### **Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)**

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, and a poverty rate of 40 percent or more; or,
- A census tract that has a non-White population of 50 percent or more (majority-minority) and the poverty rate is three times the average poverty rate for the county, whichever is lower.

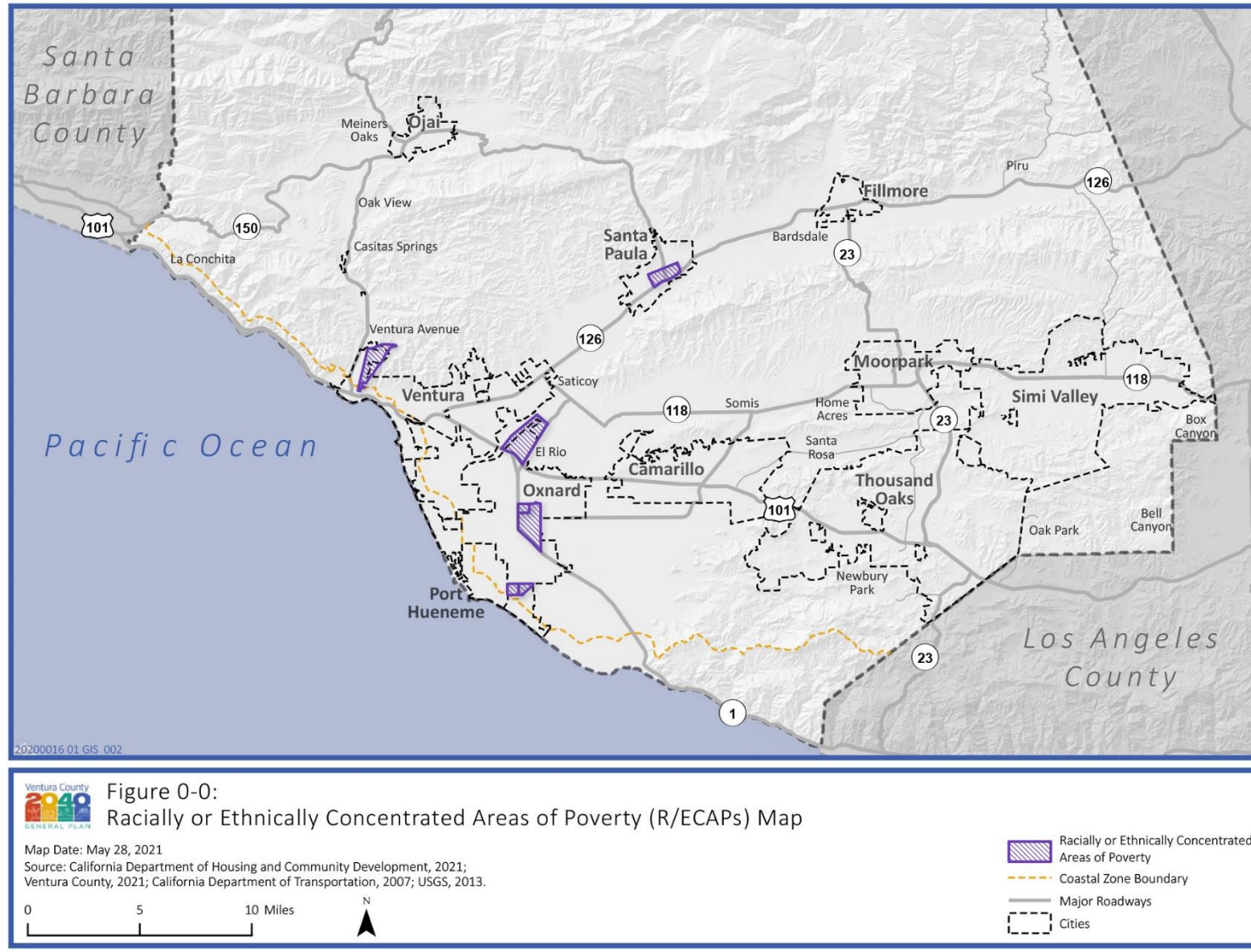
Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. Ventura County has seven census tracts designated as R/ECAP (in five contiguous areas), located in the cities of Ventura, Santa Paula, Oxnard, and Port Hueneme (see Figure 25). Two R/ECAP locations are located in portions of the unincorporated County. These are existing communities in El Rio and in the North Ventura Avenue area.

In 2013, one in 20 residents in Ventura County were living in a R/ECAP, equating to approximately 43,000 people. Every R/ECAP has a majority (minimum of 52 percent) of households that are cost burdened (i.e., spending more than 30 percent of income on housing). R/ECAPs in the County align with concentrations of Hispanic/Latino households (see Figures 16 and 17), with all R/ECAPS having either a predominant (gap > 50 percent) or sizeable (gap between 10 percent to 50 percent) Hispanic/Latino majority. In the County in 2019, White residents and Asian residents have low poverty rates relative to other racial and ethnic groups, at 5 percent and 3 percent, respectively; Hispanic/Latino households and those identifying as some other race alone have the highest rates, at 12 percent and 13 percent, respectively.

#### **Racially or Ethnically Concentrated Areas of Affluence**

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) have not been formally defined by HCD or HUD; however, they are generally understood to be neighborhoods in which there are both high concentrations of Non-Hispanic White households and high household incomes. In Ventura County, most of the eastern County has higher median incomes and lower racial/ethnic diversity especially in comparison to the cities and communities along the Highway 126 corridor. As was discussed previously and shown in Figure 17, Non-Hispanic Whites are the predominant racial/ethnic group in the County, with established predominance in the northwestern agricultural communities near Meiners Oaks and the City of Ojai; and the eastern communities of Newbury Park, Bell Canyon, and Box Canyon. Additionally, the median household income in most census tracts throughout the County is greater than or equal to the 2020 State Median Income. Several census tracts in the eastern County have median household incomes above \$125,000 (see Figure 22) and are predominately white neighborhoods (see Figure 17) and could therefore be considered RCAAs.

**FIGURE 25**  
**RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY, VENTURA COUNTY**



Source: U.S. Department of Housing and Urban Development, 2013. HCD AFFH Data and Mapping Tool, 2021.

### Access to Opportunity

#### Historic Context

The City Project's report, *Healthy Parks, Schools, and Communities: Mapping Green Access and Equity for Southern California*<sup>19</sup>, provides the following historical context of segregation patterns in Ventura County:

*Ventura County's first inhabitants were the Chumash tribe of Native Americans. Though the first European explorers arrived in the 1500s, it was not until 1769 that Spaniards began settling on the land. Spanish religious leaders named the area Buena Ventura, meaning "good fortune." In the middle of the 1800s, large migrations of white Europeans, land ownership, and commercial agricultural production changed the landscape.*

*By the 1860s, development of municipal infrastructure such as a post office, schools, rights to the ownership of land, and the incorporation of cities had begun in earnest. Non-Hispanic white Europeans began buying parcels of land based on the land's capability for agricultural production and, to a lesser extent, petroleum extraction. Within a short period of time, a small number of white landowners controlled large areas of land throughout Ventura County. The need for laborers brought an influx of immigrants, particularly from Mexico. Keenly aware that they were severely outnumbered by the immigrant workers, these wealthy landowners set up a political and economic power system that ensured that the labor force would be subservient.*

*A series of discriminatory laws were passed preventing Mexicans and Native Americans from owning land, voting, or sending their children to the same schools the white children attended. The same laws applied to the Chinese and Japanese immigrants, as well as the few African Americans who had migrated to the area. These ethnic groups were relegated to live only in either certain designated areas of cities or in villages of farm worker housing. These housing conditions further segregated populations into ghettos and restricted access to parts of the county where non-Hispanic whites lived. Non-Hispanic white landowners also kept their workers' wages low so the workers would remain dependent on the landowners. This also meant that workers were forced to work long hours to earn enough money to support their families and thus had less time to enjoy recreational activities such as visiting a park.*

*In the 1940's a new wave of migration came to Ventura County when two military bases were built along the coast to support the U.S. Navy during World War II. This wave of migration brought many U.S. citizens from other parts of the country, including a significant number of African Americans, to Ventura County in search of employment.*

*Discriminatory policies and political and economic power imbalances remained intact in Ventura County through the 1950s and into the 1960s. People of color faced discrimination in housing, schools, retail stores, movie theaters, transportation services, parks, pools, and beaches.*

***Racially restrictive housing covenants were used throughout the nation, including in Ventura County, until the late 1960s. Non-White residents (i.e., Hispanic/Latino, Black, and Asian residents) were only permitted to live in certain sections of town, sometimes referred to as "set asides." This led to the creation of concentrated areas of poverty, such as La***

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<sup>19</sup> The City Project. (2011). HEALTHY PARKS, SCHOOLS AND COMMUNITIES: Mapping Green Access and Equity for Southern California. [https://scag.ca.gov/sites/main/files/file-attachments/thecityprojsouthern\\_california\\_report\\_final\\_medium\\_res.2.pdf?1605983124](https://scag.ca.gov/sites/main/files/file-attachments/thecityprojsouthern_california_report_final_medium_res.2.pdf?1605983124)

**Colonia in Oxnard. Furthermore, Non-White farmers, including Chinese, Japanese, and Mexicans, were not allowed to own the land they farmed. As a result of decades of racial discrimination, low-income people of color today disproportionately lack equal access to parks, quality schools, beaches, trails, and other amenities.**

### **TCAC/HCD Opportunity Maps**

Across the nation, affordable housing has been disproportionately developed in Non-White communities of color with higher poverty rates and not in more affluent areas, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several agencies, including HUD and HCD, in coordination with the California Tax Credit Allocation Committee (TCAC), have developed methodologies to assess and measure geographic access to opportunity (including education, poverty, transportation, and employment) in areas throughout California. Additionally, the Index of Disparity, created by Advancement Project California, summarizes overall equity in various outcomes between racial groups of a city or county. For this assessment, the opportunity indices prepared by HCD/TCAC and Advancement Project are used to analyze access to opportunity in Ventura County. Access to opportunity is measured by access to healthy neighborhoods, education, employment, and transportation.

### **TCAC Opportunity Area Maps**

The HCD/TCAC Opportunity Maps display areas by highest to lowest resources. High resource areas are areas, which according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. As shown in the TCAC maps below, most of the unincorporated County is ranked as low to moderate resource. Communities in El Rio, Saticoy, Piru, North Ventura Avenue, and along Highway 126 have the lowest resources in the unincorporated County. The highest resource areas are located just outside the cities of Ojai near Meiners Oaks and Casitas Springs, Santa Rosa Valley, Box Canyon, Bell Canyon, and the Santa Monica Mountains area (see Figure 26).

### **Educational Opportunity**

TCAC and HCD measure educational opportunity using indicators for math proficiency, reading proficiency, high school graduation rates, and student poverty rate. As shown in Figure 27, education scores in the County show mixed outcomes for children. The areas in and around the Highway 126 corridor from La Conchita to Piru have the lowest education domain scores per census tract (less than 0.25) and are found to have less positive educational outcomes. These areas with lower education scores also correlate with the areas that have neighborhoods with greater poverty levels (see Figure 24). The history behind the desegregation case of *Soria v. Oxnard School District Board of Trustees (1971)* details how Hispanic/Latino students and other Non-White residents were historically segregated into school districts which now have disproportionately low education scores per student population. The Court found that Oxnard district administrators gerrymandered attendance boundaries and schedules to separate students as much as possible<sup>20</sup>. Meanwhile unincorporated communities in the east and northwest near the communities of Oak View, Meiners Oaks, Newbury Park and Box Canyon have more positive educational outcomes and domain scores greater than 0.75.

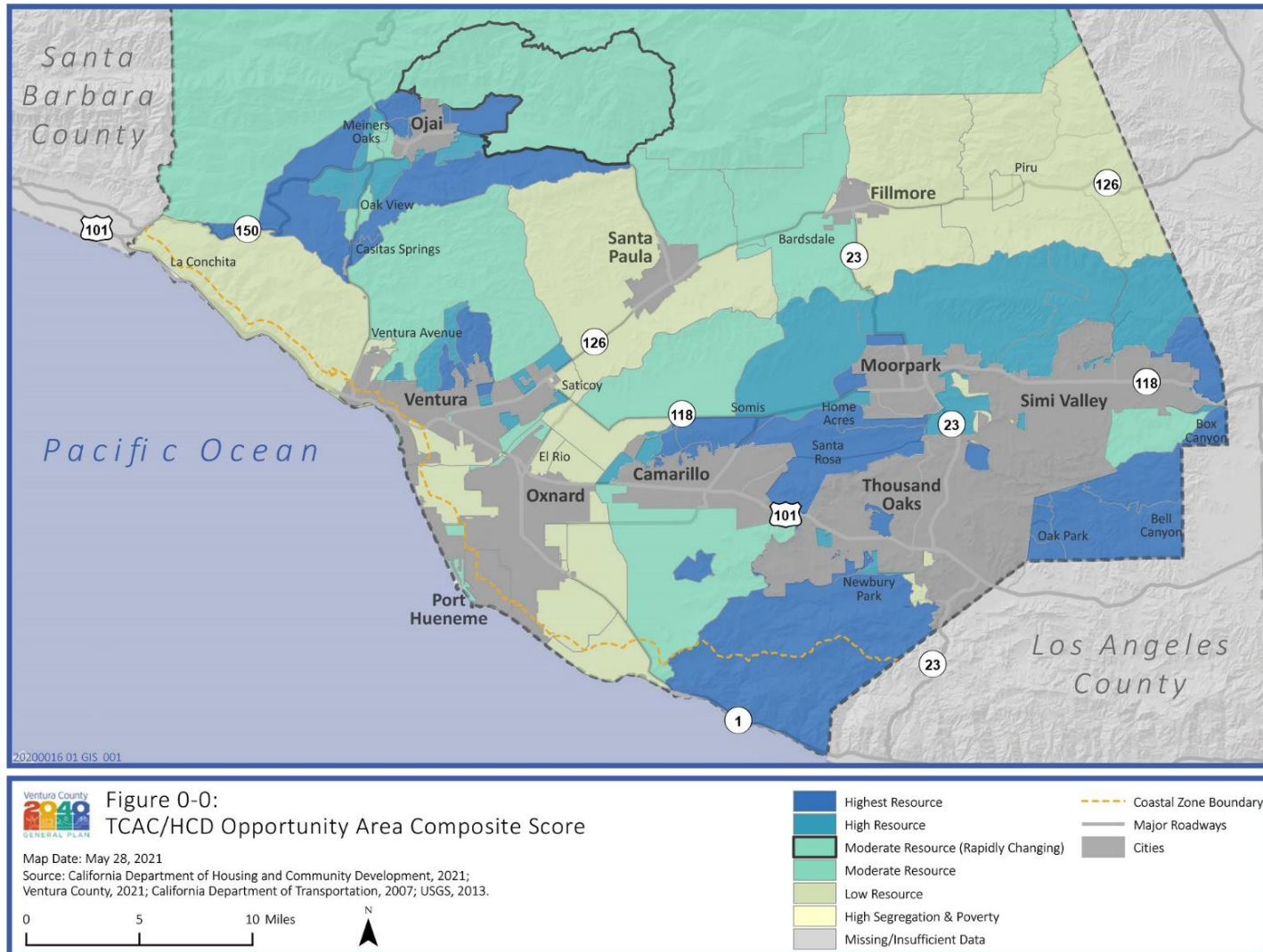
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<sup>20</sup> Leung, Wendy; 2019. *In Oxnard, segregation persisted for decades; library talk explores city's past racism*. VC Star. <https://www.vcstar.com/story/news/2019/09/19/segregation-oxnard-persisted-decades-ucla-professor-talk-explores-past/2342906001/>

This indicates that children of Non-White and lower-income households do not have proficient access to the most positive school opportunities throughout Ventura, especially for neighborhoods siloed in larger communities with greater poverty or limited access to proficient opportunities.

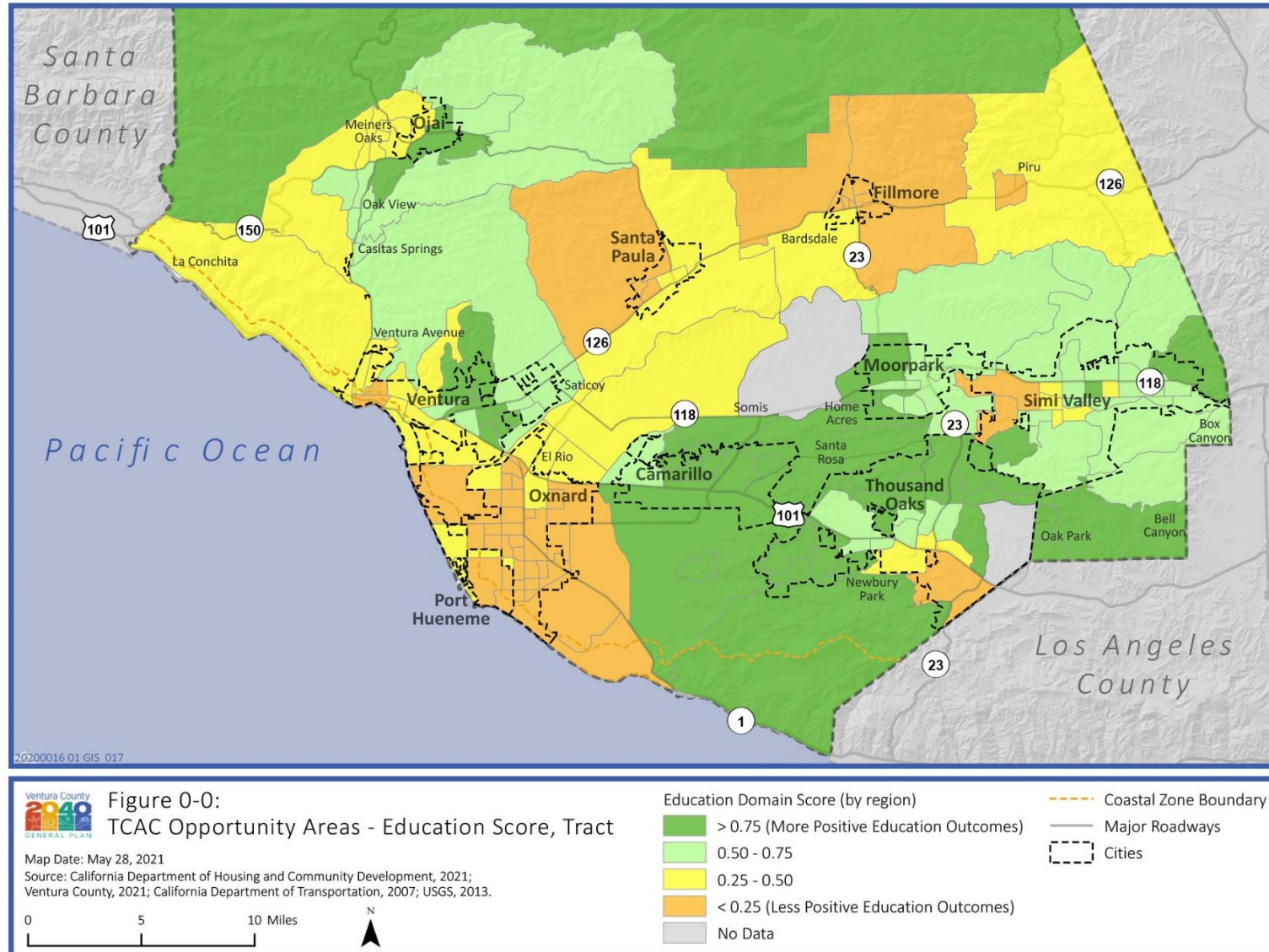


**FIGURE 26  
TCAC OPPORTUNITY AREA MAP**



*Source: CA Tax Credit Allocation Committee, 2021. HCD AFFH Data and Mapping Tool, 2021.*

**FIGURE 27**  
**TCAC OPPORTUNITY AREAS – EDUCATION SCORE**



*Source: HCD AFFH Data and Mapping Tool, 2021.*

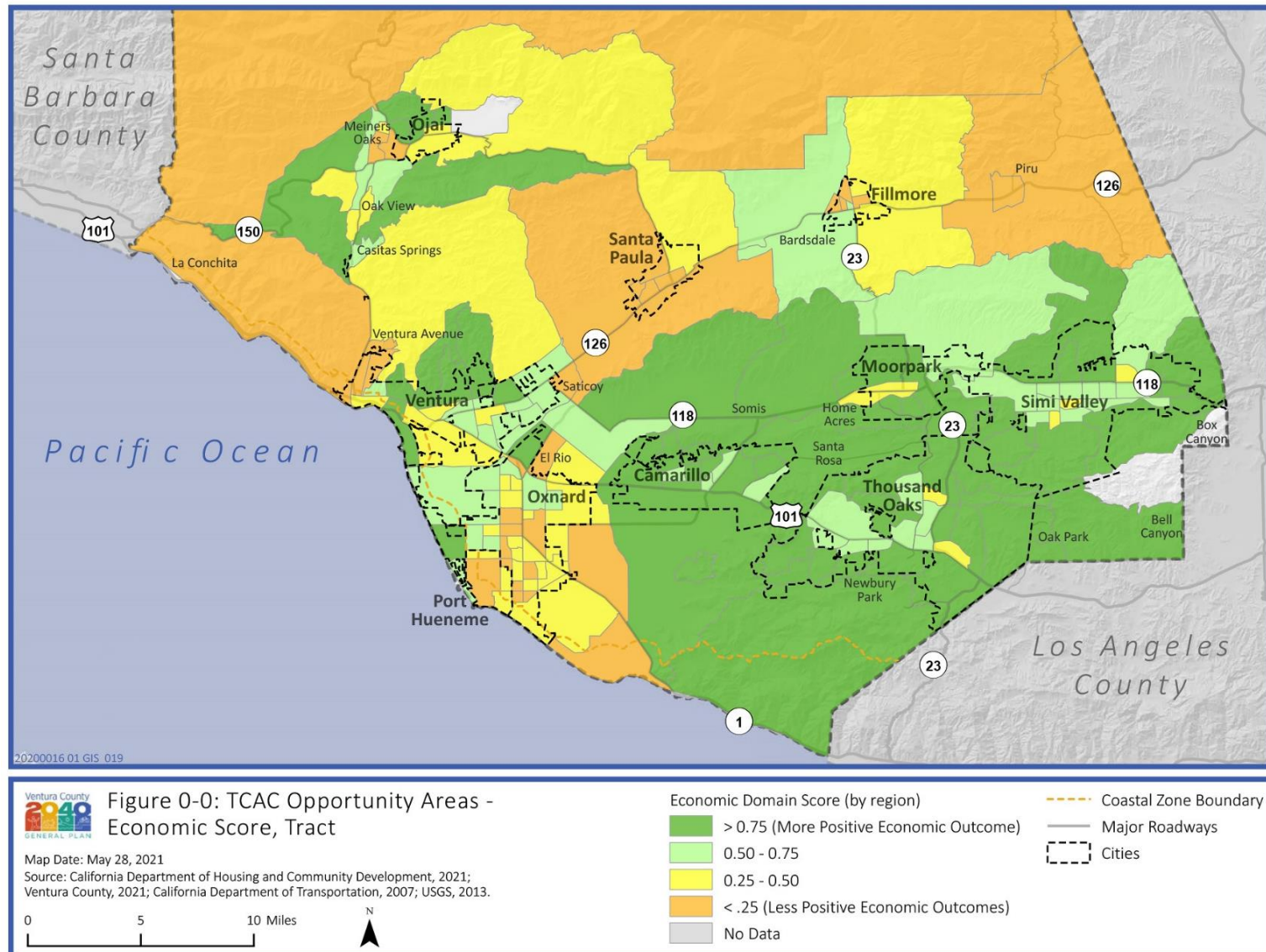
### **Economic Opportunity and Proximity to Jobs**

TCAC and HCD measured economic opportunity using indicators for poverty, adult education, employment, job proximity, and median home value. Ventura County has mixed economic outcomes. Most of Ventura County ranks either greater than 0.75 indicating the most positive economic outcomes or less than 0.50 indicating less positive economic outcomes (see Figure 28). The eastern portion of the County has more positive economic scores (greater than 0.75) and tracts along the Highway 126 corridor have the lowest scoring census tracts for economic outcomes. These areas also have the highest percentage of low- and moderate-income households (see Figure 23), and the higher percentages of households in poverty (see Figure 24). The rest of the county has a moderate economic score (0.25-0.5 or 0.5-0.75), indicating that there are more positive economic outcomes than the Highway 126 corridor, North Ventura Avenue, and the El Rio/ Port Hueneme area. This data suggests that areas along Highway 126 with concentrated poverty will continue to have difficulties obtaining positive economic outcomes in comparison to other nearby incorporated cities.

The 2014-2017 job proximity index prepared by HUD quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). CBSAs tend to be larger in size and do not follow city boundaries. CBSAs are anchored by at least one urban center with a population of at least 10,000 along with adjacent counties that are socioeconomically tied to the urban center by commuting. In this case, the CBSA generally follows county lines. Accessibility to jobs is measured by distance (“as the crow flies”) to employment centers and does not integrate transportation and commuter data. Moreover, this index more heavily weighs larger employment centers as opposed to small, neighborhood commercial centers. In Ventura County, communities with the closest proximity to jobs are near the City of Ventura and City of Oxnard sphere of influence, including North Ventura Avenue, El Rio and Saticoy (see Figure 29). These are also areas where there is a greater quantity of larger employment centers. The job index scores generally decline for census tracts farther away from these employment clusters. In fact, there are a few census tracts in Simi Valley, Fillmore, Santa Paula and Oak View with a job index of less than or equal to 20, which means that those residents have the furthest proximity to jobs. Several census tracts in the City of Oxnard/Port Hueneme area were also shown to have the lowest proximity to jobs.

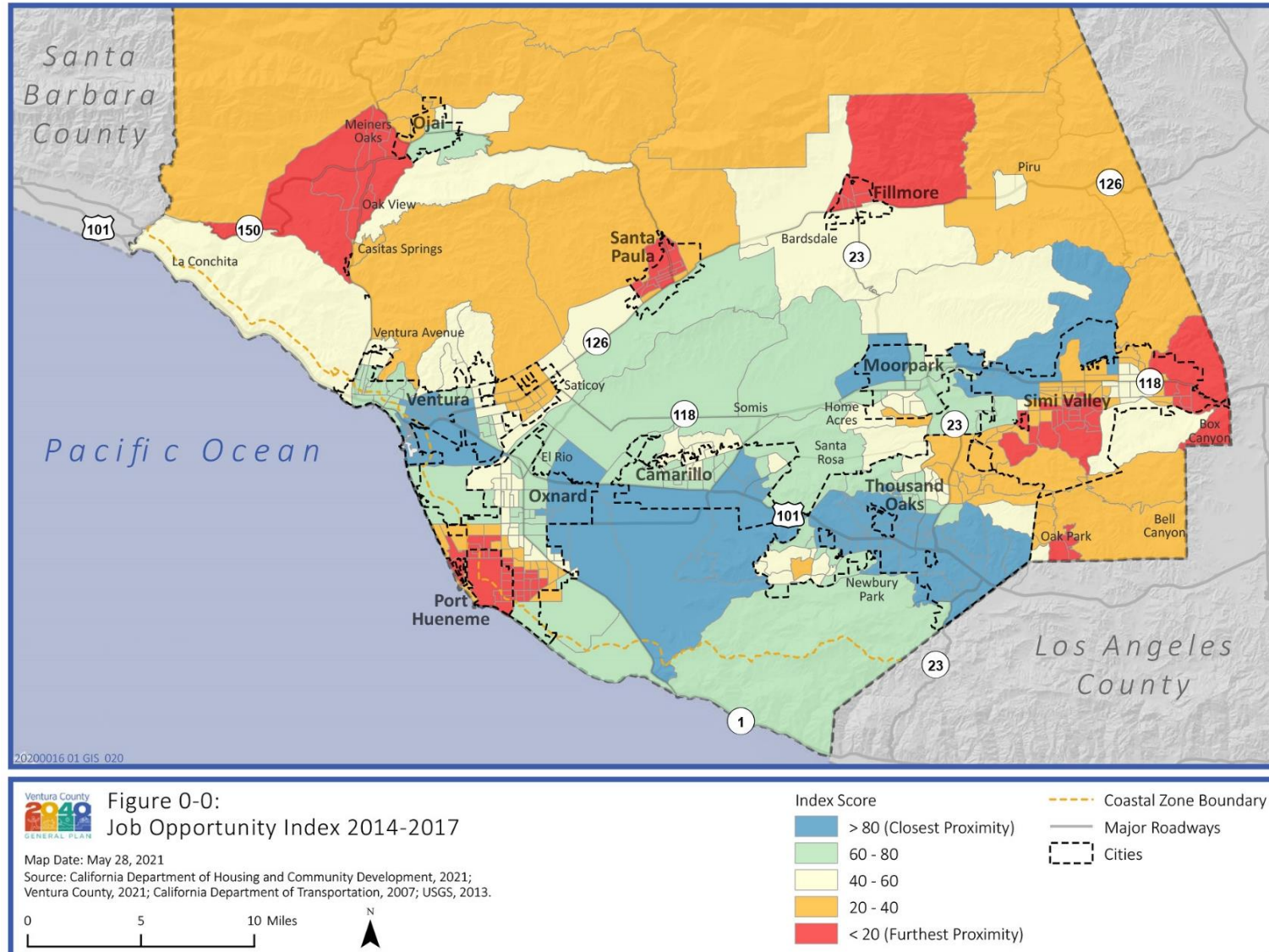


**FIGURE 28**  
**TCAC OPPORTUNITY AREAS – ECONOMIC SCORE**



*Source: HCD AFFH Data and Mapping Tool, 2021.*

**FIGURE 29  
JOBS PROXIMITY INDEX**



[Source: HCD AFFH Data and Mapping Tool, 2021.](#)

### **Environmental Conditions**

Lower-income housing and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, freeways, industrial areas, and other toxins and pollutants. A 2016 report entitled “Poverty Concentration and the Low Income Housing Tax Credit: Effects of Siting and Tenant Composition” studied whether nationally the LIHTC affects the concentration of poverty. The study examined who lives in tax credit developments in different neighborhoods, and how neighborhoods and metropolitan areas change after LIHTC developments are built. The study concluded that the distribution of affordable housing has been disproportionately developed in neighborhoods with predominantly Non-White communities, poor environmental conditions, and high poverty rates which thereby reinforce poverty concentration and racial segregation in low opportunity and low resource areas.<sup>21</sup> The links between health and housing strongly indicate that improved housing and neighborhood environments could lead to reductions in health disparities.

TCAC and HCD measured environmental opportunity using the exposure, pollution burden, and environmental effect indicators used in California’s Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 tool. CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution. As shown in Figure 30, most of the County was found to have poor environmental conditions (a score of less than 0.25) despite the sizeable portion of the County that is in the Los Padres National Forest. While most communities surrounding Los Padres National Forest displayed more positive environmental conditions (ranking between 0.5-0.75) there are several pockets throughout the unincorporated County with lower environmental scores (0.25-0.50) than their surroundings. The notably heavy agricultural uses in the county would indicate that the scores in those tracts are driven by poor scores related to pesticide use, water quality, and traffic pollution as determined by CalEnviroScreen. Many of the areas along the Highway 126 corridor have CalEnviroScreen scores above the 80th percentile for pesticide use, impaired water bodies, solid waste, and traffic, indicating high negative impacts from these sources. In contrast, areas in the northern part of the county around Ojai have CalEnviroScreen scores below the 50<sup>th</sup> percentile for these categories. The environmental opportunity indicators also measure locational factors including traffic scores which are the lowest in the rural unincorporated communities which further plays a role in the poorer quality of environmental conditions in the county.

### **Transportation Opportunities**

HUD has developed the Low Cost Transportation Index, which estimates the percentage of income that residents use to pay for transportation, measured at the census tract level. The higher an index score within a census tract, the lower the cost of transportation. The index score is influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services.

Ventura County has an average score of 79, meaning that the County, as a whole, has lower transportation costs than 79 percent of the nation. The unincorporated County has a slightly lower score of 77. These scores are higher than the statewide average (66), and higher than neighboring Santa Barbara County (65), and Los Angeles County (76). As shown in Figure 31, the highest scoring areas (above 90) are located in and around Ventura, Oxnard, and Camarillo, while the eastern areas in and around Moorpark, Simi Valley, Thousand Oaks, and Fillmore have overall index scores that are a bit lower. However, the average scores for these eastern county areas are still high (70-78) in comparison to the state average, indicating good access to transportation throughout most of the County. Ventura County’s above-average

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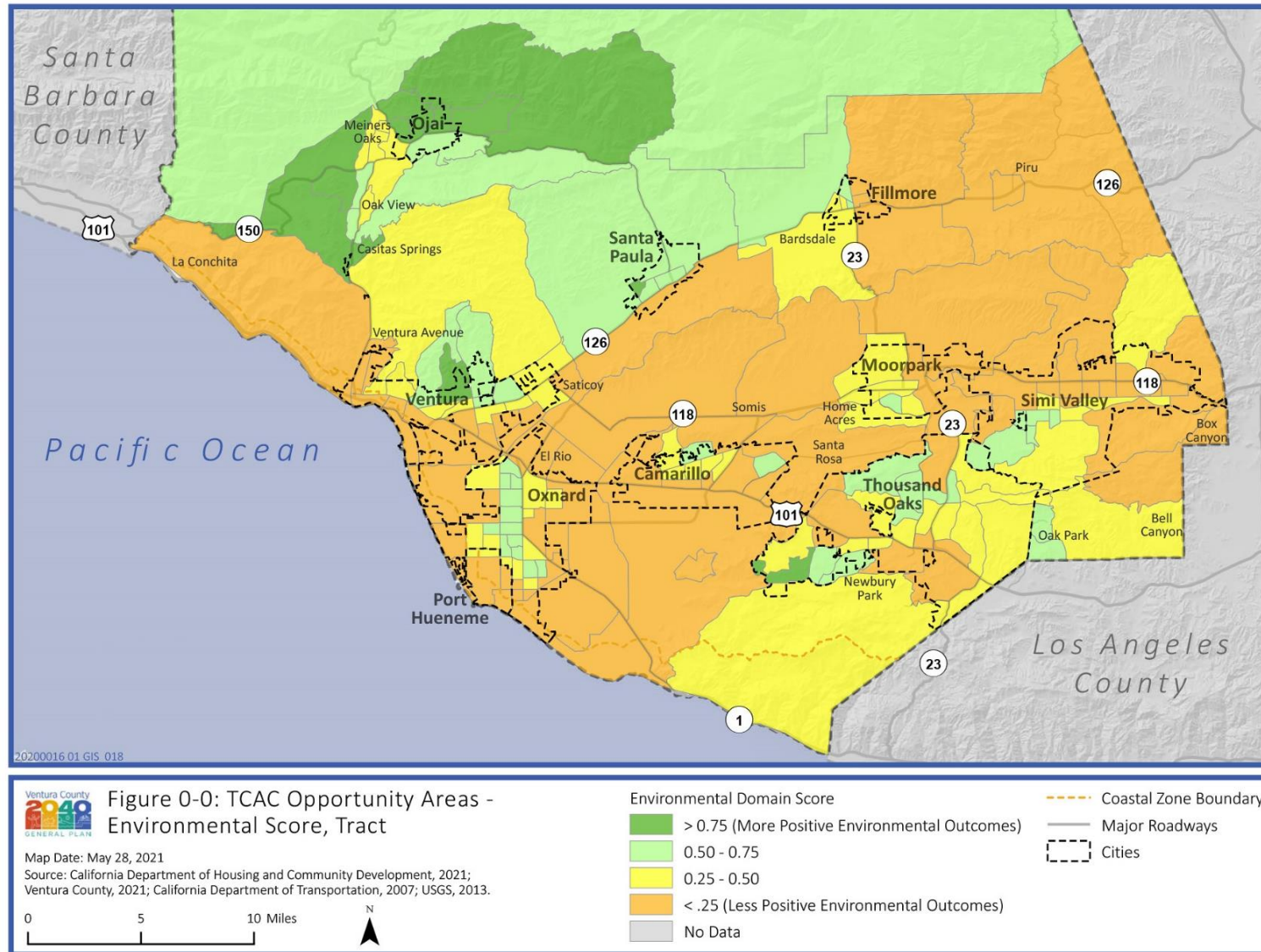
<sup>21</sup> Ellen, I.G.; Horn, K.M.; O’Regan, K.M. 2016. *Poverty concentration and the Low Income Housing Tax Credit: Effects of siting and tenant composition*. Journal of Housing Economics 34 (2016) 49-59. Elsevier Inc. <https://doi.org/10.1016/j.jhe.2016.08.001>

scores could be due to the availability of multiple public transportation options both within cities and as regional connections. Residents are served by intercity bus routes, regional bus service, and Metrolink and Amtrak commuter rail service. The Ventura County Transportation Commission (VCTC) Intercity and Gold Coast Transit District (GCTD) provide inter-city bus service countywide. GCTD, Thousand Oaks Transit, Valley Express, and the Kanan Shuttle serve unincorporated areas. Municipal transit operators that provide primarily intra-city or community circulation service have connections with the Metrolink and Amtrak commuter rail stations to link Ventura County residents and workers with employment and activity centers in neighboring counties (Los Angeles and Santa Barbara). Additionally, the jointly-funded Coastal Express serves the counties of Ventura and Santa Barbara.

The lowest scoring area in the County is the Santa Rosa Valley, with a score of 54. Despite its proximity to Camarillo and Thousand Oaks, this area lacks a public transportation connection to these cities, which could account for the higher transportation costs since- other unincorporated areas of Ventura County that have higher scores (70-78) are served by various public transportation routes that increase access to transportation and lower costs.

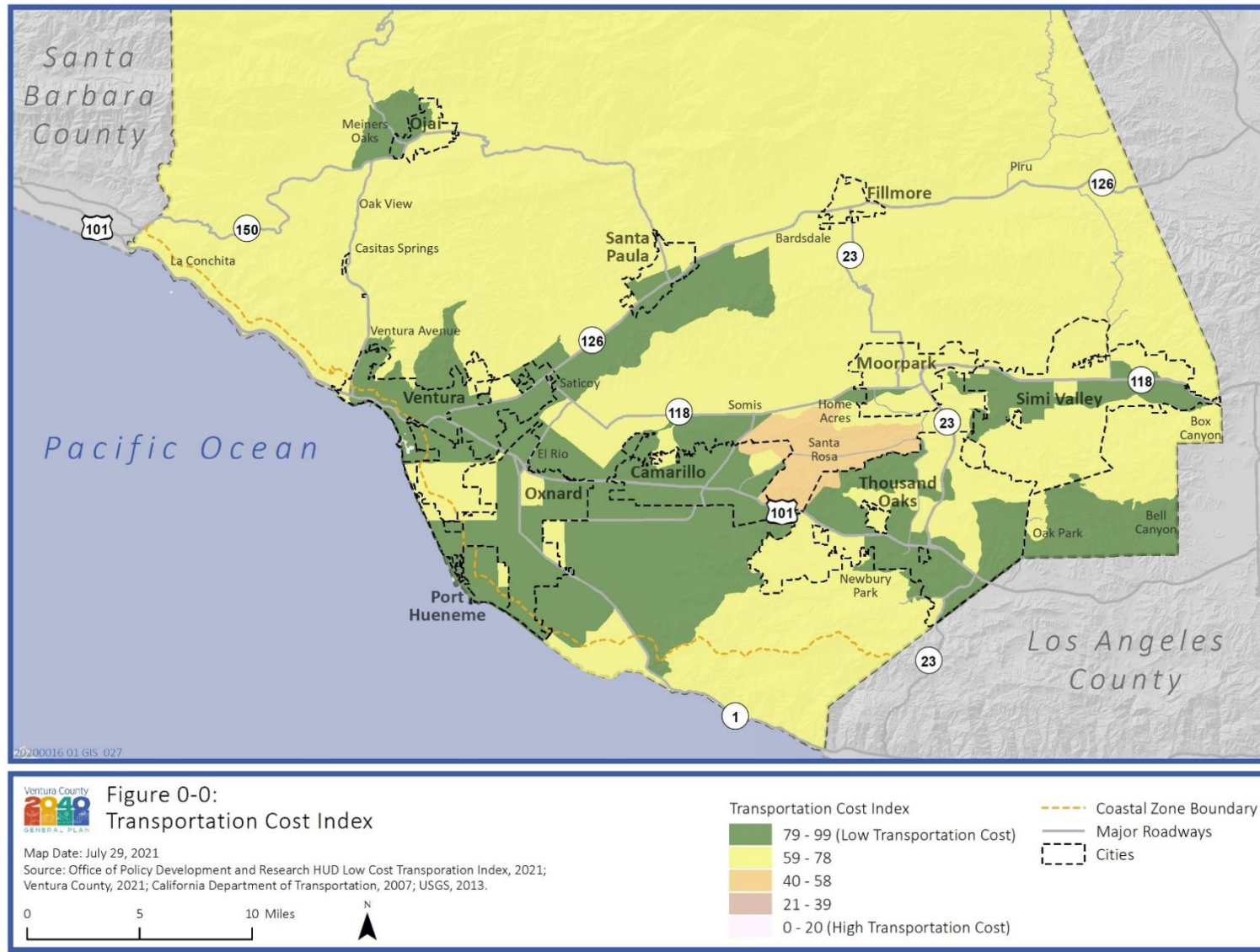


**FIGURE 30**  
**TCAC OPPORTUNITY AREAS – ENVIRONMENTAL SCORE**



[Source: HCD AFFH Data and Mapping Tool, 2021.](#)

**FIGURE 31**  
**HUD LOW TRANSPORTATION COST INDEX**



[Source: HUD Low Cost Transportation Index, 2020.](#)

### Index of Disparity

AB 686 and HCD Guidance require local data and knowledge be included as a supplement to state/federal data. One source is Advancement Project California<sup>22</sup> - a racial justice organization which developed the Race Counts project to maintain a comprehensive tracking tool of racial disparities across the state in seven key issue areas: democracy, economic opportunity, crime and justice, access to health care, healthy built environment, education, and housing. The tool measures the overall performance, amount of racial disparity, and impact by population size of counties and cities in California. All counties are ranked on a scale of one to four in a series of indicators, with the scale defined as follows:

- **One** indicates high racial disparity and low performance in the county. This indicates a large problem with race inequity in the county.
- **Two** indicates high racial disparity and high performance.
- **Three** indicates that racial disparity is low but that the county also has low performance.
- **Four** indicates that racial disparity is low, and that the county has high performance. This is the best ranking and racial disparity is minimal.

For each issue, the indicators used to determine ratings for the entire Ventura County are described below:

- **Crime and Justice** is measured through truancy arrests, curfew arrests, perception of safety, fatalities from police encounters, incarceration, and access to re-entry services. The Ventura County index value is 1 indicating that there is both low performance and high disparity-based race and ethnicity in the criminal justice system. Based on data from Advancement Project California, the County ranks as the most racially disparate county statewide on Crime and Justice indicators, with Fresno, Los Angeles, Orange and Yolo counties also with low performance and high disparity but not as disparate. Within this category, Ventura County ranks sixth in disparate incarcerations. Ventura County ranks ninth in disparate arrests of youth. While some of the individual indicator rankings in this category are lower, it appears that the amount of people being arrested and incarcerated by age and population size is a factor. For example, compared to Los Angeles County, Ventura County arrests 29 more youth under 18 years of age per 10,000 population.
- **Economic Opportunity** is measured through employment rates, median household income, households below federal poverty level, workforce in professional and managerial positions, internet access, denied mortgage applications, commute time to work, and business ownership. The Ventura County index value is 4, demonstrating high performance and low disparity countywide.
- **Healthy Built Environment** is measured through park access, commute time for public transportation users, drinking water contaminants, toxic release from facilities, and proximity to hazards. The Ventura County index value is 1, indicating that there are significant race-based disparities in access to healthy built environments. Ventura County ranks fourth in racial disparity in the Healthy Built Environment category. Within this category, Ventura County ranks second for disparate access to food, specifically for Native American and Latinx community members. Ventura County ranks sixth in disparate impact of toxic releases from facilities. Ventura County ranks seventh in asthma. According to data from Advancement Project and the California Health

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<sup>22</sup> Advancement Project California. Race Counts – Disparity Index. <https://www.racecounts.org/county/ventura/>

Interview Survey from 2011-2018, one in five Black residents have been diagnosed with asthma in the county.

- **Housing** is measured by analyzing housing burdens —income left after housing costs —for homeowners and renters, foreclosure rates, loan types/subprime loans, housing quality, and homeownership rates. The Ventura County index value is 2, indicating that there is high performance in rates of homeownership and other indicators but there is also high racial disparity in access to housing and homeownership.
- **Education** is measured through high school graduation rates, Math proficiency, English proficiency, school discipline, diverse effective teachers, and access to early childhood education programs. The Ventura County index value is 4, meaning high performance through high test scores and low disparities based on race.

### **Disproportionate Housing Needs**

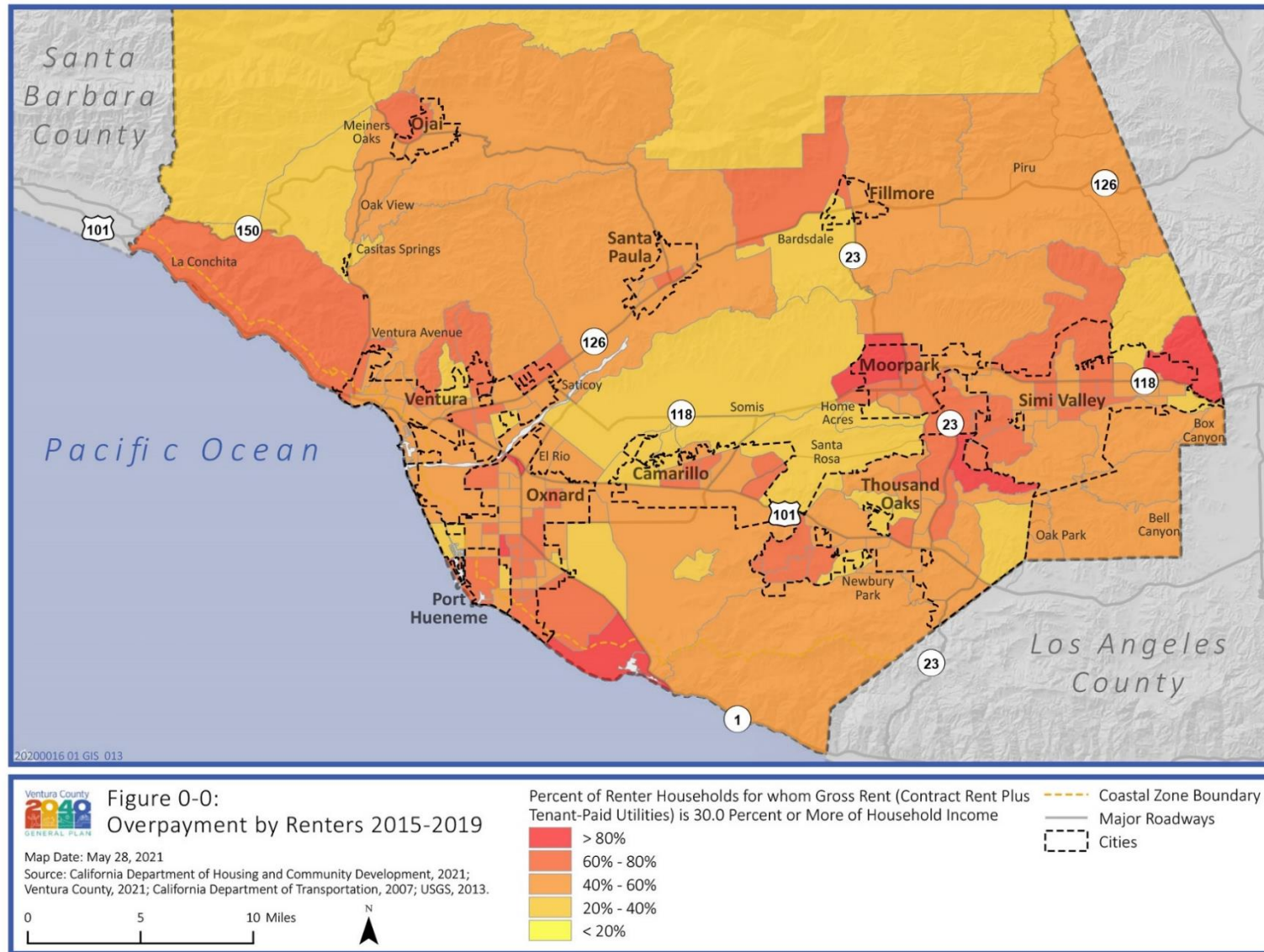
Disproportionate housing needs show how access to the housing market differs for members of different classes. Housing problems may include housing cost burden, overcrowding, or substandard housing conditions. Black and Hispanic/Latino households in the region have the highest rates of experiencing a housing problem such as cost burden or overcrowding, while Non-Hispanic White households, are the least likely to experience housing problems across the region.

### **Cost Burden/Overpayment**

As previously described in the Housing Costs and Affordability section, overpayment or cost-burden is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. In the unincorporated County, 20.3 percent of all households were overpaying for housing, and 17 percent of households were severely overpaying (spending more than 50 percent of their gross income on housing costs). As discussed in the Housing Costs and Affordability section, 51.8 percent of all renter households in the unincorporated County are burdened by housing costs (see Figure 7). However, overpayment trends show that at least 20 percent of households in every census tract countywide is overpaying on housing costs. Figure 32 shows the trends of overpayment for renters in Ventura County from 2015-2019 and Figure 33 shows the trends for homeowners in Ventura County in the same time period. More renters are cost burdened in and around incorporated cities compared to the unincorporated County. As for homeowners, fewer homeowners per census tract are housing cost burdened throughout Ventura County. Larger portions of homeowners are overpaying for housing costs in the rural areas around the City of Santa Paula, near Port Hueneme, and near Meiners Oaks.

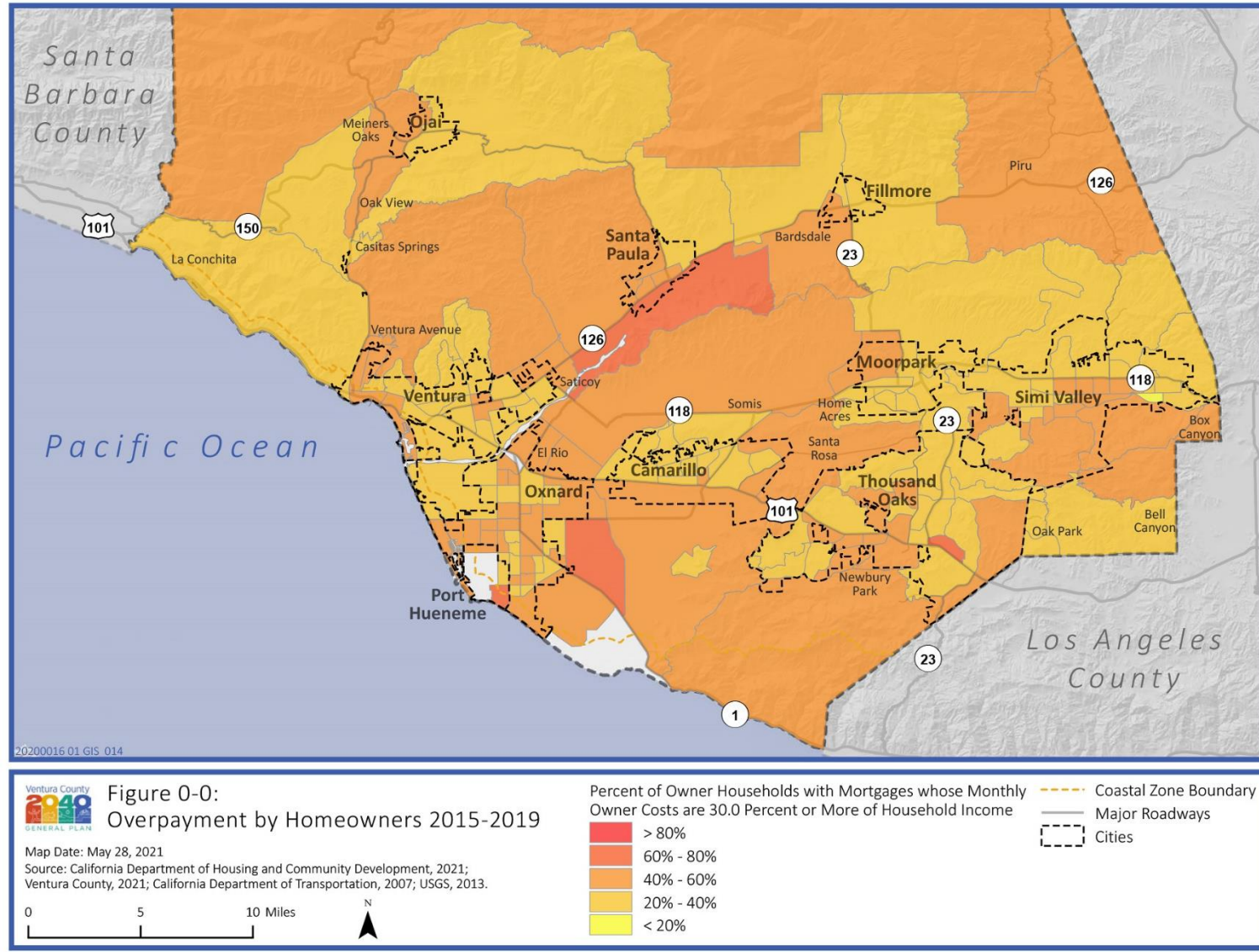


**FIGURE 32**  
**OVERPAYMENT BY RENTERS 2015-2019**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 33**  
**OVERPAYMENT BY HOMEOWNERS 2015-2019**



Source: HCD AFFH Data and Mapping Tool, 2021.

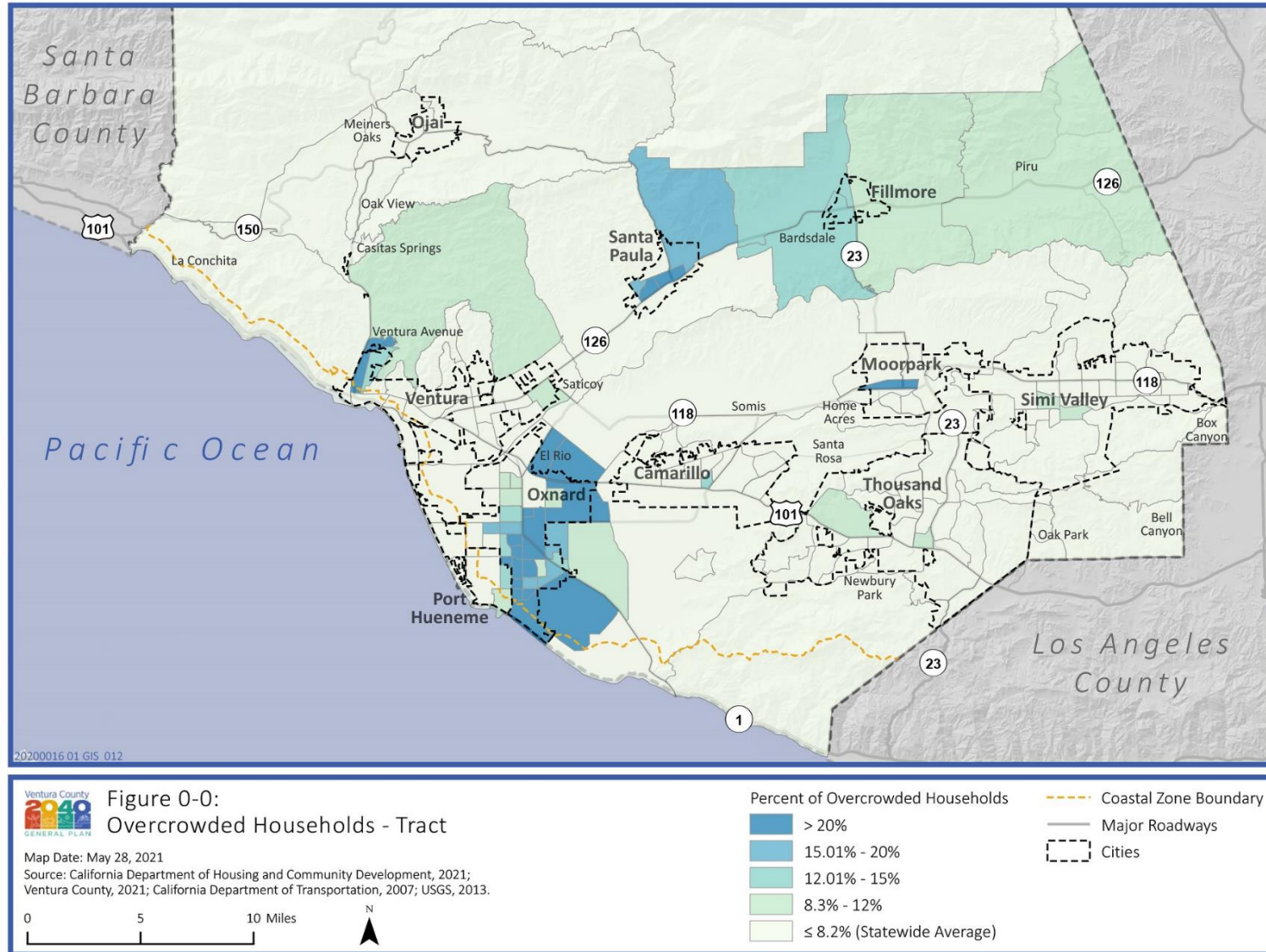
### **Overcrowding**

The average household size in the unincorporated County is 3.02 persons, as of 2018, closely resembling that of the total Ventura County (3.13 persons). Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. As described in the overcrowding discussion in the Housing Needs Section, overcrowding is less common in the county compared to the SCAG region.

In 2018, 2.5 percent of owner-occupied households and 8.7 percent of renter households were overcrowded in the unincorporated County compared to 4.9 percent of owners and 15.6 percent of renters in the SCAG region (see Figure 11). Figure 34 shows the trends of overcrowded households in Ventura County by census tract. Most tracts in Ventura County are equal to or greater than the statewide average of 8.2 percent. Higher percentages of overcrowding (greater than 20 percent) tend to occur near incorporated cities including City of Oxnard, Ventura, Santa Paula, and Moorpark. In the unincorporated County, more than 20 percent of households are overcrowded in several census tracts near Port Hueneme, El Rio, and North Ventura Avenue while percentages range from 8.3–20.0 percent in the Highway 126 corridor.



**FIGURE 34**  
**OVERCROWDED HOUSEHOLDS**



*Source: HCD AFFH Data and Mapping Tool, 2021.*

### **Displacement Risk**

The rising cost of housing is becoming an increasingly important housing security issue in Ventura County, especially for renters. Gentrification is the process by which the influx of capital and higher-income residents into working-class neighborhoods changes the essential character of that neighborhood and displace lower-income resident. Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. Renter occupancy and high rent burdens are the most common reasons for displacement to occur since renters may not be able to afford to stay in their unit as rents increase.

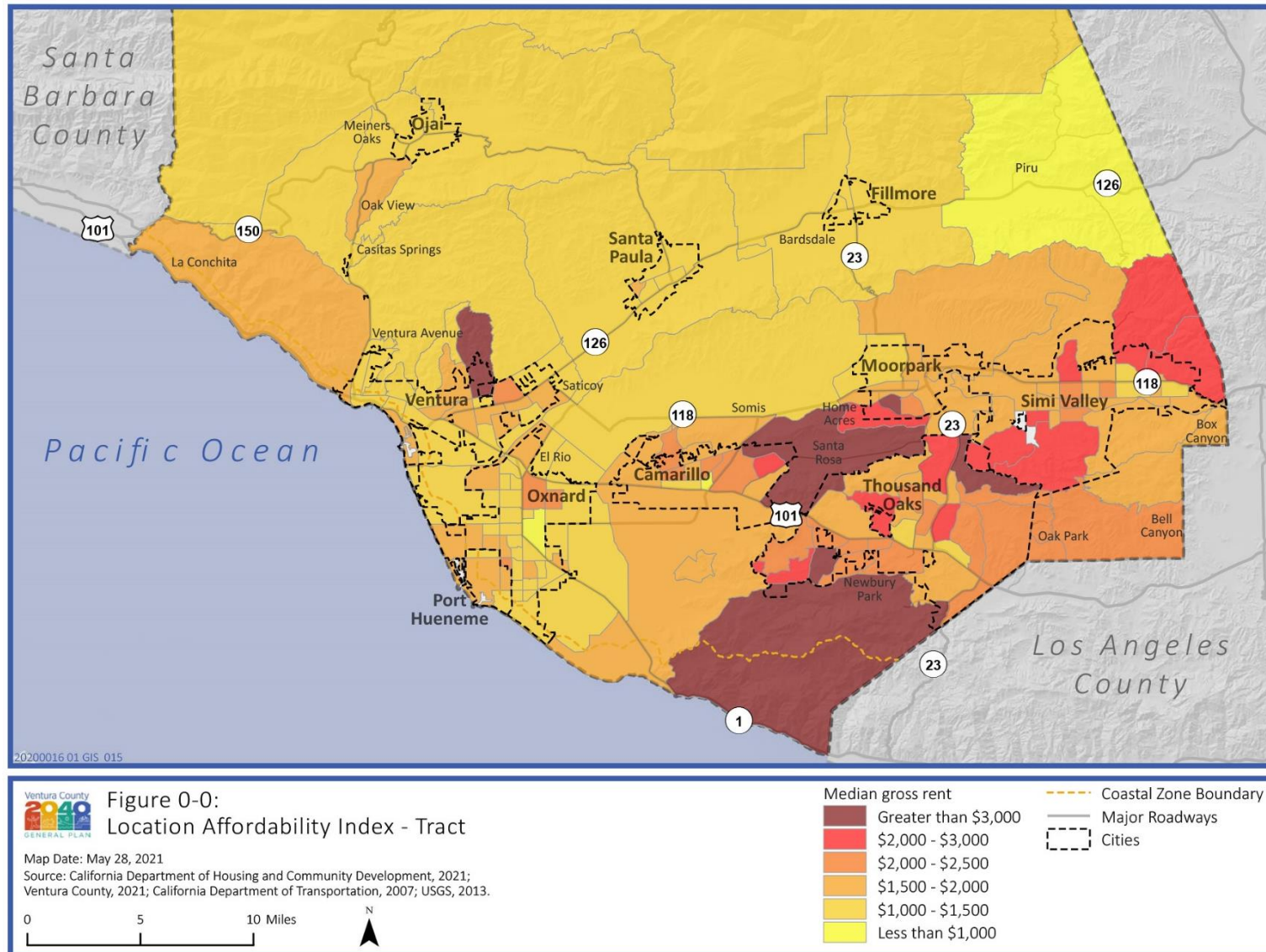
Figure 35 shows the Location Affordability Index in Ventura County. First launched by HUD, the index measures standardized household housing and transportation cost estimates. Using 2012-2016 ACS data, the index ratings show that the majority of the county has rents between \$1,500 and \$2,000 a month. In some areas of the county, rents are more than \$3,000 per month. As was discussed previously, the total average rent in Ventura County was \$2,000 (see Table 10 of the Housing Costs and Affordability Section in Chapter 2) in 2018. These rents are primarily affordable to moderate-income households, but out of reach for lower-income households. As shown in the figure, lower median rents are mostly in the Piru area and the City of Oxnard.

Areas with higher populations of renters and lower income households are particularly susceptible to displacement in the face of market-based pressures at the neighborhood-level. According to the UC Berkeley Urban Displacement Project, a census tract is a sensitive community if it meets the following criteria as both vulnerable and experiencing market-based displacement pressure:

1. Proportion of very low-income residents was above 20 percent in 2017; and
2. The census tract meets two of the following criteria:
  - a. Share of renters is above 40 percent in 2017;
  - b. Share of Non-White population is above 50 percent in 2017;
  - c. Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
  - d. Nearby areas have been experiencing displacement pressures.

According to these metrics, several census tracts along the Highway 126 corridor in Ventura County are susceptible to displacement because of the high proportion of households that are renters with low- to moderate- incomes (see Figure 36). Other census tracts susceptible to displacement are in the incorporated cities of Ventura, Ojai, Oxnard, Santa Paula, and Fillmore. Fewer neighborhoods are sensitive to displacement in the eastern part of the county near the cities of Camarillo, Thousand Oaks, Moorpark, and Simi Valley which also tend to be areas with the highest opportunities, the highest incomes, and predominantly Non-Hispanic White households.

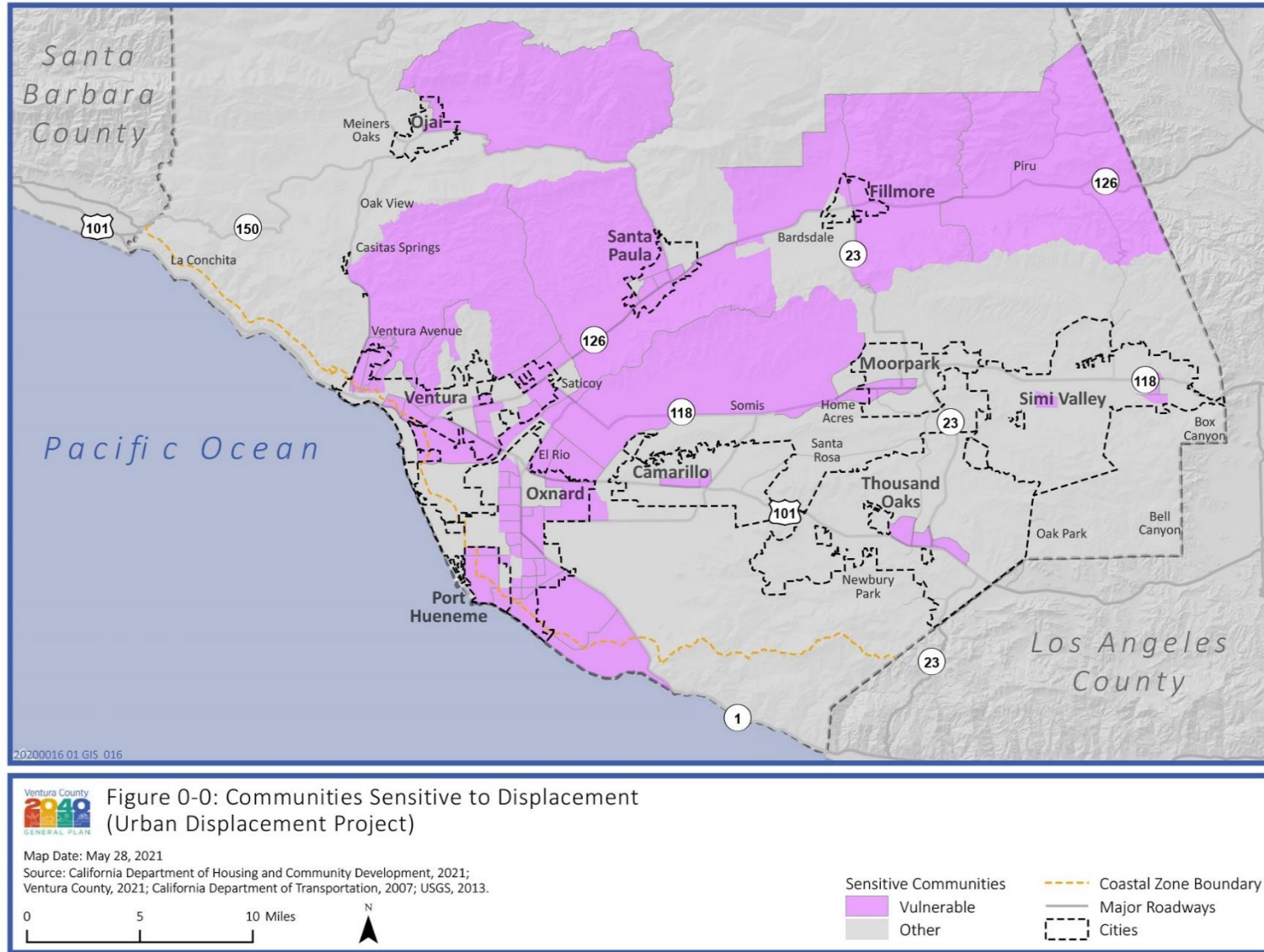
**FIGURE 35**  
**LOCATION AFFORDABILITY INDEX**



Source: HCD AFFH Data and Mapping Tool, 2021.



**FIGURE 36**  
**COMMUNITIES SENSITIVE TO DISPLACEMENT**



Source: HCD AFFH Data and Mapping Tool, 2021.

## Rates of Homeownership

Homeownership is the largest asset of most households in the U.S. and, for many low-income households, provides an opportunity for future generations to attain homeownership by increasing the family's wealth. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership.

Ventura County has a relatively high rate of homeownership, about 63.2 percent compared to 55.0 percent statewide in 2020. However, homeownership rates vary widely by race and ethnicity, both within and among jurisdictions in the county. As shown in Table 18, 70.2 percent of Non-Hispanic White households and 73.5 percent of Asian households in the county are homeowners. Hispanic/Latino or as Multi-Racial households have the lowest homeownership rates in the county (49.0 percent and 48.4 percent respectively); a difference of almost 21 percentage points between Hispanic/Latino and Non-Hispanic White homeownership.

TABLE 18 HOUSING TENURE BY RACE/ETHNICITY – VENTURA COUNTY					
	Owner Occupied		Renter Occupied		Total Occupied Units
Race/ Ethnicity	Number	Percent of Total	Number	Percent of Total	Number
White, Non-Hispanic	111,428	70.2%	47,368	29.8%	158,796
Black	2,328	50.2%	2,309	49.8%	4,637
Asian	13,951	73.5%	5,031	26.5%	18,982
Native Hawaiian and Other Pacific Islander	290	58.0%	210	42.0%	500
American Indian and Alaskan Native	863	51.4%	815	48.6%	1,678
Some Other Race	5,440	56.4%	4,212	43.6%	9,652
Multiracial (Two or More Races)	3,708	48.4%	3,959	51.6%	7,667
Hispanic or Latino	40,817	49.0%	42,458	51.0%	83,275
Total Occupied	171,174	63.2%	99,866	36.8%	271,040

Source: U.S. Census, American Community Survey 5 Year Estimates 2015-2019, Table S2502.

## Other Relevant Factors

### Mortgage Lending

In the 1940s and 1950s, racial discrimination in mortgage lending was a common place occurrence that was allowed, and perpetrated, by the Federal Government to limit access to homeownership and wealth-building opportunities for Black and minority populations. Discriminatory practices in home mortgage lending have evolved in the last five to six decades. From government sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. Non-White households continue to have less-than-equal access to loans at the best price and on the best terms that their credit history, income, and other individual financial considerations merit. As a whole, Ventura County continues to experience unequal representation among loan applicants based on race or ethnicity.

The overall approval rate for loan applications in Ventura County in 2018 was 53.8 percent, which represents a slight decrease from 57.6 percent in 2013 but an increase from 47.2 percent in 2008. Of all loan initiations in Ventura County, the most common type of application in 2018 was for conventional



home purchase loans, which is 30.4 percent of all loans. Of these, the most applications originated in the cities of Thousand Oaks, Simi Valley, Oxnard, and the City of Ventura, while the cities of Fillmore, Ojai, Santa Paula, and Port Hueneme comprised the fewest number of conventional home purchase loan applications. Furthermore, loan applications at banking institutions in the cities of Ojai (84.9 percent), Thousand Oaks (65.1 percent), and Ventura (64.4 percent) had the highest approval rates, while the cities of Fillmore (54.9 percent), Santa Paula (57.3 percent), and Oxnard (59.1 percent) had the lowest.

As described in the County's Regional AI, White applicants were over-represented in loan applications in 2008 whereas Black, Hispanic/Latino, and Asian households were under-represented relative to the demographics of Ventura County's population. Unequal representation among loan applicants based on race and ethnicity could be related to inequitable access to lending opportunities further limiting minority access to wealth.

Subsequent approval rates for government-backed home purchase loans were also typically highest for Non-Hispanic White applicants in 2018 at 71.9 percent, and lowest for Black and African American applicants at 60.7 percent. In 2018, Hispanic/Latino applicants experienced the lowest approval rates for conventional home purchase loans in comparison to Non-Hispanic Whites with 70.1 percent approval rates.

### **Growth Management Policies**

Growth management policies aim to control the progression and speed of development to balance the needs of a community's existing residents while adequately preparing for those of future ones. Such policies, however, can become impediments to fair housing when a jurisdiction restricts its capacity and cannot address its own housing needs. Growth management usually is not a single policy or program, but rather a collection of codes, regulations, or standards to direct the rate and intensity of new development. Examples include general policies that require the expansion of public facilities and services concurrent with new development, to policies that establish urban growth boundaries, to numerical limitations on the number of dwelling units that may be permitted annually. One of Ventura County's distinguishing characteristics is its open space and scenic character. The County is dedicated to directing urban development to cities and existing unincorporated communities to preserve its working and rural landscapes, agricultural lands, scenic vistas, natural resources, and recreational opportunities. The County has a direct role in maintaining agricultural, rural, and open space areas and shaping the character of urban development. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future county residents. The County has adopted several regulatory measures to guide growth and development in the county, such as land use designations and greenbelt agreements, and the County implements a voter initiative to conserve open space and agriculture. These measures are described in the Housing Element – Chapter 3 as well as in the General Plan Chapters 3, Land Use and Community Character Element, and Chapter 8, Agriculture Element.

Between 2000 and 2016, 94.3 percent of the county's population growth occurred in incorporated cities, two-thirds of which occurred in just three cities: Oxnard, Simi Valley, and Thousand Oaks. This continues a longstanding trend in the county of accommodating growth primarily in the cities, which, in turn, reflects Ventura County's policy emphasis on preservation of agriculture and open space lands. The County and the cities in the county have taken several actions to direct growth away from agricultural and open space lands including the development of, and adherence to, the Guidelines for Orderly Development, greenbelt agreements, and a voter-initiative referred to as Save Open Space & Agricultural Resources, commonly known as SOAR. Urban development is focused near existing cities and within or near Existing Community boundaries to preserve agricultural lands and prevent premature conversion to uses incompatible with agricultural uses.

While the SOAR initiative aims at preserving agricultural and open space resources, the implementing ordinance restricts the redesignation of properties in the unincorporated area to accommodate additional urban development. The cities' respective SOAR ordinances establish urban boundaries around each city, extension of which can occur only with voter approval. The SOAR ordinance also requires with limited exceptions, a county-wide voter approval for any change or amendment to the County General Plan "Agricultural," "Open Space," or "Rural" land-use designations. This thereby limits the County's discretion over which land which can be utilized for uses such as housing, commercial and industrial development. In addition to the constraints imposed by SOAR, the type and intensity of urban development is also significantly constrained due to the presence of natural resources with steep slopes and topological features, sensitive cultural resource areas, biologically important habitat, natural areas and waterways that including wildlife corridors, and significant high fire hazard zones across the county.

Since State housing law mandates jurisdictions to facilitate the development of a variety of housing types to meet the jurisdictions' fair share of regional housing needs, any growth management measure that may compromise a jurisdiction's ability to meet its regional housing needs could have an exclusionary effect. In Ventura County, the Guidelines for Orderly Development and SOAR limit the capacity for urban development, including housing, specifically in the unincorporated county. The 2040 General Plan, adopted in September 2020, which incorporates the Guidelines for Orderly Development and SOAR, accommodates future development primarily within existing unincorporated communities. Specifically, the 2040 General Plan contains 13 designations for the types of land uses (e.g., commercial, industrial, residential) allowable within areas designated as Existing Community and Urban. The residential land uses, densities, and parcel sizes in Existing Communities, as well as opportunities for infill through accessory dwelling units (ADUs), can accommodate the needs identified in the Regional Housing Needs Assessment of the 2021-2029 Housing Element. One of the first housing projects approved consistent with SOAR and the newly-adopted General Plan is the Somis Farmworker Housing Complex (Case No. PL19-0046), approved in February 2021, which includes 360 dwelling units with a community wastewater treatment facility that will provide sewer service to the housing complex and produce recycled water for use to irrigate adjacent agricultural fields. The proposed 360-unit housing complex includes a variety of one-, two-, and three-bedroom apartments in 28 buildings (mix of one, two and three stories), and associated ancillary facilities such as community centers, play fields, tot lots/playgrounds, a basketball court, a community garden area, and a network of meandering pedestrian walkways.

Unincorporated Ventura County supports an agricultural industry of state-wide importance and has made progress in providing low-cost housing for this employment sector. Farmworker housing is increasingly an important housing need in the County, along with better opportunities for educational and economic advancement. To address housing needs for vulnerable populations such as farmworkers, the County will invest in infrastructure and service upgrades in disadvantaged and low-opportunity areas, and support the development of affordable housing through the pursuit and distribution of funding (Housing Element Programs A, D, and O). The County will also provide educational tools for property owners, prepare streamlined building plans, and promote the development of ADUs (Housing Element Programs C and U). The County is working with the cities and stakeholders to complete the Farmworker Housing Study and increase farmworker housing units countywide (Housing Element Program E). Updates to the County's zoning ordinances to meet State laws for special needs housing will also be implemented (Housing Element Program N).

### **Community Data**

As part of the AI development process, Ventura County's community engagement efforts included six community meetings, six stakeholder meetings, three focus groups, and two surveys. The following is a summary of community data received as part of AI efforts, which may be applicable to the unincorporated county.

### Ventura County Resident Survey

Respondents to the Ventura County Resident Survey were predominately Non-Hispanic White (72 percent), and/or homeowners (74 percent).

Of the 652 respondents to the survey, 8 percent or 51 respondents, felt they had been discriminated against in a housing-related situation. Among those who felt they had experienced discrimination; the most common response was on the basis of race.

The most common answer to the question, “What type of housing is most needed to address housing needs in your community?” was “[m]ore housing for persons with special needs (e.g., disabled, homeless, farmworkers).”

### Community Consultation

Based on stakeholder feedback for the unincorporated county, the renewal/extension of SOAR halts most housing development, except limited farmworker housing, to preserve agricultural land, natural areas, and viewsheds. Housing costs are high in rural areas and small cities. Additionally, homeless numbers in the county have increased with many people living in isolated areas. Other feedback from incorporated jurisdictions (cities) indicated that residents in the eastern county felt that housing costs are high and have concern about keeping workers in the area due to housing costs. Moreover, some east county residents do not support the development of multifamily housing even for senior or supportive housing. In the western unincorporated county, multifamily housing development is not keeping pace with demand, particularly for lower income residents. In addition, the Thomas Fire increased overall rental prices throughout the county.

### Findings from Analysis of Impediments

The AI identified several impediments to fair housing choice throughout Ventura County. While no significant barriers to fair housing or impact on housing choice were found in the County’s public policies and Zoning Code, the AI identified the presence of housing discrimination and hate crimes, lack of adequate housing for persons with special needs, and disparities in access to homeownership opportunities. Based on the identified impediments, the AI included the following recommendations:

- Implement additional outreach strategies to inform lower-income households of available local, state, and federal homebuyer assistance
- Expand fair housing information available on the County website.
- Expand testing for discriminatory practices in private rental and home sales markets.
- Facilitate more accessible housing options for seniors and persons with disabilities.
- Provide aid to seniors and residents with a disability to make accessibility modifications to their property and housing.
- Increase development of supportive housing through non-profit housing developers and service providers.
- Increase transit-oriented development to better connect residents with jobs throughout the region.

### Affirmatively Further Fair Housing Analysis of Sites Inventory

As part of AB 686, the sites analysis is required to be analyzed with respect to AFFH. The primary goal is to ensure that affordable housing is dispersed equitably throughout the County rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved.

The Housing Element land inventory, described in Chapter 4, shows a capacity for 2,469 housing units on vacant and underutilized sites and in approved projects (this excludes projections for Accessory Dwelling Units (ADUs) and Farmworker Dwelling Units), with 645 units affordable to lower income households. The following section will analyze the sites inventory and its potential impact to the housing issues analyzed in the Assessment of Fair Housing including patterns of integration and segregation, disparities in access to opportunity, and patterns of disproportionate housing problems and needs for protected classes.

### Existing Affordable Housing

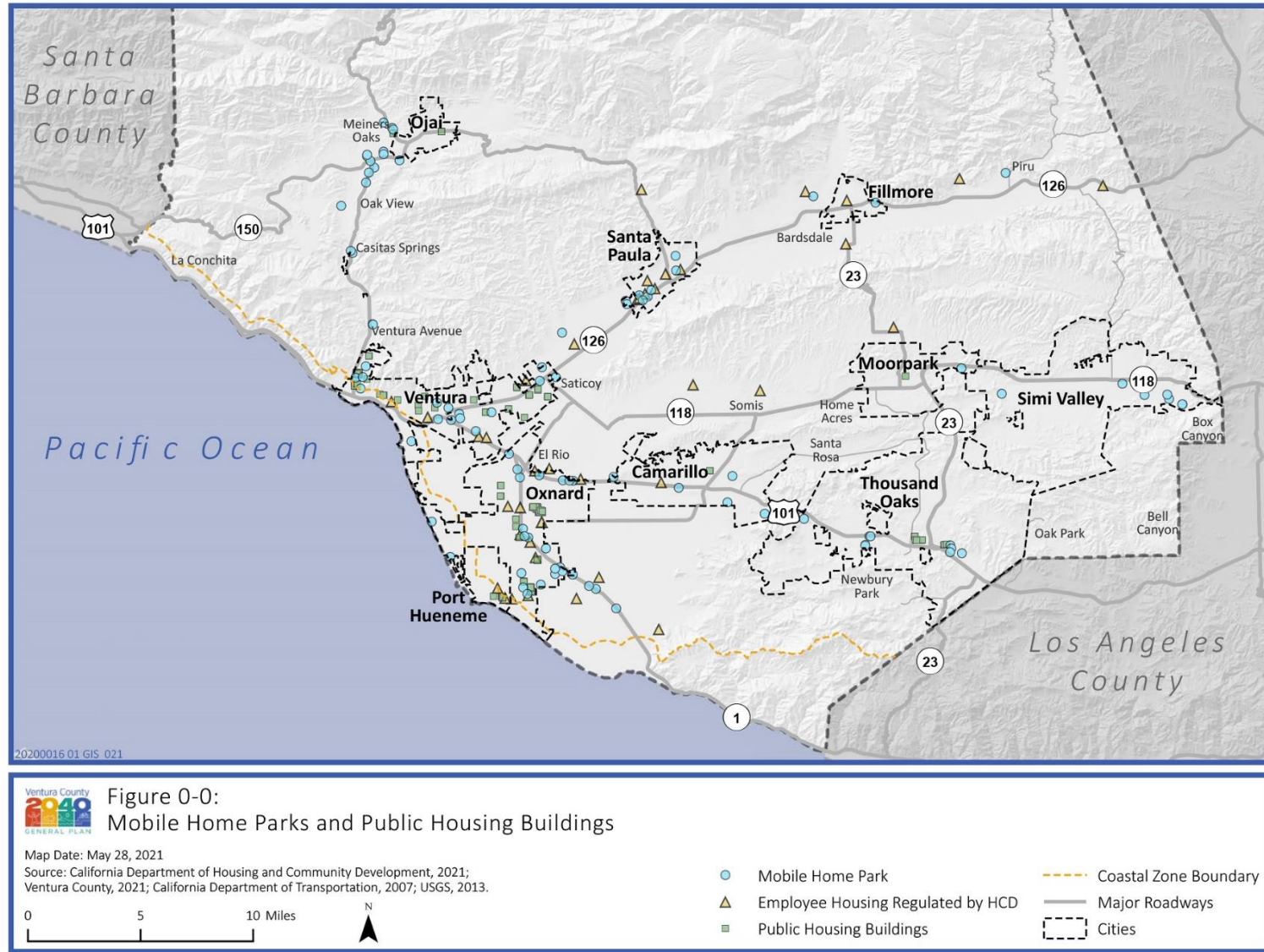
Consistent with countywide policies that direct growth to the incorporated cities, HUD-funded affordable housing in the unincorporated county accounts for less than 0.5 percent of HUD-funded affordable units in the county. As shown in Table 19, nearly 75 percent of the county's affordable housing is concentrated in just four cities: Oxnard, Simi Valley, Ventura, and Thousand Oaks. Areas with more affordable housing coincide with neighborhoods that have more Non-White households overall and generally lower incomes communitywide. The cities of Ojai, Port Hueneme, and Santa Paula have the greatest share of affordable units relative to their jurisdiction's housing stock, while Moorpark has the lowest. As shown in Figure 37, the vast majority of state monitored farmworker housing (or Employee Housing Regulated by HCD as labelled in Figure 37) is also located within the existing cities near irrigated farmland (i.e., Oxnard, Santa Paula, Fillmore, and Ventura) and the unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Like most families, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services; however, these areas tend to have the greatest poverty rates and more prevalent housing problems as discussed in the Disproportionate Housing Needs section.

TABLE 19 AFFORDABLE HOUSING UNITS WITH HUD FUNDING BY JURISDICTION					
<u>Jurisdiction</u>	<u>Affordable Units (2018)</u>	<u>Total Occupied Rental Housing Units (2017)</u>	<u>Total Housing Units (2017)</u>	<u>Percent of Housing Stock Affordable</u>	<u>Percent of All Affordable Units in the County</u>
<u>Camarillo</u>	<u>625</u>	<u>8,100</u>	<u>25,535</u>	<u>2.4%</u>	<u>6.9%</u>
<u>Fillmore</u>	<u>228</u>	<u>1,307</u>	<u>4,558</u>	<u>5.0%</u>	<u>2.5%</u>
<u>Moorpark</u>	<u>167</u>	<u>2,810</u>	<u>11,603</u>	<u>1.4%</u>	<u>1.8%</u>
<u>Ojai</u>	<u>210</u>	<u>1,278</u>	<u>3,340</u>	<u>6.3%</u>	<u>2.3%</u>
<u>Oxnard</u>	<u>2,705</u>	<u>23,862</u>	<u>54,467</u>	<u>5.0%</u>	<u>29.7%</u>
<u>Port Hueneme</u>	<u>453</u>	<u>3,546</u>	<u>7,803</u>	<u>5.8%</u>	<u>5.0%</u>
<u>San Buenaventura</u>	<u>2,182</u>	<u>18,793</u>	<u>43,146</u>	<u>5.1%</u>	<u>24.0%</u>
<u>Santa Paula</u>	<u>580</u>	<u>3,968</u>	<u>9,199</u>	<u>6.3%</u>	<u>6.4%</u>
<u>Simi Valley</u>	<u>894</u>	<u>11,864</u>	<u>43,214</u>	<u>2.1%</u>	<u>9.8%</u>
<u>Thousand Oaks</u>	<u>1,010</u>	<u>13,789</u>	<u>47,930</u>	<u>2.1%</u>	<u>11.1%</u>
<u>Unincorporated County</u>	<u>43</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.5%</u>
<b><u>Ventura County (Total)</u></b>	<b><u>9,097</u></b>	<b><u>99,368</u></b>	<b><u>285,997</u></b>	<b><u>3.2%</u></b>	<b><u>100.0%</u></b>

Source: HUD, 2018. U.S. Census, American Community Survey 2018. Ventura County AI, 2020.



**FIGURE 37**  
**EXISTING AFFORDABLE HOUSING – VENTURA COUNTY**



Source: HCD AFFH Tool, 2021. HCD Employee Housing, 2021. HUD, 2018.

### **Potential Effect on Patterns of Segregation**

The inventory has the potential to contribute to existing patterns of segregation as above moderate-income sites are mostly identified in predominantly Non-Hispanic White areas with higher incomes. While lower-income sites are distributed throughout the unincorporated county, the small number of sites will not significantly improve patterns of segregation for Non-White communities. Many of the above moderate-income sites identified in the Housing Element are located in concentrated areas of affluence in the Oak Park/Bell Canyon, Santa Rose, and Camarillo areas, while lower-and mixed-income sites (i.e., CSUCI University Glen Phase II, and the Piru Expansion Reider and Finch Subdivisions) are located in areas identified as 60 percent or less Non-White as shown in Figure 17. In comparison to the percentage of low to moderate income areas, the distribution of the moderate and above-moderate incomes sites are primarily in areas with higher incomes and lower percentages of low-moderate households (see Figure 38).

### **Potential Effects on Access to Opportunity**

Table 20 displays the percentage of unit capacity in the sites inventory within each of the TCAC opportunity areas, and Figure 39 identifies the sites relative to TCAC opportunity areas in the County. The data shows that the majority of the County’s proposed inventory, both in total and within each income category, is within areas with the highest resources (see Figure 39). Of the sites identified with capacity for lower-income development, 29 percent of the unit capacity is within low resource areas, compared to 62 percent in the high resource and highest resource areas combined.

Many of communities identified as those with high or highest resources within concentrated areas of affluence in Figure 22 are either master planned communities with pre-approved tract maps on smaller lots or located in rural areas with limited infrastructure access, or has natural hazards on site (e.g., high fire hazard zone, and steep slopes), all of which limits the ability to rezone these sites for multifamily housing. For example, the Somis Farmworker Housing project, referenced in the Resource Inventory section, is located in a highest resource area. This development was approved because farmworker housing complexes are allowed on agriculturally zoned lots and the project included a package treatment plant to address the lack of sewer access. To facilitate more housing choices in areas of opportunity, the Housing Element includes the following programs, which aligns with several of the suggested programs listed in HCD’s Guidance Memorandum on Affirmatively Furthering Fair Housing<sup>23</sup>:

- Program Nos. C, M, S, T, and U provide zoning, fee waivers, and permit streamlining incentives to increase housing choices and affordability;
- Program K proposes to explore options for an inclusionary requirement;
- Program R provides down payment assistance to future homeowners; and
- Program X includes the County’s HomeShare program which leverages in-home supportive services in exchange for living arrangement in the home at little to no rent.

As shown in Table 20 below, most the County’s lower-income residential inventory sites are located in high and highest opportunity areas, which typically constitute of areas that can offer access to good schools, jobs, and result in more positive economic outcomes to future households. On the other hand, the residential sites identified in lower resource areas are located in the communities of Piru and El Rio, which are also Designated Disadvantaged Communities in the County. The County’s General Plan has

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<sup>23</sup> 2021, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, [www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](http://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf)

several policies aimed at providing equitable access to the quality of life to these communities which are listed later in the Fair Housing Issues and Contributing Factors section. For housing located in these areas, the following policies and programs offer place-based strategies to encourage community conservation and revitalization, which is also aligned with HCD's Guidance Memorandum:

- Program A and Policy EV-1.2 in the Economic Vitality Element proposes to target federal and state grant investment in areas of most need. Additionally, on March 9, 2021, the Board of Supervisors approved a Statewide Park Development and Community Revitalization Grant Program application available through Prop 68 for improvements to the Nyeland Acres community center and park, to be administered by the County Parks Department;
- Program D proposes to seek funding to prioritize water and sewer infrastructure improvements in disadvantaged communities
- Policy LU-17.5 in the Land Use Element discourages the establishment of housing near incompatible land uses in disadvantaged communities
- Policy LU-18.5 in the Land Use Element encourages stakeholders in disadvantaged communities to participate in the decision-making process for adaption planning related to climate change within Ventura County;
- Program Y and Policy LU-18.2 in the Land Use Element proposes to facilitate opportunities for residents from areas of concentrated poverty and disadvantaged communities to serve on boards, committees, task forces and other county government decision making bodies; and
- Program Nos. C and T as well as Policy LU-18.1 in the Land Use Element expands on access to community meetings and materials to encourage meaningful dialogue. This may include live interpretation offered at meetings, offering planning materials in Spanish, and holding meeting times after work hours.

TABLE 20 RESIDENTIAL SITE CAPACITY BY TCAC OPPORTUNITY AREA								
TCAC Opportunity Area	Lower-Income		Moderate Income		Above Moderate		Total	
	Units	Percent of Total Low Units	Units	Percent of Total Mod Units	Units	Percent of Total Above-Mod Units	Units	Percent of Total
Low Resource	184	29%	157	34%	92	22%	433	28%
Moderate Resource	50	8%	0	0%	0	0%	50	3%
High Resource	41	5%	0	0%	0	0%	41	3%
Highest Resource	370	57%	310	66%	321	78%	1,001	66%
<b>Total</b>	<b>645</b>	<b>-</b>	<b>467</b>	<b>-</b>	<b>413</b>	<b>-</b>	<b>1,525</b>	<b>-</b>

Source: County of Ventura, 2020; Ascent, 2020.

### Potential Effects on Disproportionate Housing Needs

Figure 40 overlays the inventory on a map of communities sensitive to displacement. Many of the same areas that are considered low resource also face disproportionate housing needs such as overpayment, overcrowding, and are more vulnerable to the risk of displacement. The County must, therefore, balance the need to create affordable housing opportunities in high and moderate resource areas with the need to create affordable housing opportunities in areas that are at risk of displacement and face overpayment and overcrowding issues. By providing lower-income sites in El Rio and lower/mixed-income sites in Piru, the inventory may potentially provide some relief to the impact of disproportionate housing needs in these

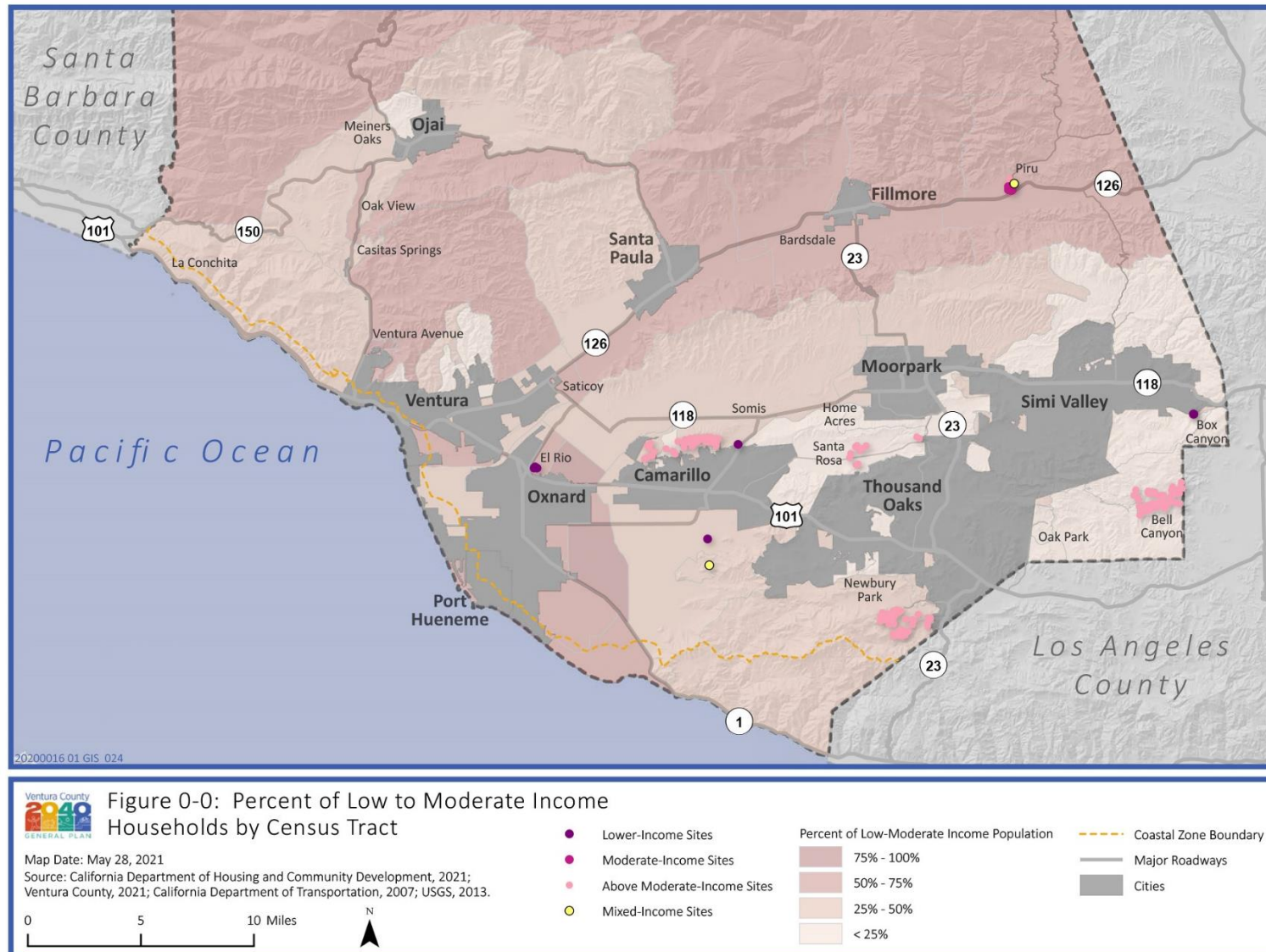
communities. Table 21 shows the number of units identified in at-risk areas by income level. Approximately 20 percent of all units (433 units) identified in the inventory are in communities at risk of displacement overall.

TABLE 21 RESIDENTIAL SITE CAPACITY BY DISPLACEMENT RISK		
	Units Identified in At-Risk Communities	
Income Level	Number	Percent of Total
Low	184	13%
Moderate	157	20%
Above Moderate	92	17%
Total	433	20%

Source: County of Ventura, 2020; Ascent, 2020.

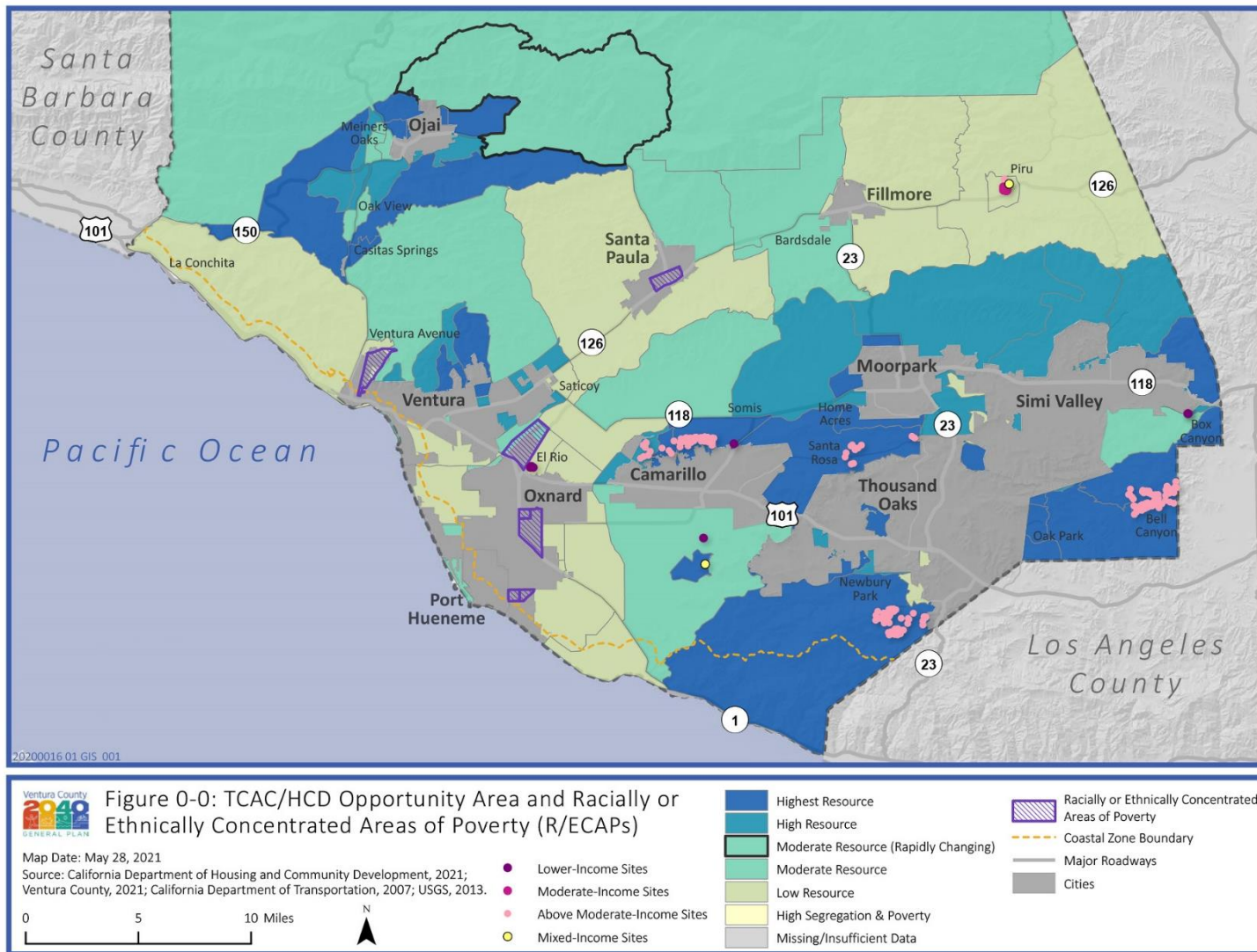


**FIGURE 38**  
**SITES INVENTORY AND LOW-MODERATE INCOME AREAS**



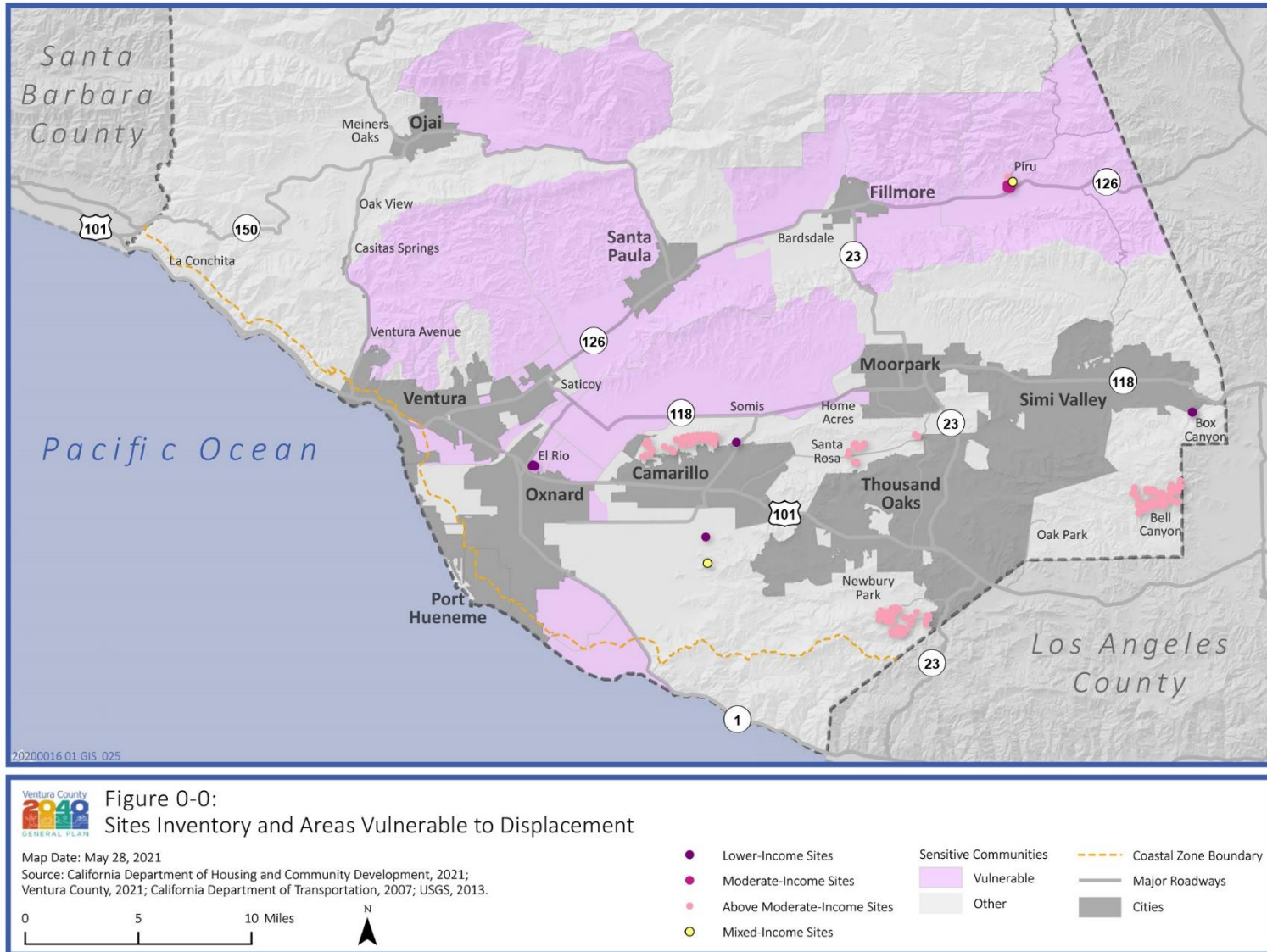
*Source: HCD AFFH Tool, 2021. Adapted by Ascent, 2021.*

**FIGURE 39**  
**SITES INVENTORY AND TCAC/HCD OPPORTUNITY AREAS**



*Source: HCD AFFH Tool, 2021. Adapted by Ascent, 2021.*

**FIGURE 40**  
**SITES INVENTORY AND AREAS VULNERABLE TO DISPLACEMENT**



*Source: HCD AFFH Tool, 2021. Adapted by Ascent, 2021.*



## Fair Housing Issues and Contributing Factors

The findings of this assessment indicate that fair housing issues in the eCounty are primarily related to segregation, mostly by income and secondarily by race/ethnicity. The reasons behind segregation range from public policy, to where people can afford to live, to prejudice. As determined in the 2020 AI, there is also housing discrimination, disproportionate access to homeownership opportunities, and a limited supply of housing and services for seniors and persons with disabilities countywide. Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities.

The County has established priorities and goals to affirmatively further fair housing based on the Assessment of Fair Housing. These are included in the Housing Element's Goals, Policies and Programs (Chapter 5) as well as through other elements in the County 2040 General Plan. Table 22 summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in the County. ~~The County's specific strategies and actions to implement its fair housing goals and priorities and address fair housing issues identified in the assessment of fair housing are set forth below (Table 22).~~

TABLE 22 FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES		
<u>AFH Identified Fair Housing Issue</u>	<u>Contributing Factors</u>	<u>Meaningful Actions</u>
<u>Patterns of Segregation including Presence of R/ECAPs</u>	<ul style="list-style-type: none"> <li>• Past racially restrictive covenants and school district gerrymandering caused segregation in schools and neighborhoods.</li> <li>• Rural and agricultural communities (along Highway 126) have more affordable housing opportunities overall. Communities are primarily home to Hispanic/Latino, low- and moderate-income households, including farmworkers.</li> <li>• Infrastructure constraints restrict development of high-density housing in most of the unincorporated county; therefore, county is limited in rezoning for higher density development in unincorporated communities which need it most.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage home share partnerships to provide affordable housing options in exchange for services to assist senior resident homeowners (Program X).</li> <li>• Continue the rent control program for mobilehome parks, which provides housing for lower income residents in high resource areas (Program B).</li> <li>• Encourage construction of ADUs to increase supply of affordable housing, especially in high resource areas (Programs C and U).</li> <li>• Increase services and amenities to improve access to opportunity in low resource areas (Programs A, D, and E).</li> <li>• Provide training to landlords on fair housing laws and encourage them to market their rental units in high resource areas to voucher holders. (Programs L and Q).</li> </ul>
<u>Disproportionate Access to Homeownership</u>	<ul style="list-style-type: none"> <li>• Unaffordable home prices in coastal communities</li> <li>• Costs of repairs or rehabilitation for older housing stock</li> </ul>	<ul style="list-style-type: none"> <li>• Provide down payment assistance to eligible potential homeowners (Program R)</li> <li>• Guide eligible homeowners in identifying resources for rehabilitation assistance (Programs V and W)</li> </ul>

	<ul style="list-style-type: none"> <li>• <a href="#">Lack of economic mobility for protected classes</a></li> </ul>	
<a href="#">AFH Identified Fair Housing Issue</a>	<a href="#">Contributing Factors</a>	<a href="#">Meaningful Actions</a>
<a href="#">Discrimination in Housing</a>	<ul style="list-style-type: none"> <li>• <a href="#">Lack of community support for high-density affordable housing</a></li> <li>• <a href="#">Limited housing opportunities for persons with disabilities</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Increased testing and more persistent enforcement of fair housing laws (Program L)</a></li> <li>• <a href="#">Actively recruit residents from low-opportunity/disadvantaged communities to serve or participate on boards, committees and other local government bodies (Program Y)</a></li> <li>• <a href="#">Amend County Ordinances and implement new state housing laws that mandate the use of only objective standards to approve residential projects, including projects for the special needs population. (Programs N and T)</a></li> </ul>

### **2040 General Plan Policies Affirmatively Furthering Fair Housing**

In 2020, the County adopted numerous policies in other elements of the 2040 General Plan focused on advancing environmental justice and increasing access to amenities in designated disadvantaged community, or low resource areas. Relevant policies from the Land Use and Character Element and the Economic Vitality Element are listed below. Additionally, the County will be conducting comprehensive Area Plan updates and will develop community specific actions aiming to address the opportunities and resources available to lower income households as well as expand amenities in lower resource areas.

#### **Land Use and Character Element**

**LU-1.7 Safe and Sanitary Homes Education and Outreach.** The County shall engage with agencies, non-profit organizations, landlords, property owners and tenants in Disadvantaged Communities to disseminate information to educate about indoor mold and lead hazards, methods for reduction, and prevention.

**LU-17.5 Placement of New Residential Uses.** Within designated disadvantaged communities, the County shall discourage the establishment of new residential and other sensitive land uses near incompatible industrial land uses unless appropriate mitigations or design consideration can be included.

**LU-18.1 Communication Channels.** Within designated disadvantaged communities, the County shall continue to improve communication channels and methods for meaningful dialogue between community members and decision-makers, including County staff and elected and appointed representatives.

**LU-18.2 Input on Proposed Planning Activities.** Within designated disadvantaged communities, the County shall facilitate opportunities for community members and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process.

## **Economic Vitality Element**

**EV-1.2 County Investment Priorities.** The County shall prioritize investment in infrastructure, services, safety net programs and other assets that are critical to future economic vitality, including public safety, healthcare, library services, water supply and quality, transportation, energy, and environmental resources. This investment shall consider equity in investment opportunities to designated disadvantaged communities, including designated Opportunity Zones under the federal Tax Cuts and Jobs Act of 2017. The focus of these efforts shall be to improve social equity and opportunity for all.

**EV-1.3 Housing Affordability.** The County shall continue to work with cities and community organizations to implement best practices, pursue funding, and implement programs that reduce the cost of housing to retain and attract employers and employees.

**EV-1.7 Supporting Industries Fitting County Needs.** The County shall strive to attract industries based on existing and projected workforce demographics, educational attainment, skills, and commute patterns, and which provide opportunities to residents living in designated disadvantaged communities.

**EV-1.10 Grocery Stores in Underserved Communities.** The County shall strive to attract and retain high-quality, full-service grocery stores and other healthy food purveyors in Existing Communities and adjacent urban areas, particularly in underserved areas.

**EV-6.1 Workforce Readiness.** The County shall collaborate with the Workforce Development Board, the P-20 Council, job and career centers, and other organizations to maximize workforce readiness by promoting job opportunity readiness among unemployed or underemployed residents and students and coordinating with local employers to identify workforce readiness issues and education and training program needs.

## CHAPTER 3 HOUSING REGULATIONS AND POTENTIAL CONSTRAINTS

Potential constraints to the provision of adequate and affordable housing can be created by government policies and regulations as well as non-governmental factors such as costs associated with land and construction. These constraints may increase the cost of housing or may render residential construction economically and/or politically infeasible for developers. Housing production constraints can also significantly impact households with low and moderate incomes and special needs.

### Government Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls as summarized in Figure 40 below, site improvement requirements, fees, and permit processing procedures, among other things, may constrain the maintenance, development, and improvement of housing.

### Land Use Controls

#### *The Guidelines for Orderly Development*

Ventura County's Guidelines for Orderly Development (Guidelines) were originally adopted by the Board of Supervisors, all city councils within Ventura County, and the Ventura County Local Agency Formation Commission (LAFCo) in 1969. The Guidelines represent a regional commitment to encourage urban development within cities whenever and wherever practical and to facilitate orderly planning and development in Ventura County. One of the primary goals was to channel growth into cities and away from agricultural land. Protecting agricultural resources has been an important part of Ventura County's policy history and the agricultural industry remains a critical part of Ventura County's economy and identity today.

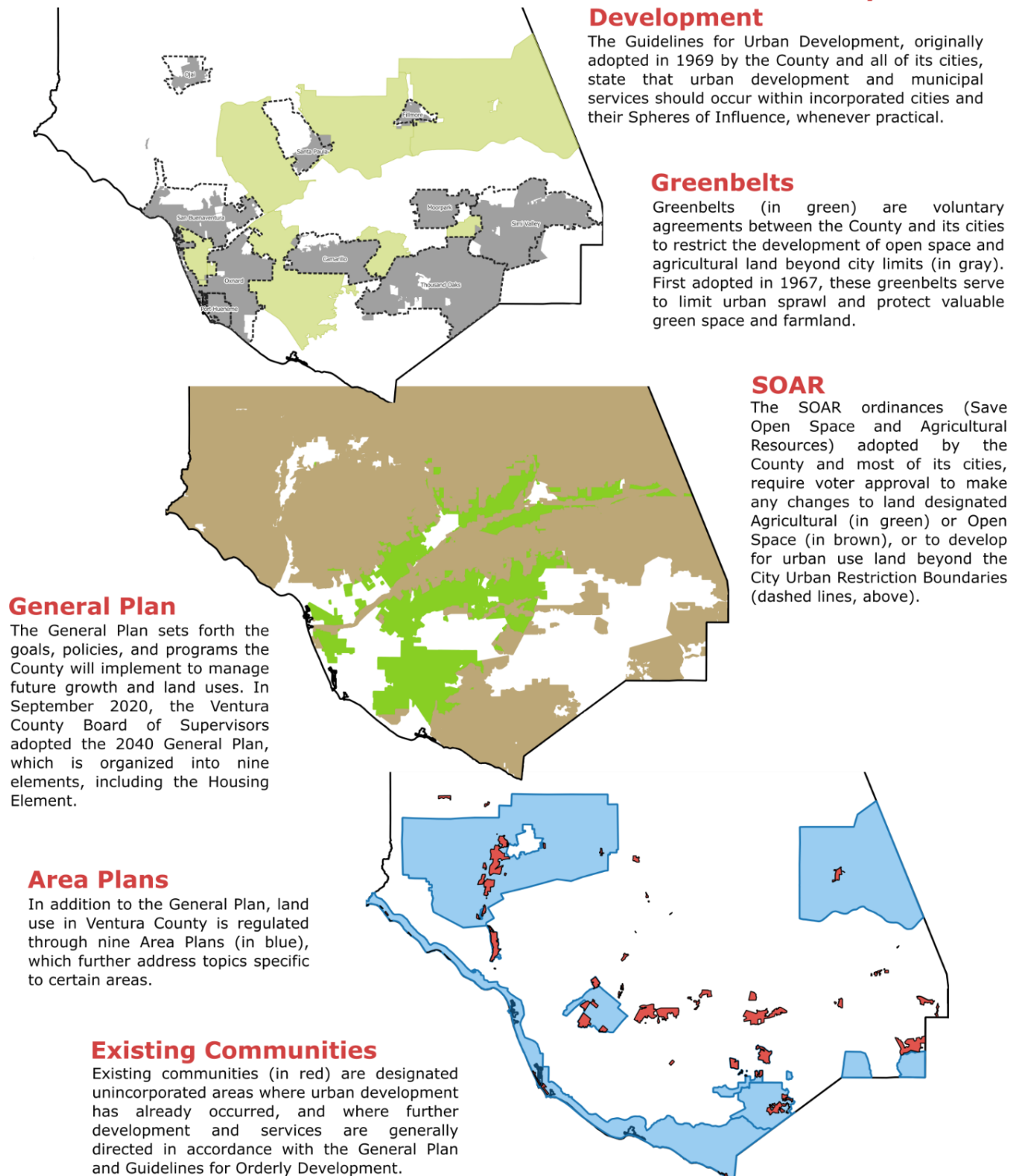
Through consistent application of the Guidelines over the past 50 years, the County and the cities, in coordination with LAFCo, contained urban development within city Sphere of Influence boundaries, but permitted those boundaries to expand as new urban development was approved. This was accomplished on a practical level by encouraging applicants for urban land use entitlements on sites located within a city Sphere of Influence<sup>24</sup> to apply first to the city rather than the County and to annex to the city prior to development occurring.

Urban development in the unincorporated County, therefore, can occur only where the zoning is established and is consistent with the land use plans of the respective cities. In Unincorporated Urban Centers, urban development should only be allowed when an Area Plan has been adopted by the County. The County's General Plan integrates the Guidelines for Orderly Development through Land Use policies LU-1.1, LU-1.2 and LU-1.4, which promote orderly growth in areas designated as Existing Communities and unincorporated urban centers.

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<sup>24</sup> The Spheres of Influence boundaries can be viewed in the County of Ventura General Plan Background Report, Figure 3-2.

**FIGURE 32  
GEOGRAPHY OF GOVERNMENT CONSTRAINTS**





Targeted growth could be seen as a governmental constraint, however, when viewed as a necessary method to direct urban growth to areas that are most suitable for development and to protect agricultural land, open space, sensitive environmental habitats and other natural resources, the benefits outweigh the constraints that may be imposed. Much of the unincorporated county is environmentally sensitive wildland, such as the Santa Monica Mountains, the Los Padres National Forest and related areas, which has considerable habitat value. Directing new growth to targeted urban areas is more likely to result in affordable housing, as costs associated with providing services and developing infrastructure in support of residential development would be substantially less. Additionally, directing growth near cities and to Existing Communities and unincorporated Urban Centers maximizes the efficient use of land by promoting higher density development within areas of the County that already have existing public infrastructure, employment centers, and proximity to services like grocery stores, banks, medical offices, and dining amenities.

The Guidelines for Orderly Development, as well as the planning principles that underlie this agreement, are consistent with Government Code sections 65561, 65562 and the intent of SB 375:

- Government Code section 65561 and 65562 recognize the need to preserve open space land not only for the maintenance of the economy but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources.
- SB 375 (2009) calls for reduction in greenhouse gas emissions through infill and other environmentally-friendly development.

### **Greenbelt Agreements**

Greenbelts are voluntary agreements between the County and one or more cities to limit urban development in agricultural areas within the unincorporated county. Between 1967 and 1986, the county and many cities adopted greenbelt agreements. They are unenforceable but politically important policy statements designed to set aside agricultural “greenbelts” and physically separate the cities from one another. There are seven greenbelts in Ventura County<sup>25</sup>. Most, if not all of this land, is also protected by SOAR initiatives, described below.

Much like the Guidelines for Orderly Development, the intent of these Greenbelt Agreements was to protect agricultural lands and to prevent premature conversion to uses incompatible with agricultural uses. Through these agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing zoning. The description, terms, conditions, and features of greenbelt agreements vary and are in effect for an indefinite time period. Over time, the boundaries of the County’s greenbelts have been amended to accommodate new development.

The Ventura County General Plan and Non-Coastal Zoning Ordinance regulate the uses in a greenbelt. The existing General Plan designations for greenbelts include Agriculture, Open Space, Rural, and Existing Community. In general, the zoning designations within a greenbelt typically include Agriculture-Exclusive (AE), Rural Agricultural (RA), and Open Space (OS).

### **Save Open Space & Agricultural Resources (SOAR)**

The Save Open Space and Agricultural Resources Initiative (SOAR) refers to a series of voter initiatives that the County and eight cities within the county approved to protect open space and agricultural land, beginning in 1995. SOAR established more formal urban growth boundaries that can’t be changed without voter approval.

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<sup>25</sup> The County Greenbelt Map can be found in the County of Ventura General Plan Background Report, Figure 3-6.

First approved in 1998, the County’s SOAR initiative requires a majority vote of the county electorate in order to rezone unincorporated Open space, Agricultural or Rural land for urban development or to make any changes to a General Plan goal or policy related to those land use designations. The eight voter-approved SOAR initiatives passed by the cities of Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, Thousand Oaks and Ventura require voter approval for urban development beyond a defined City Urban Restriction Boundary, or, in the case of the City of Ventura, before rezoning agricultural land within the city’s Sphere of Influence.

Because the majority of land in the unincorporated area (approximately 98 percent) is subject to the County SOAR initiative, this ordinance acts as a constraint on future urban development in lands designated Open Space, Agricultural, and Rural, but does not act as a constraint on future development on land that is already designated for urban uses. Moreover, in recognition of the dire need for housing, the County SOAR initiative contains an exemption for the construction of farmworker housing on land designated Agricultural. The County’s SOAR initiative was renewed by voters in November 2016, extending the expiration date to 2050.

### ***Ojai Valley Area Plan Traffic Policy***

The Ojai Valley Area Plan contains policies regarding land use and development affecting traffic levels along State Route 33, which encompasses a significant portion of the Ojai Valley Area Plan boundary. To help maintain the roads at a Level of Service of “E” or better, General Plan guidelines require any projects in this impact area to mitigate, or reduce, the negative effects of traffic congestion that may result from development and growth. An exception to this policy is for affordable housing and farmworker housing projects located in areas served by roads that are currently operating at LOS “E” or better.

Detailed evaluation of potential traffic impacts is required for development projects in the Ojai Valley. A Traffic Impact Study can be conducted to estimate the anticipated traffic impacts likely to result from new development. Potential impacts may be mitigated by reducing the size of the proposed project, changing the time of trips generated to be outside of peak traffic hours, or arranging shuttles or other alternatives to single-occupant vehicles for transportation.

### ***General Plan***

The County’s 2040 General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the unincorporated County. The County’s land use designations contain a wide array of housing types – from urban multifamily complexes along the coast and in some Existing communities to rural residential uses on large acreages, as shown in Table 23 below. The various densities of residential development in the county not only provide housing choices, but their locations and designs play a critical role in the character and quality of life of county residents. The County has 1,129,234 acres designated by the General Plan to accommodate at least 499,612 units. However, a vast majority, 89 percent, of the residential development capacity lies within the city Spheres of Influence. This reflects the collaborative agreement memorialized in the Ventura County Guidelines for Orderly Development, which calls for urban development to occur within cities whenever and wherever practical.

**TABLE 23**  
**GENERAL PLAN RESIDENTIAL LAND USE**

Land Use Designation	Description	Residential Density <sup>1, 2</sup>
Very Low-Density Residential (VLDR)	This designation provides a physical transition between the outer edges of an existing community or Urban Area and nearby agricultural and open space areas and uses.	Maximum: 4 units per acre
Low-Density Residential (LDR)	This designation provides for a variety of single-family homes and neighborhoods.	Maximum: 6 units per acre
Medium-Density Residential (MDR)	This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density allowed should occur along major transportation routes or adjacent to commercial centers. The MDR designation generally applies to residential neighborhoods and central areas within Existing Communities and Urban Areas.	Maximum: 14 units per acre
Residential High-Density (RHD)	This designation provides for residential development in more intensely developed residential and commercial areas. The RHD designation generally applies to central areas within Existing Communities and Urban Areas.	Minimum: 20 units per acre <a href="#">Maximum 22 units per acre</a>
Residential Planned Development (RPD)	The purpose of this designation is to provide areas of residential communities which will be developed using modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site.	Maximum: 20 units per acre
Coastal Residential Planned Development (CRPD)	The purpose of this designation is to provide areas for residential communities which will be developed using innovative site planning techniques. The CRPD designation generally applies to areas appropriate for modern residential development within the boundaries of an Existing Community designated area in the coastal zone.	Maximum: 36 units per acre
Residential Beach (RB)	This designation provides for small-lot, beach-oriented residential communities. The RB designation generally applies to areas appropriate for high-density residential development within the boundaries of an Existing Community designated areas in the Coastal Zone.	Maximum: 36 units per acre
Mixed Use (MU)	This designation provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses.	Maximum: 20 units per acre

<sup>1</sup>The County shall exclude from the Residential land use maximum density farmworker dwellings and accessory dwelling units. (LU-10.2)

<sup>2</sup>For qualifying residential developments, a density bonus may be provided in accordance with California Government Code section 65915.

## Zoning Ordinances

As discussed in the previous sections, urban residential development is generally directed to the cities or to specific unincorporated Urban or Existing Community designated areas. Nonetheless, some limited residential uses are allowed in Agricultural, Open Space and Rural designated areas. The County General Plan specifies in Figures 3.2a and 3.2b of the Land Use Designations chapter of the Background Report

which zones of the Non-Coastal and Coastal Zoning Ordinances are consistent with each land use designation.

The County has a total of 33 zoning classifications, of which, 22 zoning classifications allow some form of a residential use. Table 24 below lists all zones in the County by name and abbreviation.

TABLE 24 ZONE ABBREVIATIONS		
Non-Coastal Zoning Ordinance		
OS (Open Space)	RES (Residential)	CPD (Commercial Planned Development)
AE (Agricultural Exclusive)	RPD (Residential Planned Development)	M1 (Industrial Park)
RA (Rural Agricultural)	RHD (Residential High Density)	M2 (Limited Industrial)
RE (Rural Exclusive)	R/MU (Residential Mixed Use)	M3 (General Industrial)
RO (Single-Family Estate)	TC (Town Center)	IND (Light Industrial)
R1 (Single-Family Residential)	CO (Commercial Office)	TP (Timberland Preserve)
R2 (Two-Family Residential)	C1 (Neighborhood Commercial)	SP (Specific Plan)
Coastal Zoning Ordinance		
COS (Coastal Open Space)	CR1 (Coastal One-Family Residential)	CRPD (Coastal Residential Planned Development)
CA (Coastal Agriculture)	CR2 (Coastal Two-Family Residential)	CC (Coastal Commercial)
CR (Coastal Rural)	RB (Residential Beach)	CM (Coastal Industrial)
CRE (Coastal Rural Exclusive)	RBH (Residential Beach Harbor)	Harbor Planned Development (HPD)

The following is a description of ~~County's Zoning Ordinances allow~~ the various zones that allow residential uses ~~in the following zones~~. [The County's Zoning Ordinances \(Non-Coastal and Coastal\) are available on the County Planning Division website:](#)

**Single-Family Residential (R1) Zone:** The purpose of the R1 zone is to provide for and maintain areas which are appropriate for single-family dwellings on individual lots with a minimum lot area of 6,000 square feet. Additional uses, necessary and incidental to single-family development, are also permitted.

**Two-Family Residential (R2) Zone:** The purpose of the R2 zone is to provide for and maintain residential areas allowing two single-family dwelling units or a two-family dwelling unit on individual lots with a minimum lot area of 7,000 square feet. As in the R1 zone, additional uses, necessary and incidental to single-family development, are also permitted.

**Residential Planned Development (RPD) Zone:** The purpose of the RPD zone is to provide areas for communities which will be developed utilizing unified design techniques. There are various sub-categories in this zone that establish the density of housing on the individual lots which vary from the density of one dwelling unit per acre (RPD-1 du/ac) to 20 dwelling units per acre (RPD-20 du/ac). This zone provides a flexible regulatory framework in order to encourage:

- Coordinated neighborhood design and compatibility with existing or potential development of surrounding areas;
- An efficient use of land particularly through the clustering of dwelling units and the preservation of the natural features of sites;
- Variety and innovation in site design, density and housing unit options, including garden apartments, townhouses and single-family dwellings;
- Lower housing costs through the reduction of street and utility networks; and

- A more varied, attractive and energy-efficient living environment as well as greater opportunities for recreation than would be possible under other zone classifications.

**Residential High Density (RHD) Zone:** The purpose of this zone is to make available parcels that are appropriate for multifamily residential projects at densities considered by state law to be affordable by design to lower-income households. This zone allows multifamily dwelling as a permitted use by right accommodates a minimum density of 20 dwelling units per acre. The minimum lot area required for development in this zone is 0.8 acres.

**Residential (RES) Zone:** The purpose of this zone is primarily for construction of single family and duplex residential development, but triplex and quadplex residential development is allowed on larger lots within the residential neighborhood. The minimum lot areas in this zone differ for each type of housing, such as 4,000 square feet for a single-family dwelling, 7,000 square feet for a duplex, 7,500 square feet for a triplex, and 8,000 square feet for a quadplex.

**Residential Mixed Use (R/MU) Zone:** The purpose of this zone is primarily for construction of multi-family dwellings with a minimum density of 20 dwelling units per acre, along with compatible commercial uses in specific locations within the zone. In addition to three-story multi-family housing, triplex and quadplex residential development is also allowed in this zone.

**Rural Agricultural (RA) Zone:** The purpose of this zone is to provide for and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential land uses are protected. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, as well as individual dwelling units for farmworker and animal caretakers are permitted in this zone.

**Rural Exclusive (RE) Zone:** The purpose of this zone is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

**Single-Family Estate (RO) Zone:** The purpose of this zone is to provide areas exclusively for single-family residential estates where a rural atmosphere is maintained by the allowing of a range of horticultural activities as well as animals for recreational purposes. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

**Open Space (OS) zone:** The intent of the OS zone is to essentially preserve natural resources, manage production of resources, provide outdoor recreation and public health and safety, promote efficient municipal services, and be utilized to define the boundaries of existing communities and helps prevent urban sprawl in the County. This zone includes parcels or areas of land or water that are essentially unimproved, and certain residential uses are allowed in the zone, which include single-family dwellings, accessory dwelling units, and all options for farmworker housing.

**Agricultural Exclusive (AE) Zone:** The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have detrimental effects upon the agriculture industry. Although this zone is primarily focused on encouraging agricultural uses, it allows minimal residential uses which may support the agricultural use, such as single-family homes and their associated residential uses, and all options for farmworker housing.

**Timberland Preserve (TP) Zone:** The purpose of this zone is to maintain the optimum amount of the limited supply of timberland, discourage its conversion to urban uses, or expansion of urban

services into the zone, and to encourage investment in the timberlands. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, as well as individual dwelling units for farmworker and animal caretakers are permitted in this zone. However, there are only seven parcels zoned TP, consisting of 56 acres.

**Town Center (TC) Zone:** The purpose of this zone is primarily for commercial use, but the zone allows for compatible light industrial use, as well as residential units, as a secondary use. The residential options include individual residential units as well as live/work units allowed only on the second floor of this zone. Ground-floor residential units are not permitted.

**Coastal One-Family Residential (CR1) Zone:** The purpose of this zone is to provide for, and maintain, areas along the coast for more traditional single-family developments on lots with a minimum lot area of 7,000 square feet.

**Coastal Two-Family Residential (CR2) Zone:** The purpose of this zone is to provide for, and maintain, areas along the coast where single and two-family dwellings are allowed, on lots with a minimum lot area of 7,000 square feet.

**Residential Beach (RB) Zone:** The purpose of this zone is to provide for the development and preservation of small-lot, beach-oriented residential communities, with a minimum lot area of 3,000 square feet. Residential single-family dwellings are permitted in this zone.

**Residential Beach Harbor (RBH) Zone:** The purpose of this zone is to provide for development and preservation of unique beach-oriented residential communities with small lot subdivision patterns. Residential single-family dwellings are permitted in this zone.

**Coastal Residential Planned Development (CRPD) Zone:** The purpose of this zone is to provide a method whereby land may be designated and developed as a unit for residential use by taking advantage of innovative site planning techniques. There are various sub-categories in this zone that establish the density of the multi-family housing on the individual lots which vary from the density of three dwelling units per acre (CRPD-3 du/ac) to 25 dwelling units per acre (CRPD-25 du/ac).

**Coastal Rural (CR) Zone:** The purpose of this zone is to provide for and maintain a rural residential setting where a variety of agricultural uses are also permitted, while surrounding land uses are protected. The minimum lot area required in this zone is one acre. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

**Coastal Rural Exclusive (CRE) Zone:** The purpose of this zone is to provide for residential areas with semirural atmosphere, but exclude agricultural uses to a great extent and concentrate on residential uses. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

**Coastal Open Space (COS) Zone:** The purpose of this zone is to provide for the preservation, maintenance, and enhancement of natural and recreational resources in the coastal areas of the County while allowing reasonable and compatible uses of the land. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

**Coastal Agricultural (CA) Zone:** The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in the coastal zone of Ventura County, and to protect these areas from the encroachment of nonresidential uses that, by their nature would have detrimental effects on the agriculture industry. Although this zone is primarily focused on encouraging agricultural uses, it allows minimal residential uses which may support the agricultural use, such as single-family homes and their associated residential uses.



### Overlay Zones

In addition to the above zoning classifications, the Zoning Ordinance also establishes overlay zones to apply additional regulations and standards to certain properties, as shown in Figures 3-25 through 3-28 of the General Plan Background Report. The following zoning overlays apply to residential development in portions of the County:

**Scenic Resource Protection (SRP) Overlay Zone:** The purpose of this overlay zone is to preserve and protect the visual quality within the viewshed of selected County lakes, along the County's adopted scenic highways, and at other locations as determined by the Area Plans, to minimize development that conflicts with the value of scenic resources and to provide notice to landowners and the general public of the location and value of scenic resources which are of significance in the County. The SRP overlay is applied to over 55,000 acres of land within the County and properties within this overlay zone are required to meet specific development standards to ensure that the proposed development minimizes visual impacts from the viewsheds. Figure 8-7 of the Background Report depicts the SRP Overlay Zone in Ventura County, which includes the visual resources in the Ojai and Thousand Oaks areas and around prominent lakes.

**Mineral Resources Protection (MRP) Overlay Zone:** The purpose of this overlay zone is to safeguard future access to an important resource, to facilitate a long term supply of mineral resources within the County, to minimize land use conflicts, to provide notice to landowners and the general public of the presence of the resource, and the purpose is not to obligate the County to approve use permits for the development of the resources subject to the MRP Overlay Zone. The MRP overlay is applied to approximately 21,000 acres of land zoned Agricultural Exclusive (A-E), Open Space (O-S), Rural Exclusive (R-E), Industrial Park (M-1), and Limited Industrial (M-2).

**Community Business District (CBD) Overlay Zone:** The purpose of this overlay zone is to identify community business districts with unique historic character which justify special permit requirements and standards so as to preserve or re-create the historic character of the district, and encourage mixed-use development projects within the district to revitalize it, encourage pedestrian circulation, maximize site development potential, and create an active environment while promoting a traditional village-style mix of retail, restaurants, offices, civic uses, multi-family housing and other compatible land uses. The CBD overlay is applied to 11 acres of land zoned Commercial Planned Development (CPD).

**Temporary Rental Unit Regulation (TRU) Overlay Zone:** The purpose of this overlay zone is to establish standards and requirements for the temporary rental of dwellings as accessory uses within the overlay zone boundary, in order to ensure that the use of dwellings as temporary rental units does not adversely impact long-term housing opportunities within the Ojai Valley; to safeguard affordable housing opportunities for individuals working in service and other relatively low-wage sectors in the Ojai Valley so that such individuals can live in close proximity to their places of work; preserve the residential, small-town community character of the Ojai Valley, and ensure that temporary rental units are compatible with surrounding land uses; and to protect the health, safety and welfare of the temporary rental units' renters, occupants, neighboring residents, as well as the general public and environment. The TRU overlay is contiguous with the boundary of the Ojai Valley Municipal Advisory Council.

**Critical Wildlife Passage Areas (CWPA) Overlay Zone:** This overlay zone identifies Critical Wildlife Passage Areas which are located entirely within the boundaries of the larger Habitat Connectivity and Wildlife Corridors overlay zone, the extents of which are shown on Figure 8-6a through 8-6c of the General Plan Background Report. The purpose of this overlay zone is to identify areas within the Habitat Connectivity and Wildlife Corridor that are physically constrained and species movement is or will likely be restricted between the larger core habitat areas connected by the overall corridor. Although this overlay zone doesn't prohibit residential development, it

encourages clustering of development to the maximum extent feasible through a compact siting standard for development.

**Habitat Connectivity and Wildlife Corridor Overlay Zone:** Ventura County contains large areas of undeveloped native habitats that are primarily conserved within the Ventura and Santa Clara Rivers, Los Padres National Forest, and the Santa Monica Mountains. However, the natural resource values within these areas are compromised by the loss of habitat connectivity between them which can result in restricted genetics and ultimately extinctions for animal and plant populations in the face of increasing isolation and climate change. The purpose of the Habitat Connectivity and Wildlife Corridor overlay zone is to preserve the functional connectivity for wildlife and vegetation between these core natural areas. The creation of the overlay zone provides a way to protect functional connectivity by implementing the following: minimizing direct barriers to wildlife movement by improving or protecting wildlife road crossing structures and restricting the use of wildlife impermeable fencing; reducing the indirect impacts of outdoor lighting; protecting the connectivity of surface water features by limiting the removal of vegetation; and, incentivizing property owners to site development outside these areas..

**Mobilehome Park (MHP) Overlay Zone:** The Mobilehome Park Overlay Zone prevents the redevelopment of mobilehome parks by only allowing land uses related to the operation of mobilehome parks. All 25 of the unincorporated county's mobilehome parks are in the Mobilehome Park Overlay Zone, representing approximately 1,400 mobilehome spaces.

**Senior Mobilehome Park (SMHP) Overlay Zone:** The Senior Mobilehome Park Overlay Zone is applied solely to the County's eight senior mobilehome parks. At least 80% of the spaces in these parks must be occupied by at least one resident 55 years of age or older. Senior mobilehome park owners or management may apply additional occupancy restrictions. The Senior Mobilehome Park Overlay Zone reserves approximately 900 mobilehome spaces for use by seniors.

### Allowed Residential Uses

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single family homes, multifamily housing, accessory dwelling units, mobilehomes, farmworker housing, homeless shelters, and transitional housing, among others. Each zoning classification, as detailed above, allows a range of residential uses that are permitted by-right or with a Zoning Clearance; however, many districts allow additional residential uses with a Planned Development Permit or Conditional Use Permit, both of which requires a public hearing. Details on the permitting process are described later in this section. Tables 20, 21, and 22, below, identify the various residential uses allowed in each zoning classification and whether the use is allowed by-right (i.e., with a zoning clearance) or requires a type of discretionary permit. It's worth noting that the County approves most single-family dwellings with an over the counter Zoning Clearance. There is no design review or architectural review process required and a low flat fee is charged. Sites that trigger discretionary review for single family homes include those in coastal locations, locations where an overlay zone requires discretionary review, or sites where other unique circumstances exist, such as the presence of environmentally sensitive habitat on the site.

### Legend for Entitlement for Tables 25, 26 and 27

<b>E</b> = Exempt	<b>PDP</b> = PD Permit, Principally-Permitted ( <i>only appealable to the Coastal Commission</i> )	Exempt	Approved by <i>Planning Director</i> or Designee	Approved by Planning Commission	Approved by Board of Supervisors
<b>ZC</b> = Zoning Clearance	<b>CUP</b> = Conditional Use Permit				
<b>PD</b> = Planned Development Permit					



**TABLE 25**  
**HOUSING TYPES PERMITTED BY ZONE, NON-COASTAL ZONES**

Residential Uses	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	CO	C1	CPD	M1	M2	M3
<b>Dwellings:</b>																
Dwellings, Single-Family	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD		ZC						
Mobilehome, Continuing Nonconforming	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP						
Dwellings, Two-Family, or Two Single-Family Dwellings							ZC	PD								
Dwellings, Multi-Family								PD	ZC							
Farmworker Housing Complex	PD	PD														
Accessory Dwelling Unit	Pursuant to Article 7 sec. 8107-1.7															
<b>Mobilehome Parks</b>			CUP	CUP	CUP	CUP	CUP	CUP								
<b>Agriculture and Agricultural Operations, Accessory Uses and Structures:</b>																
Farmworker Dwelling Units	ZC	ZC	ZC							ZC						
Animal Caretaker Dwelling Units	ZC	ZC	ZC							ZC						
<b>Care Facilities:</b>																
Intermediate: Care of 7 or More Persons			CUP	CUP		CUP	CUP	CUP	CUP		CUP		CUP			
Residential: Care of 6 or Fewer Persons	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD	PD							
Residential: Care of 7 or More Persons			CUP	CUP		CUP	CUP	CUP			CUP		CUP			
Emergency Shelter													ZC			
Hotels, Motels and Boarding Houses													PD			
<b>Uses and Structures, Accessory:</b>																
Dwelling, For Superintendent or Owner												CUP	CUP	CUP	CUP	CUP
Dwelling, Caretaker														CUP	CUP	CUP

TABLE 26 HOUSING TYPES PERMITTED BY ZONE, SATICOY AREA PLAN				
Residential Uses	RES	R/MU	TC	IND
<b>Dwellings:</b>				
Dwellings, Single-Family	ZC			
Dwellings, Two-Family, or Two Single-Family Dwellings	ZC	PD		
Dwellings, Multi-Family				
Triplex, Quadplex	PD	PD		
Apartments (min. 4 plus units)		PD		
Town Center Residential			PD	
Accessory Dwelling Unit				
Live/Work Units			PD	
<b>Care Facilities:</b>				
Intermediate: Care of 7 or More Persons	CUP	CUP	CUP	
Residential: Care of 6 or Fewer Persons	ZC	ZC		
Hotels, Motels <sup>a</sup> And Boarding Houses			PD	
<b>Uses and Structures, Accessory:</b>				
Dwelling, For Superintendent or Owner		PD	CUP	CUP
Dwelling, Caretaker				CUP

**TABLE 27**  
**HOUSING TYPES PERMITTED BY ZONE, COASTAL ZONES**

Residential Uses	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
<b>Dwellings:</b>											
Dwellings, Single-Family	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
Within exempt areas <sup>1</sup>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Dwellings, Two-Family, or Two Single-Family Dwellings						PDP	PDP	PDP	PDP		
Within exempt areas <sup>1</sup>						ZC	ZC	ZC	ZC		
Dwellings, Multi-Family									PDP		
Within exempt areas <sup>1</sup>									ZC		
Accessory Dwelling Unit	PD	PD	PD	PD	PD	PD	PD	PD	PD		
Within exempt areas <sup>1</sup>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Mobilehome, Continuing Nonconforming	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP			
Mobile Home Parks			CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Within exempt areas <sup>1</sup>			ZC	ZC	ZC	ZC	ZC	ZC	ZC		
<b>Agriculture <a href="#">a</a>And Agricultural Operations:</b>											
Farmworker or Animal Caretaker Dwelling Unit (one per lot)		PDP									
Farmworker or Animal Caretaker Dwelling Unit – nonconforming lot		CUP									
Farmworker or Animal Caretaker Dwelling Units (more than one)		CUP									
Within exempt areas <sup>1</sup>		ZC									
<b>Care Facilities:</b>											
Residential: Care of 6 or Fewer Persons	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
Within exempt areas <sup>1</sup>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Hotels, Motels <a href="#">a</a> And Boatels										CUP	
<b>Uses <a href="#">a</a>And Structures, Accessory:</b>											
Dwelling, for Proprietor (2 <sup>nd</sup> or 3 <sup>rd</sup> floor only)										PDP	PD

<sup>1</sup> Pursuant to Categorical Exclusion Order E-83-1, the construction of *single-family dwellings* on existing vacant *legal lots* of record in Solromar, Silver Strand, Hollywood Beach, North Coast is exempt from *coastal development permit* requirements (Ventura County Coastal Zoning Ordinance Sec. 8174-6.2)

**Residential Care Facilities** – State law requires that group homes of six or fewer residents be regulated in the same manner as single-family residences for zoning purposes. Under the County’s Zoning Ordinances, residential care facilities serving six or fewer persons, are allowed wherever single-family units are allowed. The only exception to this is in the TC and TP Zones. The TP zone applies to seven parcels Countywide and the Town Center zone comprises the commercial and civic core of the Satcoy Area Plan and may allow for compatible live/work units. For larger occupancies, residential care uses are permitted with a Conditional Use Permit issued by the Planning Commission. While not explicitly required by State law, the CUP requirement for residential care facilities for 7 or more persons could be considered a fair housing issue.

The County’s definition of “family”, which was amended in 1995, is in compliance with fair housing laws and does not discriminate based on household type or number of individuals. The definition is a follows:

*Family - An individual, or two or more persons living together as a single housekeeping unit in a dwelling unit; including residents and operators of a boardinghouse or other residential facility under the Community Care Facilities Act.*

Housing Program N will ensure that the County’s Zoning Ordinances will be amended to address residential care facilities for six or fewer residents. Specifically, these smaller facilities will be regulated in the same manner as a single-family dwelling units and the development standards for larger group homes in the Zoning Ordinances will be evaluated to ensure state fair housing laws are met for residential care facilities of 7 or more persons.

**Emergency Shelters** – As required by Government Code section 65583(a)(4)(A), the Non-Coastal Zoning Ordinance allows emergency shelters in the Commercial Planned Development (CPD) Zone as a permitted use without a conditional use or other discretionary permit. The criteria used to determine viable sites within the CPD zone included the following.

- Parcel location within a Sphere of influence of a city with a minimum population of 20,000 to assure adequate services;
- Not within 300 feet of a school or another emergency shelter;
- Existing or expected future sewer line; and
- Minimum parcels size of one-half acre.

In 2011, the Housing Element Environmental Impact Report assessed 21 CPD zoned sites to allow for emergency shelters by right. Applying the criteria listed above, Planning staff identified that of the 21 sites assessed, there is the possibility of developing eight emergency shelters in the following locations: two in Montalvo, one in Strickland Acres, three in El Rio, and two in Nyeland Acres. Since 2011, three of the eight sites have been annexed to the Cities of Ventura and Oxnard. Five potential areas remain to develop emergency shelters as shown in Table 28 below.

TABLE 28 EMERGENCY SHELTER SITES UNINCORPORATED COUNTY		
APN	Location	Parcel Size
144-0-021-345 & 144-0-021-395	El Rio	2.51 and 1.3 acres
145-0-151-210 & 145-0-151-220	El Rio	0.65 and 0.67 acres
147-0-060-265 & 147-0-060-245	Strickland Acres	0.51 and 0.68 acres
149-0-100-485 & 149-0-100-465	Nyeland Acres	1.17 and 1.12 acres
149-0-063-170	Nyeland Acres	0.78 acre

The County's emergency shelter ordinance has a 60 beds per facility limit (Non-Coastal Zoning Ordinance Section 8107-44). Hence, it is approximated that the five shelter locations could accommodate approximately a total of 300 beds. Additionally, Planning staff has identified that the 300-foot buffer requirement from school sites may not be an allowed criterion in state law, which can open up the possibility for another emergency shelter site in El Rio. Housing Program N will ensure that the County updates the Zoning Ordinance to align with Government Code section 65583(a)(4), which outlines requirements for permitting emergency shelters.

**Low Barrier Navigation Centers** – Assembly Bill 101, approved on July 31, 2019, added Government code sections 65660 through 65668 to require a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, Government code section 65560(a) defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing.

The County of Ventura Zoning Ordinances do not address or define low barrier navigation centers; therefore, Housing Program N will ensure that the County updates the Zoning Ordinance to address low barrier navigation centers consistent with Government Code sections 65660 through 65668.

**Transitional and Supportive Housing** – Government Code section 65583(c)(3) states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined in Health and Safety Code section 50801(i)) as “housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing.” Supportive housing is defined in Government Code section 65582(g)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of section 53260, and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Housing Program N will ensure that the County's Zoning Ordinance will be amended to define supportive and transitional housing as set forth in Government code section 65582(g) and Health and Safety Code section 50801(i)) respectively. Additionally, the Zoning Ordinance amendment will address both supportive and transitional housing as a residential use in all zones allowing residential uses, subject only to the requirements applied to other residential uses of the same type in the same zone.

AB 2162, effective January 1, 2019, was adopted to address shortages in supportive and emergency housing. AB 2162 requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review. For a project to be eligible for the streamlined and ministerial AB 2162 process, it must satisfy specific criteria pursuant to Government Code section 65651, including but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- One hundred percent of the units within the development, excluding managers' units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income households; and

- A specified number of units are designated as supportive housing.

On November 2020, the County issued a Zoning Clearance for the 50-unit Sierra Vista Senior Supportive Housing Project pursuant to AB 2162. Planning staff also developed a streamlined multifamily application to facilitate the processing of housing projects that are eligible for streamlined review under AB 2162 or other state streamlining laws, as well as a webpage with information and resources for applicants who are interested in proposing housing projects eligible for streamlining (the application and webpage will be launched ~~early April~~ Summer 2021).

**Farmworker and Employee Housing** – Health and Safety Code section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a single-family residence in the same zone. Health and Safety Code section 17021.6 requires that any employee housing consisting of no more than 36 beds in group quarters or 12 units shall be deemed an agricultural land use and permitted in the same manner as agricultural uses. The County is currently processing Non-Coastal Zoning Ordinance amendments to achieve consistency with this State law. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Spring and Summer 2021, respectively.

AB 1783 provides for streamlined, ministerial approval of agricultural worker housing that meets the requirements Health and Safety Code section 17021.8, including that the farmworker housing will be located on land zoned primarily for agricultural uses and be maintained and operated by a qualified affordable housing organization that has been certified by HCD.

Planning staff developed a streamlined multifamily application to facilitate the processing of housing projects that are eligible for streamlined review under AB 1783 or other state streamlining laws, as well as a webpage with information and resources for applicants who are interested in proposing housing projects eligible for streamlining. Both will be launched in ~~April~~ Summer 2021.

To further reduce constraints to the development of housing for farmworkers, the Board of Supervisors will consider amendments to the Non-Coastal Zoning Ordinance that would reduce the crop density requirements needed to qualify for ministerial farmworker dwelling units, evaluate new housing options for temporary and seasonal farmworkers, and potentially expand the use of farmworker housing complexes to the Rural Agricultural zone with a discretionary permit. Revisions to farmworker housing development standards will complete Housing Element Program 3.3.3-5(8) from the 2013-2021 Housing Element. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Summer and Fall 2021, respectively.

[Additionally, implementation of Program E will identify the needs of the local farmworker population on a countywide scale and propose housing solutions.](#)

**Single-Room Occupancy Units** – The County of Ventura General Plan and Zoning Ordinances do not explicitly address single-room occupancy housing; however, single room occupancy units were added to the definition of both “boarding houses” and “multifamily dwellings” de facto allowing single room occupancy units area wherever boarding houses or multifamily units are allowed.

**Accessory Dwelling and Junior Accessory Dwelling Units** – Government code sections 65852.2 and 65852.22 establish state standards for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). ADUs and JADUs provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood. Since 2014, ADUs have comprised 30 percent of the residential building permits issued in the unincorporated County and have long been identified as an important source of affordable housing for County residents.

To encourage establishment of ADUs, state law authorizes cities and counties to adopt ADU ordinances consistent with state standards requiring ministerial (“by right”) approval of ADUs that meet specified objective criteria. If an ADU ordinance is not adopted, a proposed ADU development is subject only to the standards set forth in state law (Government Code, Section 65852.2).

Several bills have further relaxed requirements for ADUs at the local level (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670). The 2016 and 2017 updates to state law included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size requirements and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot within a residential or mixed-use zone, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs and created a tiered fee structure that charges ADUs based on their size and location and prohibits fees on units less than 750 square feet. AB 671 requires local governments to include in Housing Elements plans to incentivize and encourage affordable ADU rentals and requires the State to develop a list of state grants and financial incentives for affordable ADUs. In addition, AB 670 makes any governing document, such as a homeowners’ association Covenants, Conditions, and Restrictions, void and unenforceable to the extent that it effectively prohibits or unreasonably restricts the construction or use of ADUs or junior ADUs.

The County of Ventura’s Zoning Ordinances (NCZO section 8107-1.7 and CZO section 8181-13), provide general provisions and development standards for ADUs in the County. They have been amended over time and are currently in the process of being updated to meet new state laws that went into effect January 1, 2020.

To facilitate the permitting of ADUs and JADUs in the unincorporated County, Programs C and U will be implemented. Also, the County released updated standardized plans for 700, 900 and 1,200 square foot ADUs to be utilized for farmworker and accessory dwelling units in July 2021. To ensure that permitting trends align with the projections, Program Z will monitor ADUs.

**Persons with Disabilities (Reasonable Accommodation)** – Government Code section 65583(a)(5) requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons.

In 2011, the Planning Division processed ~~an~~ ordinance amendments for Reasonable Accommodation pursuant to Government Code section 65583(c)(3). The County’s Zoning Ordinances (Non-Coastal Zoning Ordinance section 8111-9 and Coastal Zoning Ordinance section 8181-14) sets out a process for ensuring reasonable accommodation, and includes provisions for making, reviewing and processing a formal request for Reasonable Accommodation. ~~It~~ They both includes factors that should be considered when reviewing a request for accommodations, applying conditions of approval, and an appeals process for denial action. It is the policy of the County to provide individuals with disabilities reasonable accommodations in land use and zoning rules, policies, practices and procedures that may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The standards in the Zoning ~~Ordinances~~ -for determining a Fair Housing Reasonable Accommodation Request include the following:

- The applicant seeking the accommodation(s) is a qualified individual protected under the Federal Fair Housing Act or the California Fair Employment and Housing Act. ~~Aets:~~
- The accommodation(s) is reasonable and necessary to afford the applicant an equal opportunity to use and enjoy a dwelling unit(s).
- The requested accommodation(s) would not impose an undue financial or administrative burden on the County.



- [The requested accommodation would not require a fundamental alteration in any County program, policy, practice, ordinance, and/or procedure, including zoning ordinances.](#)
- [Other factors that may have a bearing on the accommodation request.](#)

The County Building and Safety Division adopted the Universal Building Code (UBC) in 1947; the UBC has since been replaced by the California building Code (CBD) which addresses the provisions for access to people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint through the reasonable accommodations formal request process described above and outlined in the Non-Coastal Zoning Ordinance section 8111-9 and Coastal Zoning Ordinance section 8181-14.

[The current findings to approve a Reasonable Accommodation request could be considered a fair housing issue. Through Housing Program N, County Planning Division will conduct an ordinance review to ensure that the County's Zoning Ordinances comply with the state law requirements for Reasonable Accommodation standards. If the review concludes that standards are not compliant, the Zoning Ordinances will be amended to remove potential constraints to housing for persons with disabilities and comply with state and federal laws.](#)

**Residential High-Density (RHD) Zone** – In 2011, the County created a new RHD zone for the purpose of meeting lower income category RHNA targets and rezoned seven sites at a density of 20 dwelling unit per acre. These sites were not only zoned to meet the density requirements for lower-income housing site inventory assumptions, but they were processed to allow multifamily housing as a use “by right,” meaning they require only a ministerial Zoning Clearance permit pursuant to Non-Coastal Zoning Code Section 8109-1.3. At the time, the understanding was that these sites were required to be 100 percent affordable in order to be eligible for the “by right” process. Recent state law AB 1397, Government Code section 65583.2(c), clarifies that sites identified for lower income housing only require a 20 percent affordability requirement. Housing Program H proposes to remediate this discrepancy with state law. [The County will apply state law in the meantime.](#)

**Mobile and Manufactured Homes** – Manufactured homes can be integral parts of the solution for addressing housing needs. Pursuant to Government Code section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, state law requires that with the exception of architectural requirements, a local government shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject. The County's provisions regulating mobile and manufactured homes are consistent with state law.

### ***Development Standards***

Residential development standards in the County's Non-Coastal and Coastal Zoning Ordinances are designed to balance the goal of providing housing opportunities for all income groups while protecting and promoting the health, safety and general welfare of residents, as well as implementing the policies of the General Plan. These standards also help preserve the character and integrity of existing neighborhoods.

Specific residential development standards are summarized in Table 29 below which can have an effect on the ability of property owners to construct and maintain housing. Generally, development standards can limit the number of units that may be constructed on a property. These include minimum lot areas, maximum building coverage, setbacks, and height.



**TABLE 29**  
**DEVELOPMENT STANDARDS FOR USES AND STRUCTURES**  
**NON-COASTAL ZONING ORDINANCE**

Zone	Minimum Lot Area	Maximum Percentage of Building Coverage <sup>(4)</sup>	Required Minimum Setbacks				Maximum Height of Structure		
			Front	Side		Rear			
				Interior & Corner Lots, except Reverse Corner	Reverse Corner Lots: Street Side				
NON-COASTAL ZONING ORDINANCE									
OS	10 acres	5%	20'	10'	20'	15'	25'		
AE	40 acres	5%							
RA	1 acre	25%		5'	10'				
RE	10,000 sq. ft	25%							
RO	20,000 sq. ft	25%							
R1	6,000 sq. ft.	n/a	20' <sup>(2)</sup>			10'			
R2	7,000 sq. ft. <sup>(1)</sup>								
RES	4,000 sq. ft. (single family), 7,000 sq. ft. (duplex), 7,500 sq. ft. (triplex), 8,000 sq. ft. (quadplex)								
RHD	0.80 acre <sup>(3)</sup>		10'			5' (Interior Side Yard)		10'	35'
R/MU	No Minimum		60%			5' (8' for three-story structure)		5'	40'
RPD	As specified by permit	Per General Plan or Area Plan		6'	10'		35'		
TC	No Minimum	60%	0'	0'	0'	5'	30'		
TP	160 acres	5%	5 feet on Corner Lots	As specified by permit			25'		
COASTAL ZONING ORDINANCE									
COS	10 acres	5%	20'	10'	20'	15'	25'; 35' if each side yard is at least 15'		
CA	40 acres	5%							
CR	1 acre	25% - 29% depending on land use designation		5'	10'				
CRE	20,000 sq. ft.								
CR1	7,000 sq. ft.					42%			
CR2	7,000 sq. ft.								
RB	3,000 sq. ft.	65%	10'	3'	5'	14'	28'		

**TABLE 29  
DEVELOPMENT STANDARDS FOR USES AND STRUCTURES  
NON-COASTAL ZONING ORDINANCE**

Zone	Minimum Lot Area	Maximum Percentage of Building Coverage <sup>(4)</sup>	Required Minimum Setbacks				Maximum Height of Structure
			Front	Side		Rear	
				Interior & Corner Lots, except Reverse Corner	Reverse Corner Lots: Street Side		
RBH	1,750 sq. ft. (single-family); 3,000 sq. ft. (two-family dwelling)		20'			6'	
CRPD	As specified by permit		10'	6'	10'	10'	25'

**REGULATORY NOTES:**

- (1) Minimum lot area per dwelling unit: 3,500 square feet.
- (2) 15 feet with swing driveways.
- (3) Section 65583.2(h) of the California Planning and Zoning Laws prescribes a minimum 16 units per site.
- (4) Of the several options available, the most restrictive building coverage allowances for that zone have been listed in this Table. Exceptions are made for non-conforming lots.

The setbacks and height requirements are comparable to other rural counties throughout the State. Projects that qualify for Density Bonus provisions pursuant to Government Code section 65915 may receive further reduction in site development standards, such as reduced setbacks or increased building heights, which assist in reducing development costs.

**Parking Requirements**

Parking requirements for residential uses in the unincorporated areas of the County are summarized in Table 30.

Single and two-family residences that have four or less bedrooms require two covered or uncovered parking spaces, depending on the size of the lot.

Multi-family housing parking standards requires between one to two covered parking spaces per unit depending on the number of bedrooms. If the project qualifies for a density bonus, parking requirements may be reduced consistent with State law.

**TABLE 30  
RESIDENTIAL USE PARKING REQUIREMENTS**

Residential Land Uses	Minimum Motor vehicle spaces required
NON-COASTAL ZONING ORDINANCE	
Single-family and two-family dwellings	
1-4 bedrooms (per unit)	2 covered <sup>1</sup> spaces
5 bedrooms (per unit)	3 spaces (2 shall be covered <sup>1</sup> )
6 or more bedrooms (per unit)	4 spaces, (2 shall be covered <sup>1</sup> )
Accessory dwelling units	1 space per unit or bedroom whichever is less and in accordance with Gov Code section 65852.2 (a)(1)(D)(x) and (xi). No additional parking is required for accessory dwelling units that meet the provisions of NCZO Sec. 8107-1.7.2(e).

**TABLE 30  
RESIDENTIAL USE PARKING REQUIREMENTS**

<b>Residential Land Uses</b>	<b>Minimum Motor vehicle spaces required</b>
Boarding houses or single room occupancy (SRO) units	1 space per unit, plus parking required for single-family dwelling unit
Animal Caretaker or Farmworker Dwelling Unit	1 space for 1 bedroom or less 2 spaces for 2-4 bedrooms 3 spaces for 5 bedrooms
Homeless shelters	0.2 spaces per resident plus 1 space per employee and volunteer on largest shift, plus 1 space per vehicle used in the operation of the shelter. Up to 25% of the required spaces may be held in reserve or converted to a land use related to the shelter, such as additional bicycle parking, which can be readily reverted back to motor vehicle parking at a later date.
Mobilehome parks	
Resident Parking	2 spaces per unit
Visitor Parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units, in addition to parking spaces required for residents
Multi-family dwelling units	
Studio	1 covered space and 0.25 uncovered visitor parking
One-bedroom	1.25 covered spaces and 0.25 uncovered visitor parking
Two-bedrooms	1.5 covered spaces and 0.25 uncovered visitor parking
Three or more bedrooms	2 covered spaces and 0.25 uncovered visitor parking
Each additional bedroom	0.2 covered space
<b>COASTAL ZONING ORDINANCE</b>	
Bachelor or Studio Type Dwelling	1 covered space per unit
Single-family and two-family dwellings	
1-4 bedrooms (per unit)	2 covered <sup>1</sup> spaces
5 bedrooms (per unit)	3 spaces (2 shall be covered <sup>1</sup> )
6 or more bedrooms (per unit)	4 spaces, (2 shall be covered <sup>1</sup> )
Accessory dwelling units	1 covered/uncovered space (in addition to the spaces required for the principal dwelling unit) No additional parking is required for accessory dwelling units that meet the provisions of CZO Sec. 8175-1.1.1.2(f).
One-bedroom dwelling in a multi-family building	1.25 covered spaces per dwelling unit
Mobilehome parks	
Resident Parking	2 spaces per unit
Visitor Parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units, in addition to parking spaces required for residents
Caretaker or farmworker single family dwellings	1 space for 1 bedroom or less 2 spaces for 2-4 bedrooms 3 spaces for 5 bedrooms

<sup>1</sup> Except that on parcels larger than 1 acre located in OS, AE, RA, RE, RO, TP, CA, COS, and CRE zones, parking may be uncovered.

### **Density Bonus**

The density bonus provisions in Article 16 of the Non-Coastal Zoning Ordinance were updated in 2013 to comply with California Government Code sections 65914 through 65918. The density bonus provisions facilitate the development of affordable housing by providing development incentives for projects that include an affordability component. There have been multiple amendments to the State density bonus law since the last update, including AB 1763 which provides an 80 percent density bonus and four incentives or concessions for housing projects that contain 100 percent affordable units for low and very low income households. Housing Program M includes measures to update the County's density bonus provisions to be consistent with State law. [In the meantime, the County will apply state law requirements.](#)

### **Infrastructure Access**

[As a result of policies developed to be consistent with the Guidelines for Orderly Development, as described above,](#) ~~T~~he lack of sewer and water service in the unincorporated areas of Ventura County is a significant constraint on new residential development. ~~Often, existing w~~ater and sanitation services [are often provided by independent purveyors](#) in Existing Communities and Urban land use designations [and](#) do not have adequate infrastructure to support high density residential development. For a developer to build housing in these areas, they may have to invest in costly infrastructure upgrades, request annexation into the neighboring city, or request an out of agency service agreement to obtain access to adequate water and sanitation services.

The request for annexation and out of agency service agreement process is processed by the Local Agency Formation Commission (LAFCo). Specific policy guidelines must be met for the request for annexation or out of agency service [request](#) to be approved by the LAFCo Commission<sup>26</sup>. These policies are in place specifically to uphold State LAFCo laws and the County's Guidelines for Orderly Development.

As of July 2020, the initial cost to LAFCo for annexation to a city or district is \$5,450. There may be additional charges for a pre-application review, mapping fees, State Board of Equalization fees, publication costs, consultant or special legal counsel costs, State Department of Fish and Wildlife fees, charges by the County Assessor, County Clerk and Recorder, or other County agencies, and State Controller's costs. After an application is received by LAFCo, it normally takes about four months to process, or six months to a year if the annexation proposal is more complex.

### **Development Review Process**

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the following: rezoning or general plan amendment requirements, public hearings required for Planning Commission/Board of Supervisors review of discretionary projects, or a required Negative Declaration or Environmental Impact Report.

The residential development process in the County of Ventura consists [s](#) principally [of](#) three types of permits under the Non-Coastal and Coastal Zoning Ordinances.

**Zoning Clearance (ZC)** is a ministerial permit which is automatically granted if the project meets all established standards set forth in the Zoning Ordinance. No public hearing is required for ministerial permits and the decision-making authority is the Planning Division staff.

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<sup>26</sup> Ventura Local Agency Formation Commission. (2002, January). Commissioner's Handbook: Policies of the Ventura LAFCo. <https://s29450.pcdn.co/wp-content/uploads/Ventura-LAFCo-Commissioners-Handbook-Revised-2019-07-17.pdf>

**Planned Development Permit (PD)** is a type of discretionary permit that requires environmental review, a public hearing and approval from a decision-making authority (Planning Director, Planning Commission, or Board of Supervisors) as specified by ordinance for types of land use. Such permits are required to demonstrate consistency with the policies of the General Plan. As a part of the development review process, the following five specific findings of approval must be made for Planned Development Permits:

- The proposed development is consistent with the intent and provisions of the County’s General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;
- The proposed development is compatible with the character of surrounding, legally established development;
- The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare; and,
- The proposed development will occur on a legal lot.

Since 2014, approximately 100 residential project applications in the unincorporated County were processed with a Planned Development Permit. Most of the permit applications required a PD permitting process due to the project location in the coastal zone or within the Scenic Resource Overlay. The exception to this was the 2017 approval of a 100-unit farmworker complex that was originally approved with a conditional use permit and the use was set to expire. The former conditionally approved project was approved with a PD permit since the permitting requirements for farmworker complexes changed in 2010 to allow for farmworker complexes to be approved with a PD versus a CUP permit. Although some of the findings for discretionary projects read to be subjective, there is no evidence in the County permit processing to suggest that these findings are a constraint to housing development based on historical permitting trends. However, under Program J, the County Planning Division will conduct a review of PD permits issued or denied and their associated findings, review and compare findings from other jurisdictions, including the Housing Accountability Act and determine if the County’s permit findings should be revised. If so, the County would complete necessary amendments to County Zoning Ordinances.

**Conditional Use Permit (CUP)** is another type of discretionary permit that requires environmental review, a public hearing and approval from a specified decision-making authority. Unlike a PD Permit, however, the land use is not permitted by right and is only allowed if the decision-making authority determines that the use is compatible with surrounding existing and planned land uses and can meet the policies of the General Plan. As a part of the development review process, the following six specific findings of approval must be made for conditional use permits:

- The proposed development is consistent with the intent and provisions of the County’s General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;
- The proposed development is compatible with the character of surrounding, legally established development;
- The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare;
- The proposed development is compatible with existing and potential land uses in the general area where the development is to be located; and,

- The proposed development will occur on a legal lot.

***Review Process for Sites Listed in Residential Land Inventory***

The sites identified in the Residential Land Inventory, Appendix A, would only be subject to a ministerial Zoning Clearance. Those sites listed as zoned Residential Planned Development (RPD) permit were approved as part of a tract map approval and would only require a Zoning Clearance once construction is ready to commence.

***Permit Processing Times***

As stated earlier, the vast majority of dwellings are approved with a ministerial Zoning Clearance. For those that require a discretionary permit, the processing timeframes for residential projects can vary, depending on the complexity and location of the project, the level of environmental review required, the applicant's responsiveness, and other factors. However, recent data (July 2020) covering all discretionary permit applications submitted since the beginning of 2015 provides some insight. Of the 15 Planned Development permit applications submitted and approved over this period, the average length of time for a complete application to be processed and approved was approximately nine months. For those projects that were CEQA-exempt, the average processing time was closer to four months. There were also two Conditional Use Permits for residential projects which were submitted and approved over this time period, with an average processing time of approximately six months. As noted, variations in processing time can be attributed to many factors both internal to the County and project related, such as the amount of controversy or opposition to the project, the location of the project (e.g., coastal zone projects require additional analysis and processing), and the type of environmental document prepared.

Proposed development projects that are complex in nature, located in areas that present potential land use conflicts or that pose significant environmental impacts will inherently take more time to review and process. The CEQA review process is designed to encourage thorough review and analysis of these issues in a public forum. As CEQA review is mandated by State law, it cannot be circumvented by local agencies. Potential environmental impacts are often more prevalent in rural unincorporated areas such as Ventura County where there are more sensitive agricultural and biological resources, as well as less urban development and associated services. Another important factor that can, and commonly does cause significant delays in permit processing is an applicant's responsiveness in submitting required information. Many times projects will be inactive pending submittal by an applicant of a report, study, analysis, or other requested information.

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for a building permit. The County processed very few residential discretionary projects in the past few years. However, Table 31, below, provides examples of actual time passed between residential project approval and an application for a building permit. For some discretionary projects, the County offers an "Early Plan Review" agreement, which allows for the applicant to submit plans for Building and Safety Review prior to finalization of planning entitlement. It is at the applicant's risk to submit to Building and Safety with the Early Plan Review agreement, but it does reduce the length of time between project approval and building permit application submittal to less than zero days.

**TABLE 31  
LENGTH OF TIME BETWEEN PROJECT APPROVAL AND  
BUILDING PERMIT APPLICATION SUBMITTAL**

<b>Housing Project</b>	<b>Date of Approval (effective date)</b>	<b>Date of Building Permit Application Submittal</b>	<b>Time Lapsed</b>
Oak Grove School On-site Dormitories (PL16-0153)	12/26/17	7/3/2017	-176 days*
Single Family Dwelling in Coastal Zone (PL18-0102)	3/16/19	7/10/19	-116 days*
Single Family Dwelling with Discretionary Tree Permit (PL 16-0100)	8/30/2017	3/7/2018	190 days
Single Family Dwelling with Discretionary Tree Permit (PL18-0101)	4/15/2019	1/22/2019	-83 days*

\*Applicant utilized the Early Plan Review agreement option.

### **Streamlined Review and Objective Design Standards**

New California legislation addresses the housing shortage within the state, requiring a streamlined and ministerial process for some types of residential development. SB 35, which went into effect on January 1, 2018, was part of a comprehensive set of housing bills aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must satisfy specific criteria pursuant to Government Code section 65913.4 including:

- Contain a least two multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster (as defined in state statute);
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per state legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, within specified timeframes. According to State law, objective standards are those that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily residential development with an affordable housing component to be eligible for the streamlining provisions of SB 35 that under current zoning requirements would require discretionary review. This would include projects requiring a Planned Development Permit for certain multifamily projects in the Residential Planned Development (RPD) zone, Residential Mixed Use (RMU) zone Residential (RES) zone, and Coastal Residential Planned Development (CRPD) zone.

As of March 2021, the County of Ventura has yet to process a project that relied on SB 35 streamlined review. However, in the unincorporated area south of Camarillo, the Rancho Sierra 50-unit supportive housing project received Planning approval in November 2020 through a streamlined permitting process pursuant to AB 2162 and SB 744. This project, which would be sited on a County-owned parcel, is subject to execution of a ground lease by the County and developer. In 2021, staff developed a ministerial Zoning Clearance application that outlines applicable objective development standards that apply to



eligible multi-family residential projects seeking streamlined review and advises applicants of requirements unique to the streamlined process. This application can be used for projects that qualify for streamlining under SB 35, AB 2162 and AB 1783. In addition, staff developed a webpage with information on the various housing streamlining laws, and resources for applicants with projects that are eligible for streamlining (the application and webpage will be launched in April 2021).

## Development and Planning Fees

Developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by state law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers contribute to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities throughout the County.

New housing is typically charged for site plan review fees, sewer and water connection fees, plan checking and building permit fees, and school impact fees. If the development is a subdivision, there are additional fees for processing the tentative and final maps. In addition, the developer may have to pay the cost of preparing environmental reports, traffic studies, and soils reports.

### Planning Fees

The County Planning Division collects fees that are intended to defray the costs of permit processing, environmental document preparation, public hearings and condition compliance. Table 32 below depicts the Ventura County Planning Division processing fee schedule for residential development. In most instances, single-family detached dwellings may be approved by a simple Zoning Clearance in all but commercial and industrial zones, when the dwelling meets the basic development standards. Zoning Clearances are a one-time flat fee. Since discretionary permit processing fees for the County are based on actual staff processing time, the amount of time necessary for permit processing can directly affect the cost to the developer.

TABLE 32 PLANNING FEES	
Fee Category	Fee
Zoning Clearance	
New Principal Residential Unit	\$384
New Accessory Dwelling Unit	\$589
Residential High-Density Application	\$1,200 (deposit <sup>27</sup> )
Discretionary Permits	
General Plan Amendment	\$3,000 (deposit)
Rezoning	\$1,000 (deposit)
Conditional Use Permit	\$1,500 (deposit)
Planned Development Permit	\$1,500 (deposit)
Variance	\$2,000 (deposit)
Subdivision	
Tentative Tract Map	\$2,500 (deposit)
Tentative Parcel Map	\$2,000 (deposit)
Environmental Review*	
Environmental Impact Report*	\$3,343
(Mitigated) Negative Declaration	\$2,407

\*Not a County fee (California Department of Fish and Wildlife fee)

Source: Planning Division Fee Schedule (Effective August 8, 2020)

<sup>27</sup> Deposit in this context means: "a lump sum cash deposit, based on historical permit application data, which is billed against by the County based on actual County staff time expended, with no billing limit. County billings against the deposit are based upon the work hours expended multiplied by the current Contract Hourly Rate established by the Board of Supervisors."



As of August 8, 2020, the Planning Division charge rate for planners is \$167 per hour and for technicians is \$143 per hour. In addition to the direct cost of permit processing, these rates also include the cost of maintaining the County's electronic database for permit filing and tracking, as well as other indirect costs. Most cities within Ventura County charged fixed fees rather than hourly rates for processing land use entitlements, so a comparison cannot be readily made.

### **Development Impact and Permitting Fees**

Impact fees, traffic fees, building permit fees and other fees are assessed with building permit applications to offset the impact of new construction on various services and infrastructure needs that the County of Ventura and other agencies provide. Depending on where development is located in the County, development impact fees in Ventura County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities.

Table 33 below shows typical development and impact fees for market rate residential development. The example shown is for a new single-family dwelling in Piru (the fees for a multi-family dwelling are largely the same, except the sewer-hook up fee is approximately \$1,000 less). It is assumed that the example unit is 2,000 square feet, has two bathrooms, is not in any hazard areas.

<b>TABLE 33 PERMITTING AND IMPACT FEES FOR A 2,000 SQ. FT. HOME</b>	
<b>Fee Category</b>	<b>Fee</b>
Planning Fees	
Zoning Clearance	\$384.00
Building and Safety Fees	
Plan Check	\$4,730.98
Permit Inspection	\$5,719.61
Permit Issuance and Misc. Fees	\$3,594.60
State-Mandated Fees	\$66.40
Sub-Total	\$14,111.59
Water and Sanitation Fees	
Sewer Hook-Up	\$4,570.00
Misc. Construction Fees	\$915.00
Sub-Total	\$5,485.00
Traffic Impact Fee	\$250.00
School Facility Fee	\$6,720.00
Fire Protection District Fee	\$922.93
Sheriff Department Fee	\$103.58
<b>TOTAL Fees</b>	<b>\$27,977.10</b>

**Sanitation Fees** - For those dwellings that install a septic system, these County fees cover plan review, evaluation, and inspection to assure that the system conforms to the County Building Code. If a conventional septic system is utilized, the fees as of 2020 are approximately \$1,459 (using a 1,500 gallon or smaller septic tank). If an alternative system is utilized, the fees are approximately \$2,436.

For a unit that is connected to a sewer system, the applicable sanitary district fee is placed in a special fund used to provide additional capital improvements for sanitation service. The County has no control over sanitary district fees.

**Water Service Fees** - This is a one-time hook-up fee for the dwelling unit imposed by the water district or purveyor. The fee is used to construct trunk lines to provide water into the area, or if the lines are already installed, to retire improvement bonds which were used to construct the lines. If the bonds have

been retired and the system installed, the fee is applied to maintenance of trunk line(s). The County has no control over these fees.

**Watershed Protection District Fee** - This fee is assessed on a per dwelling unit basis to provide for improvements to flood control facilities or structures on a regional basis. These funds are placed in a Watershed Protection District general fund and, when enough money has accumulated, the improvements are made. Alternatively, this fee may be used for operation and maintenance purposes of existing flood control facilities. In 2012, the fee was \$600 for a single-family home.

**Traffic Impact Mitigation Fees** – These County and city fees are a method of assessing on a project-by-project basis, the “fair share” portion of the cost of projected local road improvements in the County unincorporated area. These traffic impact mitigation fees are collected pursuant to an ordinance adopted by the Board of Supervisors (effective in 2002) and affect all development projects in the unincorporated area that increase traffic. Table 34 shows County fees ranging from \$65 to \$1,564 for new single-family dwelling units, depending on which of the 14 districts the dwelling unit is located in. If a traffic study as part of the review process prior to construction of the dwelling, then an alternative per-trip fee may be used based on the district in which is located. These trip fees range from \$5.28 to \$130.

If the project is in a district where the city within that district has established a reciprocal traffic mitigation agreement, an additional reciprocal fee is collected for the city to compensate for the project’s impact on city streets. Table 34 shows that the city fees range from \$185 to \$4,022, depending on which district the dwelling unit is located in. If a traffic study is conducted as part of the review process prior to construction of the dwelling, then an alternative per trip fee may be used depending on the city. These trip fees range from \$15.49 to \$69.00. In 2006, all cities within Ventura County and the City of Agoura Hills signed reciprocal traffic fee agreements with the County.

Table 34 TRAFFIC IMPACT FEES BY AREA VENTURA COUNTY				
County			City	
Traffic District	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)
Ojai	\$123.00	\$10.30	\$430.00	\$35.87
Santa Paula	\$712.00	\$59.43	\$2,230.00	TBD
Fillmore	\$163.00	\$13.54	\$766.00	\$63.83
Moorpark	\$248.00	\$20.85	\$185.00	\$15.49
Simi Valley	\$65.00	\$5.28	\$396.00	\$15.50
Thousand Oaks	\$91.00	\$7.37	\$4,022.00	TBD
Camarillo	\$819.00	\$67.95	\$828.00	\$69.00
Oxnard	\$840.00	\$69.93		
Port Hueneme	\$928.00	\$77.00	N/A	N/A
Ventura	\$668.00	\$55.63	\$415.00	\$34.55
North Ventura County	\$882.00	\$73.44	N/A	N/A
Central Ventura County	\$1,564.00	\$130.00	N/A	N/A
Coastal Areas	\$116.00	\$9.74	N/A	N/A
Piru	\$250.00	\$9.74	N/A	N/A

Source: Ventura County Public Works Agency Transportation Department (2019)

**Local Park Fee** - Developers of residential tracts, in lieu of land dedication, pay this fee to the local park district or County General Services Agency to provide for the acquisition of local public park land, as outlined in the Ventura County Subdivision Ordinance (last updated June 16, 2020, for consistency with state law). Stated simply, the “Quimby” fee formula is the result of multiplying: (1) the net increase in population accommodated by residential subdivision development, (2) the parkland dedication factor of 0.005 acres per person, (3) the fair-market value per acre, and, (4) a 1.25 percent improvement factor. The resulting fees can be used for acquisition of parkland and/or park development. This fee may be paid at the time of tract recordation or building permit issuance.

**School Facilities Fee** – This fee is directed to a school district when new residential or commercial development will cause an impact to its school facilities. These developer fees are for the purpose of accommodating any additional students generated by any new development. Senate Bill 50 (1998) provides authority for three different levels of fees. Each school district determines an amount per square foot for residential development and for commercial/industrial development. The range of fees required by Ventura County school districts for new residential development ranges from \$2.32 to \$4.09 per square foot; the range for commercial industrial development is \$0.37 to \$0.54 per square foot. Table 35 shows each county school district’s fees. The County has no control over these fees.

TABLE 35 SCHOOL FACILITIES FEE VENTURA COUNTY		
School District	New Residential Development (cost per sq. ft.)	New Commercial Development (cost per sq. ft.)
Conejo Valley Unified	\$3.36	\$0.54
Fillmore Unified	\$3.36	-
Moorpark Unified	\$3.36	\$0.54
Ojai Unified	\$3.20	\$0.51
Simi Valley Unified	\$3.20	\$0.51
Ventura Unified	\$3.48	\$0.56
Hueneme Elementary	\$3.36	\$0.54
Ocean View Elementary	\$2.67	\$0.429
Oxnard Elementary	\$4.09	\$0.403
Rio Elementary	\$2.69	\$0.43
Mesa Union Elementary	\$3.36	\$0.54
Pleasant Valley Elementary	\$3.36	\$0.54
Somis Union Elementary	\$3.36	\$0.54
Briggs Elementary	\$2.32	\$0.37

Source: Planning Staff called each district to receive updated fees, 2020

**Fire Protection District Fees** - The Fire Protection District imposes a capital improvement fee of \$922.93 per single-family dwelling unit and an administration fee of \$15 per submittal, which are collected by the County Building and Safety Division at the time of building permit issuance.

## Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. This section provides an analysis of various potential and actual constraints to housing development in the County. The primary non-governmental constraints to the development of new housing in the County can

be broken into the following categories: availability of financing, land and site improvement costs, construction costs, and requests of housing development at reduced densities.

### **Availability of Financing**

The availability of financing is a critical factor that can influence the cost and supply of housing. Housing developments require capital used by developers for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates have remained at historically low levels and averaged 3.16 percent in 2020. Mortgage rates are expected to remain low in the coming years. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing for new construction is generally available at reasonable rates. However, the economic uncertainty resulting from the coronavirus pandemic may have lasting effects on financing throughout the next planning period. Lenders may scrutinize applicants more closely than in the past, reducing the availability for financing despite affordable rates.

### **Land and Site Improvement Costs**

High land values are a major factor in the cost to build housing and they vary dramatically in different areas of the unincorporated County. Land costs vary depending on lot size, zoning, location, access to services, existing improvements, and by community. Based upon June 2020 online listings on Zillow.com, the average land cost per acre in the unincorporated areas of the County was around \$346,000<sup>28</sup>. Lot sizes of the vacant land listed for sale ranged from 0.25 acre to 46.50 acres. The average lot sales price was around \$424,000.

Upon securing raw land, residential developers have to make site improvements to “finish” the lot before new homes can be built. These improvements typically include utility connections, rough grading, installation of water and sewer lines, and construction of streets, curbs, gutters, and sidewalks. Site improvement costs for single family and multifamily homes in unincorporated areas of the County span a range depending on the type of improvements and the unique infrastructure constraints and needs of the site.

### **Construction Costs**

According to estimates from a recent In-Lieu Fee Study from the City of Oxnard<sup>29</sup> in April 2020, construction costs can vary widely based on various factors such as the square footage of the home and housing type single family versus multifamily construction. According to the study, construction costs for a detached single-family home is estimated to be approximately \$402 per square foot; \$419 per square foot for a for-sale multifamily home; and \$422 for a for-rent multifamily home. Construction cost of a 1,500 square foot home is \$603,000 and approximately \$502,800 to \$506,400 for a 1,200 square foot multifamily unit.

### **Environmental Constraints**

Land in Ventura County is vulnerable to earthquakes, flooding, sea level rise, wildfires, and tsunamis and includes many sensitive habitat areas. Environmentally sensitive habitat areas (ESHA) are mapped

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<sup>28</sup> This analysis includes sites listed on Zillow in the following unincorporated communities: Bell Canyon, Ojai Valley, Saticoy, Piru, El Rio, Somis, Camarillo, and Ventura.

<sup>29</sup> Harris & Associates, City of Oxnard. *Affordable Housing In-Lieu Fee Nexus Study*. 8 Apr. 2020.

throughout the County's coastal zone. The local coastal program calls for additional protections for these areas including buffer areas between ESHA and development. Geologic and seismic hazards are environmental constraints in some areas of the county. Development in these areas could potentially require additional retrofits or building capacity could be more limited on available parcels. In addition, sea level rise, flooding, and tsunamis constrain development along vulnerable bluffs and low-lying areas near the coast. Flooding can erode soil, damage landscaped areas and utilities, and compound other hazards, such as landslides. Likewise, CalFire identifies and maps areas of fire risk in California based on physical conditions that create a likelihood that an area will burn over a 30- to 50-year period including fuel, slope, and weather. Sites that fall within the Very High Fire Hazard Severity Zone were not excluded from the available sites inventory, but these areas are noted as this may contribute to additional costs for design considerations, structure hardening, or buffers. Climate change is likely to increase the fire and flooding impacts on property and residents in the long term. All of these constraints have been accounted for within the realistic unit capacity on the sites in the land inventory.

### **Requests for Housing Developments at Reduced Densities**

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The Residential High-Density zoned sites in the sites inventory prepared for the 2013-2021 Housing Element required a minimum 20 dwelling unit per acre. All six RHD sites have not been developed. The remainder of the County's sites inventory was comprised of accessory dwelling units, pre-approved residential projects, and vacant land for single family homes. There were no requests to develop housing at densities below those anticipated in the previous Housing Element.

### **Community Opposition to Housing Development**

Community members may oppose specific housing developments for various reasons. These might include, among others, incompatibility with the established community; poor design quality; lack of adequate infrastructure, especially related to traffic and transportation; or overcrowded schools. Residents may have moved into a community based in part on the community's established development standards and patterns. As such, proposals to change the community may be contrary to their expectations of compatibility with the surrounding areas. When such opposition arises, litigation filed by residents may significantly delay and increase the cost of housing developments.

While in many communities, opposition to development has resulted in reduced densities and project denials, this has not been the case in the County of Ventura. In the past ten years, the County has not denied, or reduced the density of any residential development projects.

### **Local Efforts to Remove Non-Governmental Constraints**

The County has little ability to control non-governmental constraints, such as the price of land and environmental constraints. However, the County is working to streamline the development application process to reduce time and money spent on development applications through the implementation of Programs H, M, N, S, T, and U. As mentioned above, the County also developed pre-approved standardized plans at 700, 900, and 1,200 square foot to be utilized for farmworker and accessory dwelling units in July 2021.

Additionally, as part of the Housing Element update process, County staff worked to educate the public and provide materials on the County's website informing residents of the affordable housing needs in the County and related housing costs to typical incomes of County residents. As we educate our communities there is more understanding of the need for housing at all income levels. The County will continue to update the website and provide new information as it becomes available.

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## CHAPTER 4 RESOURCE INVENTORY

This section analyzes the resources and opportunities available for residential development in the unincorporated areas of Ventura County. Included is an evaluation of the availability of land, the financial resources, and energy conservation resources available to support housing activities.

### Regional Housing Needs Allocation (2021-2029)

The projected future housing needs in the unincorporated areas of Ventura County are based upon the adopted Regional Housing Needs Allocation (RHNA) prepared by SCAG for the eight-year planning period of 2021 to 2029. State law requires councils of governments to prepare a distribution methodology for all cities and counties within their jurisdiction. Ventura County is one of six counties within SCAG's jurisdiction. SCAG adopted its final plan for the 6<sup>th</sup> cycle RHNA in February 2021. The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. HCD provides guidelines for preparation of the plans and ultimately certifies the plans as adequate.

The core of the RHNA is a series of tables that show the projected new housing unit targets for each jurisdiction by income group for the 6<sup>th</sup> cycle Housing Element planning period. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for ensuring that adequate sites and zoning are available to accommodate at least the number of units allocated. Table 36 shows the projected housing needs for all cities and the unincorporated area in the next planning period.

<b>TABLE 36</b> <b>REGIONAL HOUSING NEEDS ALLOCATION: 2021-2029</b> <b>VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY</b>					
<b>Jurisdiction</b>	<b>Very-Low Income</b> ( <b>&lt; 50% of median</b> )	<b>Low Income</b> ( <b>51-80% of median</b> )	<b>Moderate Income</b> ( <b>81-120% of median</b> )	<b>Above-Moderate Income</b> ( <b>&gt;120% of median</b> )	<b>TOTAL</b>
Camarillo	353	244	271	508	1,376
Fillmore	73	61	72	209	415
Moorpark	377	233	245	434	1,289
Ojai	13	9	10	21	53
Oxnard	1,840	1,071	1,538	4,100	8,549
Port Hueneme	26	16	18	65	125
Ventura	1,187	865	950	2,310	5,312
Santa Paula	102	99	121	335	657
Simi Valley	749	493	518	1,033	2,793
Thousand Oaks	735	494	532	860	2,621
<b>Unincorporated County</b>	<b>319</b>	<b>225</b>	<b>250</b>	<b>468</b>	<b>1,262</b>
<b>Ventura County</b>	<b>5,774</b>	<b>3,810</b>	<b>4,525</b>	<b>10,343</b>	<b>24,452</b>

Source: SCAG 6<sup>th</sup> Cycle Final RHNA Allocation Plan, March 4, 2021.

As shown in Table 3, the RHNA allocated 1,259 new housing units to the unincorporated County for the 2021 to 2029 planning period. Of the 1,259 units, 791 units should be affordable to moderate-income households and below, including 158 extremely-low-income units<sup>30</sup>, 159 very-low-income units, 225 low income units, and 249 moderate income units.

<sup>30</sup> HCD allows jurisdictions to presume that 50 percent of very low-income households qualify as extremely-low-income households.



## Inventory of Land Available for Residential Development

State law requires the Housing Element to “identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code section 65583.2(a)). The phrase “land suitable for residential development” includes vacant and underutilized sites with zoning that allows for residential uses.

While the following inventory identifies sites available for housing at all income levels, emphasis is placed on sites that can accommodate lower-income housing. Additional residential land is available within the County (primarily low-density residential land within Existing Community and Area Plans) that has not been identified in this inventory. Section 3.7 of the General Plan Background Report summarizes the remaining residential potential and concludes that there remains the capacity to build approximately 28,228 dwelling units in the unincorporated areas of the County. Most of the land identified with remaining development potential is zoned at densities assumed appropriate for moderate and above-moderate income housing. However, the inventory identified for Housing Element purposes identifies enough land to meet the RHNA targets for various income levels and therefore does not include a complete inventory of all developable sites.

### Dry Utilities

Electricity in Ventura County is primarily produced by the Southern California Edison Company and gas is provided by Southern California Gas Company. Telephone, cable and broadband services are provided to Ventura County by a variety of services providers, including AT&T, Time Warner, and Verizon. In 2017, the Broadband Consortium of the Pacific Coast (BCPC) estimated that nearly all homes in Ventura county had some level of broadband service, with 95 percent covered by a telephone company and 99 percent covered by a cable company. Details on this analysis can be found in the General Plan Background Report Chapter 7, Public Facilities, Services and Infrastructure. All of the sites identified in the inventory described below have existing or planned access to dry utilities, including gas and electricity.

### **Residential High Density (RHD) Zoned Sites**

Density can be a critical factor in the development of affordable lower-income housing. Higher density development can lower per-unit land cost and facilitate construction in an economy of scale. Government Code section 65583.2(c)(3)(B) allows local governments to use “default” density standards that are “deemed appropriate to accommodate housing for lower-income households.” The default density option is not mandated density, but instead provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and the California Department of Housing and Community Development (HCD) must accept that density as appropriate in its review. The County of Ventura is classified as a “suburban” jurisdiction and has a lower-income default density standard of 20 dwelling units or more per acre.

In 2011, the County processed an ordinance amendment that created a “Residential High-Density” (RHD) zone that accommodates the default density standard at a minimum of 20 dwelling units per acre. A concurrent re-zoning of seven parcels (totaling 12.5 acres) to RHD was also approved, which added capacity for approximately 250 lower-income units. These sites (listed in Table 37 below) were not only zoned to meet the default density, but they were processed to allow multifamily housing as a use “by right,” meaning they require only a ministerial Zoning Clearance permit pursuant to Non-Coastal Zoning Code Section 8109-1.3.



TABLE 37 RESIDENTIAL HIGH-DENSITY ZONED PARCELS UNINCORPORATED VENTURA COUNTY					
Location	Accessor Parcel Number(s)	Land Use Designation	Acreage	Description	Potential Dwelling Units
El Rio/Del Norte Area Plan	145-0-180-04, 145-0-180-05 & 145-0-180-06	High-Density Residential	8.12	Non-vacant lots with agricultural operations present and two single-family dwellings	163 lower-income
	145-0-190-39		0.8	Vacant, currently being used as open storage	16 lower-income
	647-0-120-05 & 647-0-120-06		2.07	Vacant	41 lower-income
Piru Area Plan	056-0-080-10	Urban	1.51	Non-Vacant site with garden nursery operations present but no permanent structures	30 above moderate-income
TOTAL					250

### El Rio RHD Zoned Sites

Figure 41  
EL RIO RHD ZONED SITES



Source: Bing Imagery, 2020

As shown above in Figure 41, there are three adjacent parcels in El Rio (145-0-180-04, 145-0-180-05 and 145-0-180-06) located north of Cortez Street. The three parcels, which are all zoned for high density residential, are considered underutilized. They contain several agriculture-related greenhouse structures. There are also existing single-family dwelling units on two of the three parcels. The sites are bordered to the northeast by single-family residential uses and Cloverdale Mutual Water Company, to the

east/southeast by commercial and single-family residential and to the southwest by a nursery, and to the west/northwest by Rio Elementary School. The property owners have expressed interest in development of the site.

There is another RHD-zoned site south of Cortez Street (145-0-190-39) that is essentially vacant. It appears to be used by the property owner for open storage or personal items and does not appear to contain any permanent structures or site improvements. The site is bordered to the northeast and east by single-family residential uses, to the southeast by residential uses, to the southwest by commercial/industrial, and to the west/northwest by a wholesale nursery.

All four sites are within the City of Oxnard Sphere of Influence.

### **Infrastructure Availability**

As of January 2021, the water purveyor to the neighborhood where all four RHD zoned sites in El Rio are located is Cloverdale Mutual Water Company (part of the United Wholesale District). Upgrades to the current water storage and distribution system will be necessary to accommodate high density housing. In 2020, the County Public Works Agency approved a WAL, where they outline plans to increase capacity from 271 connections to 354. However, there are now plans to merge two independent water purveyors that serve the El Rio community, Cloverdale Mutual Water and Vineyard Avenue Acres Mutual Water. The two purveyors are finalizing a feasibility analysis that would connect the two systems together and construct two new above ground water storage tanks with a combined operating volume of 339,000 gallons, a new booster pump station, and emergency back-up generator with automatic switch-gear.

Sewer service is provided through County Service Area 34. A municipal service review conducted by LAFCo in 2010 estimated that the CSA's wastewater flows were approximately half of its treatment capacity of about 1 million gallons of wastewater per day. In other terms, approximately 800 Residential Unit Equivalents (RUEs)<sup>31</sup> are being served (estimated population of 6,193), out of a total possible number of 1,550 RUEs served. As of 2018, CSA 34 still had 1,369 connections available to accommodate future growth.

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<sup>31</sup> Residential Unit Equivalent (RUE) is the equivalent of one single-family residence.

**Santa Susana Knolls RHD Zoned Sites**

**Figure 42**  
**Santa Susana Knolls RHD Zoned Sites**



Source: Bing Imagery

As shown above in Figure 42, the two adjacent vacant sites located in the Existing Community of Santa Susana Knolls are located north of Santa Susana Pass Road and adjacent to the City of Simi Valley. The Santa Susana Knolls Existing Community is located within the City's Area of Interest but is not located within the City's Sphere of Influence. Both sites are located within a Very High Fire Hazard Severity Zone. The property to the north includes the railroad tracks and industrial/storage uses that are zoned commercial. The property to the east is a vacant parcel, zoned commercial. The property to the south includes Santa Susana Pass Road, a church, and single-family residential. The parcel to the west is developed with a church and is also zoned commercial. The property slopes downward to the north and is primarily covered with grasses and two mature trees.

**Infrastructure Availability**

Water for the two RHD zoned sites in Santa Susana is provided by Ventura County Waterworks District No. 8 (part of the Calleguas Wholesale District), which provides retail water service to the City of Simi Valley and its vicinity. Ventura County Waterworks District No. 8 is an approved urban water supplier, but does not currently have an approved Water Availability Letter for new development. According to the City of Simi Valley Municipal Service Review conducted by LAFCo in 2018, Ventura County Waterworks District No. 8 is planning over \$4.4 million in projects to repair and rehabilitate its water treatment, storage, and distribution system, as well as \$5 million in support of its recycled water program. Two of these projects were recently completed, and the District is currently in the process of increasing the capacity of other water lines and designing and constructing a new water tank to increase the flow of water lines and expand storage capacity.

Sewer service is provided by the Simi Valley Sanitation Service Area. According to the City of Simi Valley's 2010 "Sewer System Evaluation and Capacity Assurance Plan", the sewer system could accommodate future development, given that on average it was treating 7.7 million gallons of wastewater



per day, with a capacity of up to 12.5 million gallons per day. It was estimated that anticipated development outside of the Simi Valley's boundaries, including the Santa Susana area, would generate approximately 1.7 million gallons of wastewater per day (LAFCo City of Simi Valley Municipal Service Review, 2018).

### ***Piru RHD Zoned Site***

**Figure 43  
PIRU RHD ZONED SITE**



Source: Bing Imagery

The RHD zoned site located in Piru, as shown in Figure 43, is located on Camulos Street in and is currently being used for nursery stock storage. The site is relatively flat and contains no mature trees or notable physical features. The site is bordered to the west by Warring Wash, which is an open drainage consisting of rock rip rap. The properties to the south and east contain single family residences. To the west and northwest the land is in agricultural crop production as is zoned for agriculture. To the north the property is currently vacant and is zoned for single family residential.

The site is located in an earthquake fault hazard zone and a seismic hazard zone for liquefaction and would require a fault and liquefaction study to assess development potential. Additionally, a portion of the site is located in a 100-year floodplain and a hydraulic analysis would be required as part of the building permit process to determine the regulator floodway and the flood boundaries. Due to these potential constraints, staff has determined that it is not likely that affordable housing will be developed on site despite being zoned at the default density of 20 dwelling units/acre. For this reason, this site was not included as part of the lower-income inventory, but instead included in the above moderate-income inventory.

### **Infrastructure Availability**

Water service for the Piru RHD site above is provided by Warring Water Service, Inc., which has an accepted Water Availability Letter, with conditions. Approximately 30 service connections are currently available, but may be allocated to two tracts which are in the process of development, and approximately 200 additional service connections are already approved, conditional on the construction of a new 600,000 gallon storage tank (for total storage capacity of 1.7 million gallons), which is currently pending.

Wastewater disposal is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

### Approved Residential Projects

The following residential developments have been approved and are expected to be constructed between 2021-2029 as shown in Table 39, below.

#### **Cal State University Channel Island (CSUCI) University Glen Phase 2**

University Glen is a residential community of single-family homes, townhomes, and apartments. It is situated on state land of the California State University Channel Islands (CSUCI). University Glen was originally conceived and intended to attract talented faculty and staff to the new CSUCI university. However, starting in 2008, the community was opened to the public and is now home to nearly 2,000 residents. The state of California delegated local governmental authority to the Site Authority for the East Campus Development Area of the campus (University Glen). The Site Authority serves as the local governmental agency for this area in all land use and development matters. The Site Authority originally developed a 900-unit residential community and a town center with 30,000 square feet of retail space.

For University Glen Phase 2, a total of 600 units have been planned and approved by the Site Authority and will ~~to faculty and students adjacent to the California State University Channel Islands campus. The approved 600-unit master plan community will~~ consist of 310 market rate apartments, 170 lower-income restricted apartments for seniors and a combination of 120 for-sale single family homes and for-sale attached townhomes. Although official prices have yet to be determined for these units, a current townhouse built as part of University Glen, Phase 1 was listed on the University Glen website ~~showing as~~ a three bedroom 1,790 sq. ft. unit that was sold in 2020 at \$441,303, which would fall in the moderate income category. Therefore, 310 of the townhouse units have been included in the moderate-income inventory as shown in Table 41. Water and sewer service is expected to be provided by the Camrosa Water District, to be supplemented by the installation of a new recycled water system.

Since the land is state owned, the units are on a ground sub-lease term which means that buyers do not own the land under their house, only the structure. This helps keep the initial purchase cost down compared to a more traditional home purchase where the buyer owns the lot and pays land taxes directly. For Phase 2, the Site Authority plans to provide additional housing assistance, such as reduced points or down payment assistance to achieve affordability for these units.

On May 14, 2021, the CSUCI Master Planning committee convened a meeting where they announced the status of the University Glen Phase 2 development. At that time, David Carlson, Interim Director of Planning, Design and Construction, stated that the University obtained demolition permits and anticipates beginning construction in Summer 2021.

#### **Somis Ranch Farmworker Housing**

In February 2021, the Board of Supervisors approved an application for a 360-unit farmworker housing complex near the City of Camarillo. The project is scheduled to be constructed in three phases over a number of years, subject to funding. The sites inventory in Table 39 accounts for the first two phases of the project which is anticipated to occur within the 6<sup>th</sup> cycle planning period and would result in 200 units available to farmworkers and their families, ~~if approved~~.

The restriction of these units to farmworkers and their families will be implemented through a deed restriction, which will be recorded concurrently with recordation of the final Parcel Map for the project. Additionally, pursuant to Non-Coastal Zoning Ordinance Section 8107-41.2, the owner/agent of the property must annually submit an annual verification report to confirm that all the dwelling units are being rented to and occupied by persons who meet the farmworker employment criteria.

The project received a Water Availability letter from Ventura County Waterworks District No. 19 and will develop a community wastewater treatment facility to treat wastewater generated by the housing complex.

### ***Rancho Sierra Supportive Housing Project***

In November 2020, the Planning Division issued a ministerial Zoning Clearance permit for a 50-unit senior supportive housing project [on County owned land](#) in the Existing Community of Lewis Road. The project developer is Many Mansions, an experienced affordable rental housing provider for low-income and special needs populations in Ventura and Los Angeles counties. [As a condition of the lease with the County, the project will be used solely for affordable housing for low income seniors.](#) According to the applicant, this project will likely be ready for building permit issuance towards the end of 2021.

Pursuant to AB 2162, this project was processed ministerially, so the applicant was not required to submit a will serve letter with the application submittal. However, the applicant has had discussions with the Camrosa Water District and expects water and sewer service to be sufficient and to be approved for this development.

### ***Piru Expansion Area***

The Piru Expansion Area was approved in December 2008 as part of the comprehensive Piru Area Plan update. Within the Piru Expansion Area, the following three residential tract maps were approved: Reider, Finch, and Jensen. One of the three, the Jensen subdivision, was built between 2018-2020. The other two project applicants, Finch and Reider, extended their tract map approvals and are approved to develop a total of 224 units, as follows:

- Reider's subdivision: 49 townhouse units
- Finch's subdivision: 62 single-family detached dwelling units, 85 single-family townhomes; 4 duplex units, 18 triplex units, and 6 condo units incorporated into a mixed-use site, for a total of 175 units.

Due to the location of these sites within the boundaries of the former Piru Redevelopment Agency, the Board of Supervisors imposed affordable housing requirements on these three projects as reflected in Table 38 below.

TABLE 38 PIRU EXPANSION AREA AFFORDABILITY REQUIREMENTS					
Project	Dwelling units Approved	Affordability Requirements			
		Moderate	Low	Very Low	Total Affordable Units
Reider	49	2	2	3	7
Finch	175	0	18	0	18
<b>TOTAL</b>	<b>224</b>	<b>2</b>	<b>20</b>	<b>3</b>	<b>25</b>

Finch has the option of paying an in-lieu affordable housing fee, whereas Reider does not have an in-lieu fee option. For this reason, the 18 low-income units required for Finch's subdivision were not included in the lower-income Housing Element inventory. However, aside from the five units that are required to be priced affordable to lower income households in the Reider subdivision, it is anticipated that all of the

units that are not single-family detached units will be affordable to moderate income households without any set-aside requirements, based on recent market trends in the Piru area<sup>32</sup>.

As of December 2020, the Reider and Finch tract maps have been recorded and are waiting for conditions of approval to be satisfied prior to the issuance of building permits. [Although these sites are zoned “RPD”, only a zoning clearance would be required prior to building permit issuance since the housing was approved as part of the tract map approval.](#)

Water and sewer service are provided by Ventura County Waterworks District No. 16. Waterworks District No. 16 has an approved Water Availability Letter and provides sanitation services to over 400 customers through a new wastewater treatment plant constructed in 2010 with a treatment capacity of 500,000 gallons per day.

TABLE 39 <del>PENDING AND</del> APPROVED RESIDENTIAL PROJECTS			
Location	Project Name	Description	Potential Dwelling Units
Camarillo Area	CSUCI University Glen Phase 2	Project includes the following housing types - 120 for-sale homes - 310 apartments - 170 affordable, age-restricted units	600
Camarillo Area	Somis Ranch Farmworker Housing Complex	The project consists of 360 apartment units of farmworker housing to be built in 3 phases. It is expected that Phases 1 and 2 would be completed during the 2021-2029 Housing Element planning period for a total of 200 units.	200
Lewis Road Existing Community	Rancho Sierra Senior Supportive Housing	The project was ministerially approved pursuant to AB 2162 in November 2020.	50
Piru	Finch and Reider Subdivisions	Projects include a variety of housing types at all income levels.	224
TOTAL			1,074

## Accessory and Junior Accessory Dwelling Units

Recent changes in state law have promoted the development of accessory dwelling units (ADUs) and Junior Accessory Dwelling Units (JADUs) by limiting restrictions a local jurisdiction can place on such units. ADUs can be an important source of affordable housing as they can be constructed relatively cheaply and have no associated land costs. ADUs can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford housing. In recent years, the County has worked to promote the production of ADUs through the development of standardized plans and process streamlining. From 2014 to 2017, the County issued an average of 23.5 ADUs per year. In recent years, the County has received an increasing number of applications, processing approximately 42 ADU and JADU permits per year since 2018 [through June, 2021](#).

Government Code section 65583.1 states that a jurisdiction may assume a reasonable projection of ADUs toward meeting the RHNA based on several factors [which](#) include: the number of ADUs developed in the prior Housing Element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other

<sup>32</sup> The new Jensen Subdivision homes sold for an average of \$488,000 for a 2,200 square foot single-family dwelling unit in February 2020, which falls within the lower-income affordability range.

relevant factors. ~~Based on recent~~Recent changes in state law has made it even easier to obtain ADU permits by reducing the time to review and approve ADU applications, requiring ADUs (that meet requirements) be allowed by right, and removing other restrictions on ADUs. ~~As a result of these new laws that streamline ADU development, HCD provided new guidance on ADU assumptions, which allows jurisdictions to anticipate up to a~~ it is anticipated that the production of ADUs will increase five-fold increase in ADU permitting activity ~~the future~~ compared to 2014 to 2017. ~~prior to state law changes.~~ Based on the HCD recommended methodology, this Housing Element can assumes an average of 117 ADUs and JADUs will be built per year during the 2021-2029 planning period, for a total of 936 ADUs and JADUs. ~~However, County Planning Division anticipates staff believes the permitting trend will be closer to 70 ADUs and JADUs per year (approximately double the average ADU permits issued since 2014) for a total of 560 units during the planning period.~~

In order to substantiate assumptions on ADU affordability, SCAG conducted a survey of existing ADU rents throughout the southern California region. Table 40 shows assumptions on ADU affordability for Ventura County based on the SCAG survey, which was subsequently certified by HCD. SCAG concluded that in Ventura County 46 percent of ADUs were affordable to lower-income households. Applying these percentages, of the total 936 ADU and JADUs projected to be built during the planning period, 140 are estimated to be affordable to extremely-and very-low income households, 290 to low-income households, 393 to moderate-income households and 112 to above-moderate income households.

TABLE 40 AFFORDABILITY ASSUMPTIONS FOR ADUs AND JADUs: 2021-2029 UNINCORPORATED COUNTY		
Income Category	HCD Pre-Certified Affordability Assumptions for Ventura County*	County of Ventura ADU Projections 2021-2029
Extremely Low	15%	<del>140</del> 84
Very Low	0%	0
Low	31%	<del>290</del> 174
Moderate	42%	<del>393</del> 235
Above Moderate	12%	<del>112</del> 67
TOTAL		<del>936</del> 560

\*Source: 6<sup>th</sup> Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.  
[https://scaq.ca.gov/sites/main/files/file-attachments/he082720\\_aduaffordabilityanalysis.pdf?1602450841](https://scaq.ca.gov/sites/main/files/file-attachments/he082720_aduaffordabilityanalysis.pdf?1602450841)

To facilitate the permitting of ADUs and JADUs in the unincorporated County, Programs C and U will be implemented. Also, the County released updated standardized plans at 700, 900 and 1,200 square feet to be utilized for accessory dwelling units in July 2021. To ensure that permitting trends align with the projections, Program Z will monitor and report the production of ADUs.

## Farmworker and Animal Caretaker Dwelling Units

Farmworker and animal caretaker dwelling units are allowed by right on parcels zoned AE, OS, or RA, if they meet certain agricultural thresholds that warrant housing a farmworker or animal caretaker, as established in Non-Coastal Zoning Ordinance section 8107-26. These dwelling units are counted towards the lower-income inventory based on historical permitting records. Over the last seven years, a total of eight farmworker dwelling units were issued building permit, which equates to approximately one of these individual dwelling units annually. Thus, a total of eight farmworker dwelling units have been included in the lower income inventory for the next planning period.

Planning Division staff reviewed the annual farmworker dwelling unit verification forms submitted in May 2020 and found that owners of only 7 of the 193 units were charging rent over \$500. In fact, a



majority of the residents were not being charged any rent. Therefore, the assumption is that four (50 percent) of the projected future units will be affordable to extremely low-income households and the other four will be affordable to very low-income households.

To facilitate the development of housing for farmworkers, the Board of Supervisors will consider amendments to the Non-Coastal Zoning Ordinance that would reduce the crop density requirements needed to qualify for ministerial farmworker and animal caretaker dwelling units, evaluate new housing options for temporary and seasonal farmworkers, and potentially expand the use of farmworker housing complexes to the Rural Agricultural zone with a discretionary permit. Revisions to farmworker housing development standards will complete Housing Element Program 3.3.3-5(8) from the 2013-2021 Housing Element. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Fall 2021. Additionally, implementation of Program E will identify the needs of the farmworker population on a countywide scale, propose housing solutions in the form of best practices, and recommend potential ordinance updates for each jurisdiction within the county to facilitate further development of farmworker housing.

Also, the County released updated standardized plans of sizes 700, 900 and 1,200 square feet to be utilized for farmworker in July 2021.

### **Above-Moderate Inventory of Vacant Sites in Existing Communities**

Table 41 below provides a summary of vacant sites located in four communities in the unincorporated County that meet the above-moderate income categories. It is important to note that additional residential land is available within the County that has not been identified in this inventory. Section 3.7 of the General Plan Background Report summarizes the remaining residential potential and concludes that there remains the capacity to build approximately 28,228 dwelling units in the unincorporated areas of the County. Much of the development capacity is based on land zoned at low densities in rural areas that would meet the requirements for the above moderate-income category. The inventory identified for Housing Element purposes identifies enough land to meet the RHNA targets for various income levels and therefore does not include a complete inventory of all developable sites. Nonetheless, there are a total of 211 vacant sites allocated to the above moderate-income category as listed in the Housing Element sites inventory (Appendix A) and summarized below:

- Camarillo Heights and Las Posas Estates – 51 vacant sites
- Bell Canyon – 65 vacant sites
- Santa Rosa Valley – 12 vacant sites
- Lake Sherwood – 76 vacant sites

#### ***Camarillo Heights/Las Posas Estates***

Camarillo Heights/Las Posas Estates is an unincorporated community directly north of the City of Camarillo. This single-family residential community surrounds a private golf course, Las Posas Country Club. The zoning in this community ranges from RE-20,000 sq. ft. to RE-5 acres. The homes sold in October through December 2020 averaged \$1.37 million. Planning Division staff identified 51 vacant sites in the Camarillo Heights/Las Posas Estates communities, which are reflected in Table 41, below.

#### **Infrastructure Availability**

There are three residential water purveyors in Camarillo Heights and Las Posas Estates and they are all under the Calleguas Wholesale District. The southern half of Las Posas Estates is served by the Crestview Mutual Water Company, which has an approved Water Availability Letter and approximately 600 currently available service connections, and the northern half is served by the California American Water

Company, which is an approved water supplier but does not have an accepted Water Availability Letter. Camarillo Heights (to the east of Las Posas Estates) is served by the Pleasant Valley Mutual Water Company, which has an accepted Water Availability Letter and approximately 2,400 currently available service connections.

Sewer service is provided in parts of Camarillo Heights and Las Posas Estates by the Camarillo Sanitary District. The wastewater treatment facility for the Camarillo Sanitary District has a treatment capacity of about 7.25 million gallons per day, and currently processes about 3.6 million gallons per day (LAFCo City of Camarillo Municipal Service Review, 2018). Wastewater disposal in the rest of Camarillo Heights and Las Posas Estates is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

### ***Bell Canyon***

Bell Canyon is an affluent gated community located on the eastern border of the County. It is a census-designated place with a 2018 population of 2,391. The homes sold in October through December 2020 averaged \$1.76 million. This community is located within a Very High Fire Hazard Severity Zone mapped by CalFire.

#### **Infrastructure Availability**

Water in the Bell Canyon community is provided by the Bell Canyon Community Services District, which has an accepted Water Availability Letter and approximately 65 currently available service connections. Sewer service is provided by the Triunfo Sanitation District, which also serves the Lake Sherwood community and is described above.

### ***Santa Rosa Valley***

Santa Rosa Valley is a rural unincorporated community located between the City of Thousand Oaks and Camarillo. It is a census designated place with a 2018 population of 3,180. The homes sold in October through December 2020 averaged approximately \$2 million.

#### **Infrastructure Availability**

Water service is provided by the Camrosa Water District (Calleguas Wholesale District), which is an approved water supplier but does not have an accepted Water Availability Letter. There is no sewer service, so wastewater disposal is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

### ***Lake Sherwood***

Lake Sherwood is an unincorporated community located at the base of the Santa Monica Mountains and overlooks the Lake Sherwood reservoir. It is a luxury home community that is also home to the Sherwood Country Club golf course. It is a census designated place with a 2018 population of 1,835. The homes sold in October through December 2020 averaged \$2.9 million. This community is located within a Very High Fire Hazard Zone mapped by CalFire.

#### **Infrastructure Availability**

Water for the Lake Sherwood community is provided by the Lake Sherwood Community Services District, which currently has approximately 75 available service connections. Sewer service is provided by the Triunfo Sanitation District, which serves over 30,000 people in east Ventura County. Wastewater is treated by the Tapia Wastewater Reclamation Facility, which has a processing capacity of approximately 16 million gallons per day, and currently averages about 9.5 million gallons per day (Triunfo website).

## Summary of Residential Inventory

Table 41 provides a summary of the County's Housing Element inventory to meet the housing needs at lower, moderate and above moderate-income thresholds for the 2021-2029 planning period.

TABLE 41 HOUSING INVENTORY SUMMARY FOR LOWER, MODERATE, AND ABOVE MODERATE-INCOME CATEGORIES				
	Lower Income (less than 80% of median)	Moderate Income (80-120% of median)	Above- Moderate Income (greater than 120% of median)	TOTAL
RHD Zoned Sites	220	-	30	250
ADUs and JADUs	<del>431</del> 258	<del>393</del> 235	<del>112</del> 67	<del>936</del> 560
Farmworker and Animal Caretaker Dwelling Units	8	-	-	8
<b>Approved Residential Projects</b>				
CSUCI University Glen Phase 2	170	310	120	600
Somis Ranch Farmworker Housing Complex <sup>33</sup>	200	-	-	200
Rancho Sierra Supportive Housing	50	-	-	50
<del>Piru Expansion Area—Reider</del> Tract (Piru)	5	44	-	49
<del>Piru Expansion Area—Finch</del> Tract (Piru)	-	113	62	175
<b>Vacant Sites in Existing Communities</b>				
Camarillo Heights/Las Posas Estates	-	-	51	51
Bell Canyon	-	-	62	62
Santa Rosa Valley	-	-	12	12
Lake Sherwood	-	-	76	76
<b>Total</b>	<del>1,084</del> 911	<del>860</del> 702	<del>525</del> 480	<del>2,093</del> 469
<b>2021-2029 RHNA Target</b>	<b>544</b>	<b>250</b>	<b>468</b>	<b>1,262</b>
Surplus (percent of RHNA)	<del>540</del> 367 ( <del>67</del> 99%)	<del>610</del> 452 ( <del>181</del> 244%)	<del>571</del> 2 ( <del>31</del> 2%)	<del>1,207</del> 83 1 ( <del>69</del> 6%)

Consistent with “no-net-loss” zoning requirements in Government code section 65863, the County will maintain an inventory of potential sites to accommodate housing at all income categories. In the event that the approval of a development project results in the remaining sites’ capacity becoming inadequate to accommodate the County’s RHNA by income category and there are no replacement sites remaining in the Sites Inventory surplus, the County will initiate the legislative process to rezone enough sites to meet No Net Loss requirements.

## Financial Resources

The County of Ventura has access to a variety of funding resources for affordable housing. This includes programs from local, Federal, State and private sources. Due to the high cost of affordable housing

<sup>33</sup> The Somis Ranch project consists of 360 units. However, only the first two phases (200 units) is anticipated to be completed within the 2021-2029 planning period.

development and the competition for funding sources, it is generally necessary to leverage several funding sources to construct an affordable housing project.

### **Local Programs**

**County General Funds and Local Initiatives** - The Board of Supervisors has utilized general fund dollars in support of housing. For example, on December 12, 2017 the Board approved \$500,000 in funds to the Homeless Prevention and Rapid Re-Housing Program for county residents who were displaced by the Thomas Fire in December 2017. This funding was also made 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 was primarily utilized to provide funding for temporary housing for fire-affected families.

The County also 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 funded affordable housing projects in the cities. On May 19, 2015, the Board of Supervisors allocated \$1,000,000 toward the construction of farmworker housing. This funding has been distributed to fund the development of 97 new units dedicated to the farmworker population within the cities of Oxnard and Ventura.

In July 2020, the County Board of Supervisors made a commitment of \$300,000 over three years to the Housing Trust Fund Ventura County, a local nonprofit organization that provides early short term, acquisition and pre-development funding to developers of affordable housing, which is the toughest funding to secure. The Housing Trust Fund Ventura County has the opportunity to match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be used county-wide.

In 2018, the County also committed to matching capital and operations funding for emergency shelters established within Oxnard, Santa Paula, and Ventura. This commitment is in addition to remaining General Fund set-aside funding from 2010 made available for shelter construction. In addition, in December of 2020, the County invested \$3.5 million in Coronavirus Relief Funds as a match for State Homekey funds to purchase a 70-room Vagabond Inn located in the City of Oxnard. The property will provide non-congregate shelter for homeless persons at highest risk of COVID, and will ultimately be converted to permanent housing for persons experiencing homelessness.

The County also participates 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 homeownership to lower-income households. During 2019, 92 households countywide utilized the Mortgage Credit Certificate program.

As noted above, in an effort to address the regional housing problem, the County has funded housing programs and facilities located in incorporated cities and not just within the boundaries of the unincorporated county. While programs located outside the County's jurisdictional boundary may not be counted when evaluating progress toward meeting the RHNA, 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.

**Ventura County Regional Consolidated Plan** - The County is the lead agency that prepares a five-year Regional 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 five entitlement jurisdictions receiving funding

directly from HUD (the cities of Oxnard, Camarillo, Simi Valley, Thousand Oaks, and Ventura), with input from member jurisdictions of the Ventura Urban County Entitlement Area (Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula), and area organizations collectively prepared the Ventura County 2020-2024 Regional Consolidated Plan to address unmet needs of low-income persons and proposed a five-year strategy to meet those needs. An approved Regional Consolidated Plan is needed 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 Partnerships Program (HOME) funds.

### Federal and State Resources

Table 42-42 below lists the various Federal and State funding programs available that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households.

TABLE 42 2020 STATE AND FEDERAL FUNDING SOURCES	
Funding Program	Description
STATE FUNDING RESOURCES	
<b>Affordable Housing and Sustainable Communities Program (AHSC)</b>	<a href="#">AHSC</a> funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions.
<b>CalHome</b>	<a href="#">CalHOME</a> makes grants to local public agencies and nonprofits to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.
<b>Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Program</b>	<a href="#">Department of Toxic Substances Control's (DTSC) CLEAN Program</a> provides low-interest loans to investigate, cleanup and redevelop abandoned and underutilized urban properties.
<b>California Emergency Solutions and Housing (CESH)</b>	<a href="#">CESH</a> provides grant funds to eligible applicants for activities to assist persons experiencing or at-risk of homelessness.
<b>California Self-Help Housing Program (CSHHP)</b>	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
<b>Community Development Block Grant (CDBG)</b>	Funds are available in California communities that do not receive CDBG funding directly from HUD. There is an annual competitive funding cycle which has an over-the-counter NOFA process.
<b>Community Development Block Grant-Corona Virus (CDBG-CV1) – <a href="#">CARES Act Funding</a></b>	This is a subsidiary of the CDBG program to provide relief to eligible entities due to hardship caused by COVID-19.
<b>Emergency Housing Assistance Program (EHAP)</b>	EHAP provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing.
<b>Emergency Solutions Grants Program (ESG)</b>	<a href="#">ESG</a> funds are available in California communities that do not receive ESG funding directly from HUD.
<b>Golden State Acquisition Fund (GSAF)</b>	<a href="#">GSAF</a> makes up to five-year loans to developers for acquisition or preservation of affordable housing.
<b>Home Investment Partnerships Program (HOME)</b>	<a href="#">HOME</a> funds are available in communities that do not receive HOME funding directly from HUD.
<b>Homekey</b>	<a href="#">Homekey</a> provides grants to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19

**TABLE 42**  
**2020 STATE AND FEDERAL FUNDING SOURCES**

<b>Funding Program</b>	<b>Description</b>
<b>Housing for a Healthy California (HHC)</b>	<a href="#">HHC</a> provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The HHC program is intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
<b>Housing Navigators Program</b>	<a href="#">Housing Navigators Program</a> allocates \$5 million in funding to counties for the support of housing navigators to help young adults aged 18 years and up to 21 years secure and maintain housing, with priority given to young adults in the foster care system.
<b>Housing-Related Parks Program</b>	The <a href="#">Housing-Related Parks Program</a> funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low-income households. Grant funds are made available to local jurisdictions.
<b>Infill Infrastructure Grant Program (IIG)</b>	<a href="#">IIG</a> provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
<b>Joe Serna, Jr., Farmworker Housing Grant (FWHG)</b>	<a href="#">FWHG</a> makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.
<b>Local Early Action Planning (LEAP) Grants</b>	The <a href="#">Local Early Action Planning (LEAP)</a> program assist cities and counties to plan for housing through providing one-time over-the-counter, non-competitive planning grants.
<b>Local Housing Trust Fund Program (LHTF)</b>	<a href="#">Affordable Housing Innovation's LHTF</a> lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as down-payment assistance to first-time homebuyers.
<b>Mobile-home Park Rehabilitation and Resident Ownership Program (MPRROP)</b>	<a href="#">MPRROP</a> makes low interest loans for the preservation of affordable mobilehome parks. MPRROP also makes long-term loans to individuals to ensure continued affordability.
<b>Mortgage Credit Certificate (MCC) Program</b>	Provides income tax credits to first-time homebuyers to buy new or existing homes.
<b>Multifamily Housing Program (MHP)</b>	<a href="#">MHP</a> makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
<b>National Housing Trust Fund</b>	<a href="#">National Housing Trust Fund</a> is a formula grant program used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households (ELI households, with incomes of 30 percent of area median or less). Funds are made available through a competitive process.
<b>No Place Like Home</b>	The <a href="#">No Place Like Home Program</a> invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
<b>Office of Migrant Services (OMS)</b>	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.



**TABLE 42**  
**2020 STATE AND FEDERAL FUNDING SOURCES**

<b>Funding Program</b>	<b>Description</b>
<b>Permanent Local Housing Allocation Program (PLHA)</b>	There are two types of assistance under <a href="#">PLHA</a> : <ul style="list-style-type: none"> <li>• Formula grants to entitlement and non-entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant.</li> <li>• Competitive grants to non-entitlement jurisdictions. The Non-Entitlement competitive grant program component prioritizes assistance to persons experiencing or At risk of homelessness and investments that increase the supply of housing to households with incomes of 60 percent or less of area median income.</li> </ul>
<b>Predevelopment Loan Program (PDLP)</b>	<a href="#">PDLP</a> makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households.
<b>Regional Early Action Planning (REAP) Grants</b>	The <a href="#">Regional Early Action Planning (REAP)</a> program helps council of governments (COGs) and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).
<b>SB 2 Planning Grants Program</b>	The <a href="#">SB 2 Planning Grants program</a> provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.
<b>Supportive Housing Multifamily Housing Program (SHMHP)</b>	<a href="#">SHMHP</a> provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
<b>Transit Oriented Development Housing Program (TOD)</b>	The <a href="#">TOD</a> program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station.
<b>Transitional Housing Program (THP)</b>	<a href="#">THP</a> provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.
<b>Veterans Housing and Homelessness Prevention Program (VHHP)</b>	<a href="#">VHHP</a> makes long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.
<b>No Place Like Home</b>	The <a href="#">No Place Like Home Program</a> invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
<b>Office of Migrant Services (OMS)</b>	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
<b>FEDERAL FUNDING RESOURCES</b>	
<b>Brownfields Grant Funding Program</b>	To facilitate the reuse/redevelopment of contaminated sites <a href="#">EPA's Brownfields Grant Program</a> makes available resources for the cleanup of eligible publicly or privately-held properties.



**TABLE 42**  
**2020 STATE AND FEDERAL FUNDING SOURCES**

<b>Funding Program</b>	<b>Description</b>
<b>Choice Neighborhoods Implementation Grant Program</b>	<a href="#">Choice Neighborhoods Implementation Grants</a> support the implementation of comprehensive plans expected to revitalize public and/or assisted housing and initiate neighborhood improvements.
<b>Community Facilities Direct Loan &amp; Grant Program</b>	<a href="#">This program</a> provides affordable funding to develop essential community facilities in rural areas.
<b>Continuum of Care (CoC) Program</b>	<a href="#">Funding</a> is available on an annual basis through the U.S. Department of Housing and Urban Development (HUD) to quickly rehouse homeless individuals and families.
<b>Community Development Block Grant (CDBG)</b>	<p><a href="#">CDBG</a> makes funds available in four categories but are primarily used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households.</p> <ul style="list-style-type: none"> <li>• <a href="#">Community Development Programs</a></li> <li>• <a href="#">Economic Development Programs</a></li> <li>• <a href="#">Drought-Related Lateral Program</a></li> </ul>
<b>Emergency Solutions Grants Program (ESG)</b>	<a href="#">ESG</a> makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments.
<b>Farm Labor Housing Direct Loans &amp; Grants (Section 514)</b>	<a href="#">Provides</a> affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers.
<b>Housing Choice Vouchers</b>	The <a href="#">housing choice voucher (HCV) program</a> is the government's major program for assisting very low-income families, the elderly, and the disabled to afford housing.
<b>Home Investment Partnerships Program (HOME)</b>	<a href="#">HOME</a> funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance.
<b>Home Ownership for People Everywhere (HOPE)</b>	HOPE program provides grants to low income people to achieve homeownership. The programs are: <a href="#">HOPE I</a> —Public Housing Homeownership Program <a href="#">HOPE IV</a> – Hope for Elderly Independence
<b>Housing Opportunities for Persons with AIDS (HOPWA)</b>	Funds are made available countywide for supportive social services, affordable housing development, and <a href="#">rental assistance to persons living with HIV/AIDS</a> .
<b>Housing Preservation Grants</b>	<a href="#">Provides grants</a> to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.
<b>Low-Income Housing Tax Credit (LIHTC) Program</b>	The <a href="#">LIHTC program</a> gives State and local agencies the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing for lower-income households.
<b>Rural Rental Housing: Direct Loans</b>	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.
<b>Section 108 Loan Guarantee Program</b>	<a href="#">Provides loans</a> to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons.
<b>Section 202 Supportive Housing for the Elderly Program</b>	<a href="#">Provides an interest-free</a> capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.

**TABLE 42**  
**2020 STATE AND FEDERAL FUNDING SOURCES**

<b>Funding Program</b>	<b>Description</b>
<b>Section 203(k): Rehabilitation Mortgage Insurance Program</b>	Provides, in the mortgage, funds to rehabilitate and repair single-family housing.
<b>Section 207: Mortgage Insurance for Manufactured Home Parks Program</b>	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
<b>Section 221(d)(3) and 221(d)(4)</b>	Insures loans for construction or substantial rehabilitation of multifamily rental, cooperative, and single room occupancy (SRO) housing.
<b>Section 502 Direct Loan Program</b>	<a href="#">USDA Section 502 Direct Loan Program</a> provides homeownership opportunities for low- and very-low-income families living in rural areas.
<b>Section 811 Project Rental Assistance</b>	<a href="#">Section 811 Project Rental Assistance</a> offers long-term project-based rental assistance funding from the U.S. Department of Housing and Urban Development (HUD). Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by <a href="#">CalHFA</a> .

Source: HUD, HCD, USDA, 2020.

## Energy Conservation

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. In addition, energy price increases combined with rolling electricity blackouts over the past decade have led to a renewed interest in energy conservation. This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in Ventura County, and examples of effective programs used by other jurisdictions.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established by the California Energy Commission in 1978 and are updated every three years to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2019 California Energy Code, which was adopted by California Energy Commission on May 9, 2018, will apply to projects constructed after January 1, 2020. The newest update enables homes to reduce electricity demands through solar photovoltaic systems and other measures, helping to reduce energy bills and the carbon footprint. The California Energy Commission estimates a 53-percent reduction in energy use and an expected savings of \$19,000 over a 30-year mortgage from the previous energy code. Local governments through the building permit process enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made.

The California Building Code includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. CALGreen Requirements for new buildings include:

- Separate water meters for nonresidential buildings' indoor and outdoor water use;
- Install water conserving plumbing fixtures and fittings to reduce indoor-water consumption;
- Water-efficient landscaping and moisture-sensing irrigation systems for larger landscape projects;
- Divert 65 percent of construction waste from landfills;
- Install low pollutant-emitting materials;
- Installation of solar photovoltaics;
- Domestic hot water solar preheat requirement of 20 – 30 percent; and,
- Home Energy Rating System testing for kitchen exhaust hood ventilation, insulation, and heating, ventilation, and air conditioning systems.

The County of Ventura fully enforces the provisions of Title 24 of the California Administrative Code. The code is a comprehensive and uniform regulatory code for all residential, commercial, hospital and school buildings. The County of Ventura encourages energy efficiency in residential construction by emphasizing energy-efficient construction practices.

## CHAPTER 5 HOUSING GOALS, POLICIES, AND PROGRAMS

### Overview

This chapter sets forth the housing goals and strategies in the unincorporated areas of the county and the policies and programs necessary to accomplish those goals. The following definitions explain the difference between goals, policies, and implementation programs as they are used in the Housing Element:

**Goal** - A goal is a statement that describes in general terms a desired future condition or “end” state. Goals describe ideal future conditions for a topic and tend to be very general and broad.

**Policy** - A policy is a clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal.

**Implementation Program** - While many policies can be implemented as part of standard County operations, some policies require specific programs to assure their implementation. Similar to policies, implementation programs that address one or more of the cross-cutting topics include an icon to highlight the implementation program’s relationship to these topics, as applicable

**Cross Cutting Topics** - The Ventura County 2040 General Plan contains a number of policies and programs that address cross-cutting topics that are incorporated throughout the General Plan. In order to highlight these policies and programs, one or more of icons are used. The Housing Element identifies cross cutting topics in Environmental Justice and Healthy Communities, as shown below. These icons identify policies and programs that directly relate to one or more of these topics.



#### Environmental Justice

Pursuant Government Code Section 65302(h), general plans must include an environmental justice element or include goals and policies in other element(s) of the general plan addressing health risks within designated unincorporated disadvantaged communities.



#### Healthy Communities

Based on Board of Supervisors direction, the 2040 General Plan focuses on promoting healthy communities and the connection between the built environment and public health. Healthy communities focus on providing for a quality and sustainable environment, supporting economic and social development, ensuring social equity, and encouraging social relationships that are supportive and respectful to meet all residents’ basic needs across a lifespan. To improve health outcomes, the County needs to focus on policies, systems, and programs that address the social and environmental determinants of health.

## Goal 1: Conserve and Improve Existing Housing Stock

Conserving and improving the existing housing stock helps maintain investment in the community and keeps existing housing affordable. Because a majority of the housing stock in the unincorporated areas of the County is more than 30 years old, rehabilitation efforts are important to preserve housing stock. Several factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protects the safety and welfare of residents and assists in meeting the County's housing needs. The County will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units to take a proactive approach to conserving the current housing stock.

### Goal 1

Conserve and improve the existing housing stock within the unincorporated areas of Ventura County.

#### Policy 1.1



##### Ensure Housing Meets Basic Standards

The County shall support its Code Compliance Division in responding to complaints and ensuring that existing housing meets public health, safety, fire and other applicable development codes and standards, with priority given to designated disadvantaged communities.

#### Policy 1.2

##### Energy Conservation

The County shall [continue to](#) partner with regional agencies (e.g., Tri-County Regional Energy Network, Ventura County Regional Energy Alliance, Local Government Partnership, etc.) to seek opportunities for subsidizing and incentivizing residential energy conservation.

*[Energy conservation will also be pursued through the implementation of Programs "V"<sup>34</sup> and "W"<sup>35</sup> in the Conservation and Open Space Element.](#)*

#### Policy 1.3



##### Residential Rehabilitation

The County shall partner with public and private agencies and provide funding support for residential rehabilitation programs that assist homeowners and renters to ensure the safety and habitability of existing housing units and the quality of residential neighborhoods for lower income households.

<sup>34</sup> [Improve Energy Conservation Awareness - The County shall encourage community members to conserve energy and reduce greenhouse gas emissions and increase awareness about energy efficiency and climate change and adaptation, to conduct targeted outreach to homeowners and contractors to encourage installation of electric appliances upon routine replacement of natural gas appliances and heaters and provide information regarding financial incentives.](#)

<sup>35</sup> [Energy Efficiency and Conservation Program - The County shall develop a behavior change program for energy efficiency and conservation. This program would provide energy literacy training for low-income customers on buying energy-efficient products or using energy more efficiently; develop and offer digital applications offering real-time energy use information to residents and businesses; offer anonymized data on community energy use for residents to compare performance; and provide rewards or rebates for improved energy conservation.](#)

- Policy 1.4 Replacement of Affordable Housing Units in the Coastal Zone**  
The County shall assure that affordable housing in the Coastal Zone is preserved or replaced, where feasible, in accordance with the Mello Act.
- Policy 1.5 Replacement of Housing Units Lost in Natural Disaster**  
The County agencies and departments shall work with state and federal agencies to expedite permit processing for the replacement of homes that were lost due to natural disaster, while maintaining consistency with state building and fire codes.
- Policy 1.6 Preserve Mobilehomes and Manufactured Homes**  
As a means of providing affordable dwelling units for lower-income households, the County shall continue the preservation of existing mobilehomes and manufactured homes, through the implementation of the Mobilehome Park Overlay Zone and Senior Mobilehome Park Overlay Zone.

## Goal 2: Provide Adequate Sites for Residential Development

Providing an adequate and diverse supply of housing and housing sites for residential development is a crucial component of the Housing Element. The County of Ventura's General Plan and implementing zoning ordinances establish where and what types of housing are allowed throughout the unincorporated area. The policies in this section focus on the Regional Housing Needs Allocation, housing types to meet the County's diverse needs, the infrastructure necessary to support housing development, and other topics.

Table 43, below, shows the number of dwelling units in each of the household income categories that the County must be able to accommodate within the 2021-2029 planning period in its housing inventory.

TABLE 43 REGIONAL HOUSING NEEDS ALLOCATION: 2021-2029 UNINCORPORATED COUNTY					
Extremely Low Income ( $< 30\%$ of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)	Moderate Income (80-120% of median)	Above-Moderate Income ( $>120\%$ of median)	TOTAL
159*	160	225	250	468	1,262

\* HCD allows jurisdictions to presume that 50 percent of very low-income households qualify as extremely-low-income households. The County received an allocation of 159 housing units affordable to extremely low-income households and 160 affordable to very low-income households.

### Goal 2

Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price and tenure to meet the requirements of the regional housing need allocation.

- Policy 2.1 Zoning to Accommodate RHNA**  
The County shall make available through land use planning and zoning, an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Allocation (RHNA).

**Policy 2.2**



**Increase Housing Opportunities within Area Plan Boundaries<sup>36</sup>**

The County shall pursue the following policies in Area Plan updates to increase housing opportunities.

- ~~Rezone~~ Identify opportunities to rezone more properties to Residential Planned Development to encourage the development of diverse housing types, such as: duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, cottage housing, townhouses, multiplexes, accessory dwelling units, and live/work buildings that provide affordable housing options
- Identify opportunity sites for higher density housing near job clusters and transit stops to support housing for the County’s special needs population.
- Identify County surplus land that can accommodate residential development and consider re-designation, if feasible.
- Enhance existing residential areas by seeking opportunities and funding sources for public infrastructure improvements such as installing sidewalks and other pedestrian networks, bicycle facilities, neighborhood parks, and planting street trees, with priority given to designated disadvantaged communities<sup>37</sup>.

*Program “F” in the Land Use Element identifies a schedule for comprehensive Area Plan Updates between 2020-2040.*

**Policy 2.3**

**Track “No Net Loss” Zoning**

The County shall make findings related to the potential impact on the County’s ability to meet its share of the regional housing need when approving discretionary entitlements to rezone residentially designated properties or develop a residential project with fewer units or at a higher income than what is assumed for the site in the Housing Element Sites Inventory, consistent with “no-net-loss” zoning requirements in Government code section 65863.

**Policy 2.4**

**Provide Local Input on Regional Plans**

The County shall collaborate with SCAG to provide accurate land use information and to ensure that updates to the Regional Transportation Plan and Sustainable Communities Strategy (also referred to as “Connect SoCal”) are based on accurate local data.

**Policy 2.5**

**RHNA Transfer**

The County shall seek to negotiate agreements with any city proposing to annex unincorporated land for residential development to transfer a share of the SCAG RHNA from the unincorporated area to the annexing city.

<sup>36</sup> Additional residential land use policy direction as well as the Comprehensive Area Plan Update Program “F” is described in Chapter 2 of the County General Plan, the Land Use and Community Character Element.

<sup>37</sup> Additional policies related to providing equitable public services in “designated disadvantaged communities” are in Chapter 2, Land Use and Community Character Element.



- Policy 2.6**      **Encourage Accessory and Junior Accessory Dwelling Units**  
The County shall incentivize and encourage accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).
- Policy 2.7**      **By-right Housing on RHD Zoned Sites**  
The County shall allow housing developments to be developed by-right on RHD-zoned sites that have been counted in previous housing element cycles, consistent with Government Code section 65583.2(c).
- Policy 2.8**      **County Surplus Land**  
The County shall identify surplus public land appropriate for affordable housing and offer first right of refusal to affordable housing entities in accordance with Government Code Section 54222.

### **Goal 3: Encourage Affordable Housing to Meet the Special Needs of County Residents**

The County of Ventura is a diverse community with people of all backgrounds, lifestyles, family types, and income levels. Many residents also have special housing needs. State law requires the housing element to analyze the needs of specific “special needs” groups, including lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, and people who are experiencing homelessness. Additionally, the County’s Regional Consolidated Plan prioritizes federal funding opportunities to benefit “vulnerable populations,” which includes victims of domestic violence in addition to the special needs groups identified above. This section focuses on goals and policies related to encouraging and supporting the development of housing for special needs groups and vulnerable populations.

#### Goal 3

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

- Policy 3.1**      **Prioritize Housing Assistance for Special Needs Populations**  
**HC**      The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, victims of domestic violence, and people who are experiencing homelessness.
- Policy 3.2**      **Financing Assistance for Housing**  
The County shall continue to apply for funds from the state and federal government to support the construction, preservation, and rehabilitation of housing for eligible lower-income households to assist identified vulnerable populations.
- Policy 3.3**      **Incentives for Affordable Housing Development**  
The County shall promote the use of density bonuses and other incentives to facilitate the development of new housing for lower-income households.

- Policy 3.4**      **Housing Opportunities on County Owned Land**  
The County shall consider County-owned land, that is no longer necessary for the purpose for which it was acquired or previously used, for its suitability for lower-income housing and emergency shelters. If suitable, such land shall be made available to public or private non-profit organizations for potential acquisition, permit entitlement and the construction of lower-income housing or an emergency shelter.
- Policy 3.5**      **Encourage Affordable Housing in Rural Areas**  
The County shall promote housing types for lower-income households that align with the rural and agricultural character, economy, and needs of Ventura County, such as farmworker housing, manufactured housing, mobilehomes and accessory dwelling units.
- Policy 3.6**      **Affordable “By-right” Housing**  
The County shall process entitlements for affordable housing ministerially where it is identified by state law as “by-right” development and the project meets objective development standards.
- Policy 3.7**      **Preventing Homelessness**  
**HC**      The County shall continue to support the Ventura County Continuum of Care to end homelessness within Ventura County in efforts to provide housing, emergency shelter, and social services to homeless persons or those at risk of homelessness.
- Policy 3.8**      **Support Farmworker Housing Needs**  
The County shall support and work actively to identify the housing needs of farmworkers in Ventura County and cooperate with public and private agencies to seek funding to identify and implement strategies leading to the provision of housing for farmworkers.
- Policy 3.9**      **Increase Supportive Housing Options**  
**HC**      The County shall support efforts to increase the availability of supportive housing facilities that provide housing and supportive services for individuals with qualifying disabilities.
- Policy 3.10**      **Encourage Design for Large Households**  
**HC**      The County shall encourage housing design that meets the needs of extended, multigenerational, and/or large families (e.g. room additions, accessory dwelling units, and junior accessory dwelling units) to reduce overcrowding and assist in maintaining the affordability of existing housing stock.

## Goal 4: Remove Housing Development Constraints

The County is legally obligated to address, and where possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the county by expediting construction and lowering development costs.

### Goal 4

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

#### Policy 4.1

##### **Clear Development Standards and Approval Procedures**

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

#### Policy 4.2

##### **Flexibility in Regulations**

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

#### Policy 4.3

##### **Adequate Infrastructure**

The County shall encourage water and sanitation providers to pursue available funding to upgrade, expand, or develop utilities including wastewater/sewer, water, broadband and other necessary utilities to serve existing and future housing at all income levels.<sup>38</sup>

#### Policy 4.4

##### **Innovative Housing and Construction Technologies**

The County shall promote innovative housing types and encourage alternative materials and construction techniques to reduce costs.

*Program “C”<sup>39</sup> in the Land Use and Community Character Element will contribute towards implementing this policy.*

<sup>38</sup> Additional goals and policies related to infrastructure needs for development are in Chapter 5, Public Facilities, Services and Infrastructure Element.

<sup>39</sup> Expansion of Allowed Housing types - The County shall research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs (e.g., tiny homes, co-housing developments) and if necessary, shall amend applicable ordinances to allow for their development.

## Goal 5: Fair Housing

The County recognizes the importance of extending equal housing opportunities for all persons, regardless of race, religion, sex, family status marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, source of income, or any other arbitrary factor. The County is a participant in the regional planning efforts to reduce impediments to fair housing choice and to affirmatively further fair housing through education, testing and enforcement activities. To affirmatively further fair housing in the County works with regional and local partners to identify, address and eliminate housing discrimination as identified in the Regional Analysis of Impediments to Fair Housing Choice (AI).

### Goal 5

Affirmatively further fair housing by taking meaningful actions, ~~in addition to combatting discrimination,~~ that overcome patterns of segregation and foster inclusive communities ~~free from barriers that restrict access to opportunity based on protected characteristics.~~

#### Policy 5.1

##### Affirmatively Further Fair Housing

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

#### Policy 5.2

##### Equal Opportunities in Housing Market

The County shall continue to promote equal opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors.

#### Policy 5.3

##### Promote Housing Choice

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

#### Policy 5.4

##### Connect Residents to Housing Support Services

The County shall connect county residents—especially lower income residents—to Federal, State, and local programs that provide housing support and related services.

## Implementation Programs

<b>Table 44</b> <b>HOUSING IMPLEMENTATION PROGRAMS</b> <b>UNINCORPORATED COUNTY</b>			
Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<b>A</b> <del>Housing Grants</del> <u>Local, State and Federal Funding</u> To the extent that Local, State and Federal housing funds are available, the County shall continue to administer grant/loan programs to assist lower-income households with the following housing <u>and community</u> related issues: <ul style="list-style-type: none"> <li>Support local non-profits to rehabilitate housing units.</li> <li><del>Fund</del> <u>Facilitate</u> the development of owner-occupied and rental housing for lower-income households and for those households with identified special needs.</li> <li>Support non-profit organizations and County service providers in their efforts to provide services and re-housing efforts to special needs populations including households who are either homeless or “at risk of becoming homeless.”</li> <li><u>Disaster recovery efforts.</u></li> <li><u>Investment in infrastructure and service upgrades in disadvantaged and low-opportunity areas.</u></li> </ul> <u>The County shall consider as part of the next Consolidated Plan for 2025, establishing priorities for the distribution of funds, which may include criteria such as income targeting, housing for special needs including seniors and persons with disabilities, support services, and Designated Disadvantaged Communities and areas of concentrated poverty that serve to affirmatively further fair housing.</u>  <u>The County shall pursue funding from CDBG, HOME, and PHLA funds with a goal of obtaining approximately \$3.1 million dollars annually for the development affordable housing and improvements to services in low-opportunity and disadvantaged communities throughout the Entitlement Area.</u>	HE 1.3 <u>HE 1.5</u> HE 2.2 HE 3.1 HE 3.2 HE 3.7 HE 3.8 <u>HE 5.1</u> HE 5.4	County Executive Office  Resource Management Agency	<del>Ongoing</del> <u>Annually as part of the County's Consolidated Plan</u>  <u>2025 – The Consolidated Plan fund distribution priorities will be updated</u>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p><b>B Mobilehome Park Rent Control</b></p> <p>The Planning Division will continue the Mobilehome Park Rent Review Program, including quarterly public hearings of the Mobilehome Park Rent Review Board, to assure that the amount of rent charged at mobilehome parks does not increase more than the amount set forth in the Mobilehome Park Rent Control Ordinance.</p> <p><a href="#">In implementing this program, the County is protecting affordable housing options (15 mobilehome parks with 1,042 mobilehome spaces) in high opportunity areas and furthering fair housing.</a></p>	<p>HE 1.6 <a href="#">HE 5.1</a> <a href="#">HE 5.3</a></p>	<p>Resource Management Agency</p>	<p><del>Ongoing</del> <a href="#">Annually</a></p>
<p><b>C ADU Homeowner Tools</b></p> <p>To <a href="#">affirmatively further fair housing and</a> increase lower- and moderate-income homeowners' access to ADUs/JADUs and minimize barriers, the County will develop homeowner website education tools and public information in English and Spanish. <del>The intent will be</del> to make the zoning and permitting process more user-friendly, to highlight the advantages of investing in an ADU, and to <del>market</del> <a href="#">make available</a> the free building plans <del>available from the County</del> for ADUs or farmworker dwelling units.</p> <p><a href="#">In implementing this program, the County is supporting homeowners with tools and translated information to achieve the target the production of 560 ADUs and JADUs by 2029.</a></p> <p><b>EJ</b></p>	<p>HE 2.1 HE 2.2 HE 2.6 HE 3.5 HE 3.10 <a href="#">HE 5.1</a> <a href="#">HE 5.3</a></p>	<p>Resource Management Agency</p>	<p><del>Winter</del> <a href="#">August</a> <del>2022</del><a href="#">2024</a></p>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p><b>D Infrastructure Constraints</b></p> <p>As Area Plans are updated, especially in designated disadvantaged communities, the County shall <u>convene all stakeholders that impact infrastructure policies affecting housing development</u><del>work with appropriate County agencies and cities to engage with community service districts and local water purveyors</del> to identify and overcome constraints to providing water, sewer services, and dry utilities for housing. The County shall apply for funding as funding sources are available from the Community Development Block Grant, Infill Infrastructure Grant Program, or other funding programs as available, to fund infrastructure design plans and infrastructure <u>construction</u> improvements supporting residential development in designated disadvantaged communities.</p> <p><u>The County's Land Use and Community Character Element identifies the El Rio/Del Norte Area, a designated disadvantaged community, to be updated first and will assist in planning appropriate infrastructure for at least 179 multifamily units identified in the Sites Inventory, Appendix A. Additionally, the County has been approved for \$300,000 in state Local Early Action Planning grant funds for various projects, one of which is to facilitate the El Rio/Del Norte Area Plan update.</u></p> <p><u>The Saticoy Sanitary District serves the unincorporated area of Saticoy, a designated disadvantaged community serving approximately 262 households. As part of the 2013-2021 Housing Element Cycle, approximately \$500,000 in CDBG funds was awarded to the Saticoy Sanitary District to remediate aging infrastructure and ensure reliable operation and processing of wastewater. The County shall distribute funding in the 2021-2029 Housing Element during two fiscal years through 2022.</u></p> <p><b>EJ</b></p>	<p>HE 2.2 HE 4.3 <u>HE 5.1</u> <u>HE 5.3</u></p> <p><u>PSF 1.1,</u> <u>PSF 1.4,</u> <u>PSF 1.6</u></p>	<p>Resource Management Agency</p> <p>Public Works Agency</p> <p>County Executive Office</p>	<p><u>Ongoing</u></p> <p>El Rio/Del Norte (December 2024)</p> <p>North Avenue and Ojai Valley Area Plan Update (2025-2029)</p>



Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p><b>E Farmworker Housing Study</b>            The County, working with advocacy groups, agricultural organizations and Ventura County cities, will: (1) take on a coordinating role to seek funding for, and to implement, a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers to farmworker housing; and, (2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farmworkers and to support agricultural businesses with a stable and healthy workforce.</p> <p><a href="#">In implementing this program, the County shall strive to affirmatively further fair housing by providing housing opportunities (farmworker units or complexes) under the County's RHNA obligation and for both County and cities to provide services for the farmworker population throughout the County.</a></p> <p><b>EJ HC</b></p>	HE 3.1 HE 3.5 HE 3.8 <a href="#">HE 5.1</a> <a href="#">HE 5.2</a> <a href="#">HE 5.3</a> <a href="#">HE 5.4</a>	Resource Management Agency  County Executive Office  Agricultural Commissioner  Human Services Agency	<del>2022-</del> <a href="#">December</a> 2024

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p><b>F</b> <del>Track No Net Loss Zoning</del> <b>Annual Progress Report</b></p> <p>The County shall <u>annually submit a report on the status of the Housing Element and progress in its implementation programs, using forms adopted by HCD pursuant to Government code section 65400(a)(2). The reporting shall include:</u></p> <ul style="list-style-type: none"> <li>▪ <u>List of housing development application received;</u></li> <li>▪ <u>Annual building activity report;</u></li> <li>▪ <u>RHNA progress;</u></li> <li>▪ <u>If applicable, list of additional sites that will be identified or rezoned to accommodate a shortfall in housing need to meet “No Net Loss” requirements, pursuant to Government Code section 65863;</u></li> <li>▪ <u>Housing Element Programs implementation status;</u></li> <li>▪ <u>If applicable, commercial development bonus approved pursuant to Government Code section 65915.7;</u></li> <li>▪ <u>List of County owned or controlled lands declared surplus pursuant to Government Code section 54221, or identified as excess pursuant to Government Code section 50569; and</u></li> <li>▪ <del>LEAP grant reporting. maintain an inventory of potential sites to accommodate housing at all income categories. In the event that the approval of a development project results in the remaining sites’ capacity becoming inadequate to accommodate the County’s RHNA by income category and there are no replacement sites remaining in the Sites Inventory buffer, the County shall initiate the legislative process to rezone enough sites to meet No Net Loss requirements, pursuant to Government Code section 65863.</del></li> </ul>	<p><u>HE 2.1</u> <u>HE 2.3</u> <u>HE 2.8</u> <u>HE 3.4</u></p>	<p><u>Resource Management Agency</u></p> <hr/> <p><u>County Executive Office</u></p> <p><u>Public Works Agency</u></p> <p><u>General Services Agency</u></p>	<p><del>Ongoing</del> <u>Annually</u></p>
<p><b>G</b> <b>RHNA Transfer</b> <u>Study</u></p> <p>The County shall prepare and bring forward for the Board of Supervisor’s consideration options for working with cities on a RHNA transfer program that would transfer a portion of the County’s RHNA to a City when a residential project located within the City Sphere of Influence is approved and annexed into the City.</p>	<p>HE 2.5</p>	<p>Resource Management Agency</p>	<p><u>June 2025</u></p>

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<b>H RHD Zone Ordinance Amendments</b> Remove the requirement in the Non-Coastal Zoning Ordinance that housing in RHD zones be 100% affordable. The amendment shall be consistent with Government Code section 65583.2.	HE 2.7 <a href="#">HE 3.6</a>	Resource Management Agency	<del>Fall</del> <a href="#">December 2022</a> <del>2022</del>
<b>I Participation in Regional Planning Efforts</b> The County shall provide local demographic, zoning, and projected growth data to inform regional planning efforts led by the Southern California Association of Governments.	HE 2.4	Resource Management Agency	Ongoing
<b>J Compliance with State Housing Laws and PD Permit Monitoring</b> The Planning Division will continue to monitor new housing-related state legislation and amend the County General Plan, Coastal Area Plan and Zoning Ordinances to ensure consistency with state law. <a href="#">The Planning Division will also monitor the Planned Development Permit process to ensure the process does not act as a constraint to housing production. If determined to be a constraint, the County will modify permit processing procedures as appropriate to facilitate housing production.-</a>	HE 3.6 HE 4.1	Resource Management Agency	Ongoing <a href="#">The 2025 Annual Progress Report will include assessment on the progress of PDP approvals</a>
<b>K Inclusionary Housing and Housing Impact Mitigation Fee Assessment</b> The County shall explore options and analyze the effectiveness of implementing an Inclusionary Housing and Housing Impact Mitigation Fee Program and conduct a public hearing of the Board of Supervisors to present the results and receive direction on whether to proceed with processing such a program.	HE 3.1	Resource Management Agency	<del>2024-</del> <del>2025</del> <a href="#">June 2024</a>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p><b>L Fair Housing Program</b></p> <p><u>The County will continue to contract with the Housing Rights Center (HRC), a professional fair housing service organization, to provide services to ensure fair and equal housing opportunity. Some of the free services that HRC provides include landlord/tenant counseling, housing discrimination investigation, education on fair housing laws, as well as predatory lending information and referrals.</u></p> <p><u>Additionally, the County will continue to prepare an Assessment of Impediments (AI) to Fair Housing every five years and based on the recent findings from the 2020 AI, the County will be taking the following actions to affirmatively further fair housing:</u></p> <ul style="list-style-type: none"> <li>■ <u>Implement additional outreach strategies to inform lower-income households of available local, state, and federal homebuyer assistance.</u></li> <li>■ <u>Expand testing for discriminatory practices in private rental and home sales markets.</u></li> </ul> <p><del>The County shall continue to fund the regional Fair Housing Program to provide counseling, referral services, testing for discriminatory practices, affirmative action, and publications relative to fair housing laws, and tenant-landlord rights.</del></p> <p><b>EJ</b></p>	<p>HE 5.1 HE 5.2 HE 5.3 HE 5.4</p>	<p>County Executive Office</p>	<p><del>Ongoing</del> <u>HRC submits a quarterly report to the County and a summary of the results are submitted HUD for reporting purposes annually as part of the CAPER</u></p>
<p><b>M Density Bonus Ordinance Update</b></p> <p>The County shall update the Density Bonus Ordinance to be consistent with State density bonus law.</p>	<p>HE 3.3</p>	<p>Resource Management Agency</p>	<p><del>Fall</del> <u>December 2022</u></p>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p><b>N</b> <b>Zoning Code Amendments for <del>Emergency Shelters and Supportive Housing</del> <u>Special Needs Housing</u></b>  The County shall amend the Non-Coastal <del>Zoning and Coastal (if applicable) Zoning</del> Ordinances to ensure compliance with State law <del>and encourage emergency shelters, supportive housing, and related services for persons experiencing homelessness,</del> as follows:</p> <ul style="list-style-type: none"> <li>■ Allow “low barrier navigation center” emergency shelters by right in mixed-use zones and nonresidential zones permitting multifamily uses; and,</li> <li>■ Define supportive and transitional housing as set forth in Government Code section 65582(g) and Health and Safety Code section 50801(i), respectively, and allow for transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to the requirements applied to other residential uses of the same type in the same zone.</li> <li>■ Allow for residential care facilities of six or fewer to be regulated in the same manner as a single-family dwelling unit in all zones where single-family dwelling units are allowed-.</li> <li>■ <u>Ensure the permitting requirements and necessary findings for residential care facilities for 7 or more persons are consistent with state law and fair housing requirements.</u></li> <li>■ Amend the Non-Coastal Zoning Ordinance to align with requirements for permitting emergency shelters as described in Government Code section 65583(a)(4).</li> <li>■ <u>Ensure the permitting requirements and necessary findings for reasonable accommodations are consistent with state law and fair housing requirements.</u></li> </ul> <p><b>HC</b></p>	<p>HE 3.1  <u>HE 3.3</u>  <u>HE 3.9</u></p>	<p>Resource Management Agency</p>	<p><u>December</u>  <del>Fall</del> 2022  <u>(Local adoption; Coastal Commission Certification in 2023)</u></p>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p><b>O Funding for the Housing Trust Fund</b></p> <p>The County shall continue to support the efforts of the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition and pre-development funding to developers of affordable housing. <u>In addition, the County will support coordinate with local agencies and community stakeholders on</u> the creation of a countywide dedicated source of funding for housing.</p> <p>In <del>June</del> 2020 <del>as part of the 2013-2021 Housing Element cycle</del>, the County <u>Board of Supervisors approved -committed to</u> \$300,000 in <u>Ggeneral Ffunds to be contributed to the Housing Trust Fund of Ventura County, \$100,000 per year over three years (FYs 2020-2023). Additionally, and approximately \$1 million in PLHA funding to the VC Housing Trust Fund has been approved.</u> <del>The County shall complete this funding during the 2021-2029 Housing Element cycle over a</del> <u>and is anticipated to be distributed over three years (FY2021-2024). In implementing this program,</u> <del>t</del>The Housing Trust Fund <u>of</u> Ventura County has the opportunity to match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be utilized countywide.</p>	<p>HE 3.1 HE 3.2 HE 5.3</p>	<p>County Executive Office</p>	<p><u>FY</u> <del>Ongoing</del><u>2022-2025</u><u>2020-2024</u></p> <p><u>By 2025, the County will consider dedication of additional funds</u></p>
<p><b>P Maintain Senior Housing at Mobilehome Parks</b></p> <p>The County shall maintain senior occupancy of designated Senior Mobilehome Parks at 80% or more pursuant to the adopted Senior Mobilehome Park Overlay Zone.</p> <p><b>HC</b></p>	<p>HE 1.6 <u>HE 3.1</u></p>	<p>Resource Management Agency</p>	<p>Ongoing</p>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p><b>Q Housing Choice Vouchers</b></p> <p>The County shall continue to <a href="#">participate in the Housing Choice Vouchers Program, administered by the support the Area Housing Authority of the County of Ventura of the County of Ventura with administering Housing Choice Vouchers with the goal of providing a long-term housing assistance program that to low-income individuals and families to provide them the means to and maintain housing and avoid use of keep them out of the shelter system.</a></p> <p><a href="#">In implementing this program, the County Area Housing Authority receives and distributes approximately \$28 million annually towards housing vouchers to assist residents from unincorporated County as well as in the cities of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, and Thousand Oaks.</a></p>	<p><a href="#">HE 3.2</a>  <a href="#">HE 3.7</a>            HE 5.3            HE 5.4</p>	<p><del>County Executive</del>  <del>Office Area</del>  <a href="#">Housing Authority of the County of Ventura</a></p>	<p><del>FY2022-23,</del>  <del>Ongoing</del>  <a href="#">Ongoing</a></p>
<p><b>R First-Time Homebuyer Assistance</b></p> <p>The County shall, in collaboration with community partners, provide down payment assistance to expand homeownership opportunities in Ventura County. Down payment assistance funds provided by the County may be used to leverage monies from other grants to provide additional assistance with the intent to make homeownership more attainable for families living in rental property.</p> <p><a href="#">Beginning in the FY 2022-23 County budget cycle and based upon the annual funding cycles thereafter, the CEO-Community Development shall implement notice of funding availability and application acceptance process per year during the Housing Element cycle. Priority application points shall be given to applications received from households from low opportunity and/or disadvantaged communities.</a></p> <p><a href="#">The County shall target an average of 12 down payment assistance each year, approximately \$300,000, utilizing CDBG funds throughout the Entitlement Area.</a></p>	<p><a href="#">HE 3.2</a>            HE 5.3            HE 5.4</p>	<p>County Executive Office</p>	<p><a href="#">FY2022-23,</a>            Ongoing</p>



Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<b>S Development Review Committee Fee Waiver</b> The County shall waive the fee for a pre-application Development Review Committee meeting with relevant County agencies for proposed 100% affordable housing projects. The Development Review committee consists of key County staff in various departments (e.g. County Fire District, Public Works Agency, Transportation Division, Environmental Health Division, etc.) who review discretionary permit applications at the pre-submittal stage to discuss development constraints and potential solutions.	<a href="#">HE 3.3</a> HE 4.2	Resource Management Agency	<del>Spring</del> <a href="#">May</a> 2022 (As part of the mid-year amendments to the County fee schedule)
<b>T Publish Clear Permit Approval Procedures</b> The County shall publish clear <a href="#">permit</a> approval procedures by maintaining an updated webpage <a href="#">that includes</a> <del>with</del> Spanish translation that clearly identifies ministerial permitting pathways for new state law provisions (e.g. SB 35, AB 2162, AB 1873 compliant housing) which exempt <a href="#">certain</a> housing development from discretionary review. <b>EJ</b>	<a href="#">HE 3.6</a> HE 4.1	Resource Management Agency	<del>Summer</del> <a href="#">April</a> <del>January</del> 2022
<b>U Modular Accessory Dwelling Units and Garage Conversion Building Plans</b> The County shall market the Ventura Council of Governments "Regional ADU Program" once it is funded and developed using Regional Early Action Planning Grant funds. This program will include design plans for a less expensive prefabricated, stand-alone ADU, and several free templates for a garage ADU conversion to be made available to homeowners.	HE 2.1 HE 2.2 HE 2.6 <a href="#">HE 3.3</a> HE 3.5 HE 3.10	Resource Management Agency  Ventura Council of Governments	Summer <del>2024</del> <a href="#">March</a> 2022
<b>V Code Compliance</b> <a href="#">The County shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords to improve overall housing quality and conditions by responding to calls from residents regarding potential building code violations, and refer residents to appropriate resources (e.g. Building and Safety division, fair housing legal services through Housing Rights Center, and Human Services Agency, etc.). The County shall report the results of the Code Compliance violations and resolutions for substandard housing improvements bi-annually.</a>	<a href="#">HE 1.1</a> <a href="#">HE 1.3</a> <a href="#">HE 3.1</a>	Resource Management Agency	<a href="#">Bi-Annually</a> (As part of the Annual Progress Report)

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p><b><u>W</u></b> <b>Home Rehabilitation</b>  <u>The County shall partner with non-profit organizations such as Habitat for Humanity to provide home rehabilitation assistance for homes owned by low income families, veterans, and elderly residents on limited incomes. By addressing long-deferred home maintenance, and fixing critical repairs and code violations, this program helps families stay in their already affordable homes and avoid displacement.</u></p> <p><u>Based upon the annual funding cycles available to the County beginning in FY 2021-22, CEO-Community Development shall implement notice of funding availability shall and application acceptance process for up to 15 units or \$200,000, per year during the eight-year Housing Element cycle. Priority application points shall be given to applications received from low opportunity and disadvantage communities in entitlement areas to affirmatively further fair housing.</u></p>	<p><u>HE 1.1</u>  <u>HE 1.3</u>  <u>HE 3.2</u>  <u>HE 5.1</u>  <u>HE 5.4</u></p>	<p><u>County Executive Office</u></p> <hr/> <p><u>Resource Management Agency</u></p>	<p><u>FY2021-22, Ongoing</u></p>
<p><b><u>X</u></b> <b>HomeShare</b>  <u>The County shall administer the HomeShare program, which matches home providers with home seekers in exchange for minimal rent and/or services, such as a senior homeowner that is in need of assistance (transportation, cooking, housekeeping, yardwork, companionship, pet care, etc.) and has extra available room in his/her home.</u></p> <p><u>In implementing this program, the HomeShare program matches approximately 112 home seekers with providers annually. Monthly rental ranges from \$500-\$600, sometimes no-rent is charged if over 10 to 12 hours of services is provided per <del>week</del>-week. Additionally, the County is providing affordable housing options in high opportunity areas and furthering fair housing.</u></p>	<p><u>HE 3.1</u>  <u>HE 3.9</u>  <u>HE 5.4</u></p>	<p><u>Area Agency on Aging</u></p>	<p><u>Ongoing</u></p>
<p><b><u>Y</u></b> <b>Inclusive Community Representation</b>  <u>The County shall actively recruit county residents in low opportunity neighborhoods to serve or participate on boards, committees, and other local government bodies to foster inclusive communities and further fair housing objectives.</u></p> <p><b>EJ</b></p>	<p><u>HE 3.1</u>  <u>HE 5.1</u></p>	<p><u>County Executive Office</u></p> <hr/> <p><u>Resource Management Agency</u></p>	<p><u>Ongoing</u></p>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<b>Z</b> <u><b>ADU Monitoring</b></u> The County shall track new ADUs and collect information on the use and affordability of these units. Halfway through the projection period (2025), if determined that these units are not meeting a lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA.	<u>HE 2.1</u>	<u>Resource Management Agency</u>	<u>Annually (As part of the Annual Progress Report)</u>  <u>The 2025 Annual Progress Report will include assessment on the progress of ADUs in meeting RHNA targets</u>

## Quantified Objectives

One of the requirements of State law (California Government Code Section 655839(b)) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the RHNA. The quantified objectives shall, however, establish the target number of housing units by income category that can be constructed, rehabilitated, and conserved over the eight-year planning period. Table 45 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the time frame of the housing element (2021-2029).

TABLE 45 SUMMARY OF QUANTIFIED OBJECTIVES						
Objectives Category/Program	Extremely Low	Very Low	Low Income	Moderate Income	Above-Moderate	TOTAL
New Construction <sup>1</sup>	159	160	225	250	468	<b>1,262</b>
Rehabilitation <sup>2</sup>	250					<b>250</b>
Conservation <sup>3</sup>	1,300					<b>1,300</b>

<sup>1</sup>The new construction objective reflects the County's 2021-2029 RHNA.

<sup>2</sup>The rehabilitation objective is linked to the rehabilitation goal in the County's adopted 2020-2024 Consolidated Plan. The 250-unit goal is for the Ventura Urban County, which includes unincorporated areas and the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula.

<sup>3</sup> The conservation objective represents the number of mobilehomes protected under the Mobilehome and Senior Mobilehome Park Overlay. In the unincorporated areas of Ventura County an estimated 3,500 residents in over 1,300 units have found a home in the County's 25 mobilehome parks. Mobilehomes and manufactured homes are the largest source of unsubsidized affordable housing in the County. Therefore, the 1,300 units are spread across the lower income categories.

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## CHAPTER 6 GLOSSARY OF HOUSING RELATED TERMS

### A

**Accessory Building or Use.** An activity or structure on a property that is incidental and subordinate to the main use of a site. For example, a small business office within a store might be considered an accessory use.

**Affirmatively Furthering Fair Housing.** Taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

**Disparities in Access to Opportunity.** Substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.

**Disproportionate Housing Needs.** Generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden, severe cost burden, overcrowding, tenure (own vs. rent), homelessness, and substandard housing conditions.

**Fair Housing Choice.** Individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability. Fair housing choice encompasses:

- Actual choice, which means the existence of realistic housing options;
- Protected choice, which means housing that can be accessed without discrimination; and
- Enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs, as required under Federal civil rights law, including disability-related services that an individual needs to live in such housing.

**Affordable Housing.** Housing that is capable of being purchased or rented by persons whose income level is categorized as very low, low, or moderate within standards set by the California Department of Housing and Community Development or the U.S. Department of Housing and Urban Development.

**Annexation.** The process by which land is incorporated into an existing district or city, with a resulting change in the boundaries of the annexing jurisdiction.

**Area Plans.** The land use plans for specific geographic subareas within the unincorporated area. The area plans govern the distribution, general location, and extent of uses of the land for housing, business, industry, open space, agriculture, and public facilities.

**Areas of Interest.** A plan adopted by LAFCO which divides the county into major geographic areas reflective of community and planning identity. Within each Area of Interest, there is to be no more than one city (but there will not necessarily be a city in each Area). Areas of Interest also serve as planning referral boundaries of the County Planning Division.

**B**

**Brownfield.** An area with abandoned, idle, or under-used industrial and commercial facilities where expansion, redevelopment, or reuse is complicated by real or perceived environmental contamination.

**Building Coverage.** The amount of a lot that is covered by buildings, which is expressed as a percentage.

**C****California Environmental Quality Act (CEQA).**

State law that requires state and local agencies to evaluate and disclose the significant environmental impacts of discretionary actions and to avoid or mitigate those impacts, if feasible.

**Streamlining.** Making a regulatory permitting or compliance process more efficient or less cumbersome. When used in reference to CEQA, streamlining means limiting or focusing the scope of environmental review for projects that meet certain criteria (e.g., streamlining for infill projects, per CEQA Guidelines Section 15183.3; or tiering and streamlining GHG emissions analysis for projects consistent with a climate action plan or GHG reduction plan, per CEQA Guidelines Section 15183.5).

**City Limits.** A political boundary that defines land that has been incorporated into a city.

**Cluster Development.** Description of a development technique that groups properties or units on a development site (subdivision and/or individual property) in order to maximize available land for open space, recreation, or agricultural use. (Also referred to as compact development.)

**D**

**Density.** The amount of development per acre permitted on a parcel based on the General Plan and zoning ordinance.

**Density Bonus.** A density increase over the otherwise maximum allowable residential density for a qualified housing development. .

**Development.** The subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading activities; depositing of refuse; disposal of any material; dredging or mineral extraction, debris or fill materials; and the clearing of natural vegetation with the exception of agricultural activities. This does not include routine repair and maintenance activities.

**Development Impact Fee.** A fee that a local government imposes on private developers, usually on a per dwelling unit or per square foot basis, to pay for infrastructure improvements necessitated as a result of the development.

**Designated Disadvantaged Community.** An area identified by the California Environmental Protection Agency (EPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

For the 2040 General Plan, Designated Disadvantaged Communities are areas within which census tracts scores are at or above 75 percent as identified by the CalEnviroScreen (<https://oehha.ca.gov/calenviroscreen>) online mapping software by California Office of Environmental Health Hazard Assessment (OEHHA), or areas with median household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093.

**Disadvantaged Unincorporated Community (DUC).** Pursuant to Senate Bill (SB) 244 (2011), a fringe, island, or legacy community in which the

median household income is 80 percent or less than the statewide median household income. These communities are identified in the General Plan Housing Element.

**Discretionary Development.** Any development proposal, project, or permit that requires the exercise of judgment, deliberation, or decision by the decision-making authority as part of the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

**Dwelling Unit.** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

## E

**Easement.** The right to use property owned by another person or entity for specific purposes or to gain access to another property.

**Environmental Justice.** According to California Code Section 65040.12, environmental justice is the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

**Equity.** The fair, just, and equitable management of all institutions serving the public directly or by contract; the fair, just and equitable distribution of public services and implementation of public policy; and the commitment to promote fairness, justice, and equity in the formation of public policy. A focus on equity expands opportunities for betterment that are available to those communities most in need, creating more choices for those who have few.

**Existing Community.** An area designated as Existing Community in the 2040 General Plan and identified in the Save Open Space & Agricultural Resources (SOAR) initiative. These areas identify existing urban residential, commercial, or industrial enclaves outside of incorporated areas and urban centers. The Existing Community area designation applies to areas that include uses, densities, building

intensities, and zoning designations that are normally found in incorporated areas or urban centers, but which do not qualify as urban centers.

## F

**Farmworker Housing.** ~~Farmworker units are occupied by a farmworker, and his or her family, employed full time and working on the same lot on which the dwelling unit is located or on other land that is under the same ownership or lease as the subject lot.~~ Housing occupied by farmworkers or agricultural employees, including their family members.

**Fire Hazard Severity Zone.** California law requires California Department of Forestry and Fire Prevention (CAL FIRE) to identify areas based on the severity of fire hazard that is expected to prevail there. These areas, or “zones,” are based on factors such as fuel (material that can burn), slope, and weather. There are three zones, based on increasing fire hazard—medium, high, and very high.

**Floodplain.** The area adjacent to a watercourse or other body of water that is subject to recurring floods.

**Floor Area-Ratio (FAR).** The ratio of allowable building space per land area on a development site.

## G

**Goal.** A statement that describes in general terms a desired future condition or “end” state. Goals describe ideal future conditions for a topic and tend to be very general and broad.

**Greenbelt Agreement.** A joint resolution between interested cities and the county to protect open space and agricultural lands. Cities commit to not annex any property within a greenbelt while the Board of Supervisors agrees to restrict development to uses consistent with existing zoning.

**Gross Acre.** Amount of land, including but not limited to easements, streets and rights-of-way, designated for a particular use.

**Guidelines for Orderly Development.** A policy document adopted by the County, cities, and Local Agency Formation Commission (LAFCO) to establish a collaborative commitment to encourage



urban development to occur within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County. The intent of the Guidelines is to clarify the roles and responsibilities of the cities, the County and LAFCO regarding urban development within the Spheres of Influence of the various cities and Areas of Interest.

## H

**Habitable Structure.** A building or structure suitable for living, sleeping, eating or cooking.

**Habitat Connectivity and Wildlife Corridors.**

Areas of contiguous natural habitats or undeveloped land of sufficient width to facilitate the movement, migration, foraging, breeding, and dispersal of multiple wildlife or plant species between two or more core habitat areas. The boundaries of the Habitat Connectivity and Wildlife Corridor areas and the Habitat Connectivity and Wildlife Corridors overlay zone are coterminous.

**Hazard Mitigation.** A sustained action taken to reduce or eliminate long-term risk to people and their property from hazards and their effects.

**Health.** A complete state of physical, mental, and social well-being, and not merely the absence of disease.

**Health Equity.** Health equity is achieved when every person has the opportunity to attain his or her full health potential and no one is disadvantaged from achieving this potential because of social position or other socially determined circumstances.

**Health Disparities.** Differences in health and mental health status among distinct segments of the population, including differences that occur by gender, age, race or ethnicity, sexual orientation, gender identity, education or income, disability or functional impairment, or geographic location, or the combination of any of these factors.

## I

**Infill Development.** Development of vacant or underutilized land (usually individual lots or leftover

properties) within areas that are already largely developed.

**Infill Opportunity Zone.** A specific area designated by a city or county for mixed-use development that is within one-half mile of a major transit stop or high-quality transit corridor in the regional transportation plan (Public Resources Code, Section 65088.4, subdivision (c)).

**In-Lieu Fee.** A fee paid by a housing developer for the purpose of affordable housing development, in lieu of the developer satisfying a requirement to construct such affordable housing.

**Intensity.** The actual or maximum permitted floor area ratio (FAR) on a site or that is allowed on a site within a designation or zone.

## J

## K

## L

**Land Use Designation.** A specific geographic designation with associated land use or management policies and regulations.

**Local Agency Formation Commission (LAFCo).** A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

**Lot Coverage.** The proportion of the gross building square footprint (area covered by the first floor of the building) on a lot to the net square footage of the lot.

**Low-Income Area.** Per Senate Bill 1000, an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093.

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## M

**Metropolitan Planning Organization (MPO).** A Federally-designated agency that is responsible for regional transportation planning in each metropolitan area. The Southern California Association of Governments (SCAG) is the MPO for the Ventura region.

**Mixed-Use.** A development project with planned integration of residential and non-residential development within a building with the upper floors used for residential and the ground floor used for non-residential land uses.

## N

## O

**Open Space.** A parcel or area of land that is essentially undeveloped for human use and devoted to an open space use, such as the preservation of natural resources, managed production of resources, outdoor recreation, and preservation of public health and safety.

## P

**Planning Area.** Geographic subareas of the county that bear a relationship to Areas of Interest established by LAFCO. They also reflect zones within the county historically used by VCTC for countywide transportation planning.

**Policy.** A clear and unambiguous statement of a public body that forms the basis for making decisions.

**Program.** An action, activity, or strategy to be taken by the County to carry out an adopted policy to achieve a specific goal or objective.

**Public Facilities.** Includes public improvements, public services, and community amenities, as defined in subdivision (d) of Section 66000.

**Public Transportation.** Travel by bus, rail, or other vehicle, either publicly- or privately-owned, which

provides general or specialized service on a regular or continuing basis.

## Q

## R

**Regulatory Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.

**Regional Housing Needs Allocation.** A projection generated by the California Department of Housing and Community Development of the housing needs of current and future residents of every region in the state, which is in turn allocated to every local jurisdiction by a regional Council of Governments. A local government is required by State law to demonstrate in its Housing Element that its housing needs allocation can be accommodated over the Housing Element's planning period.

## S

**Save Open Space & Agricultural Resources (SOAR).** The County SOAR ordinance requires countywide voter approval of any non-editorial change to the General Plan involving the Agricultural, Open Space, or Rural land use designations, or any changes to a General Plan goal or policy related to those land use designations through 2050.

**Setback.** The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

**Special District.** Any agency of the state for the local performance of governmental or proprietary functions within limited boundaries; a separate local government that delivers a limited number of public services to a geographically limited area. Special districts are a form of government, have governing

boards, provide services and facilities, and have defined boundaries.

**Sphere of Influence (SOI).** The probable physical boundaries and service area of a city or special district, as determined by LAFCO pursuant to Gov. Code Section 56425.

**Sustainable Communities Strategy (SCS).** Senate Bill (SB) 375 requires regional metropolitan planning organizations in California to develop Sustainable Communities Strategies (SCS), or long-range plans, which align transportation, housing, and land use decisions toward achieving greenhouse gas (GHG) emissions reduction targets set by the California Air Resources Board (CARB).

## T

## U

**Unincorporated Areas.** Areas of the county outside of the city limits over which Ventura County has direct land use jurisdiction.

**Unincorporated Urban Center.** An existing or planned community which is located in an Area of Interest where no city exists. The unincorporated urban center represents the focal center for community and planning activities within the Area of Interest.

**Urban Area.** An area designated as Urban in Save Open Space & Agricultural Resources (SOAR) and the 2040 General Plan. These areas refer to existing and planned urban centers which may include commercial, industrial, and residential land uses. This area designation includes all incorporated lands within a city's Sphere of Influence as established by the Ventura Local Agency Formation Commission (LAFCo), and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation.

**Urban Development.** Development that meets any of the following criteria:

1. It would require the establishment of new community sewer systems or the significant

expansion of existing community sewer systems

2. It would result in the creation of residential lots less than two (2) acres in area; or
3. It would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.

## V

**Vacant Land.** Land that is not actively used for any purpose, including land that is not improved with buildings or site facilities and is sizeable in area to accommodate development.

## W

**Wastewater Collection System.** The totality of the pipes, pump station, manholes, and other facilities that convey untreated (raw) wastewater from the various sources to a wastewater treatment facility.

**Wetlands.** Lands that are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is periodically covered with shallow water. The frequency of occurrence of water is sufficient to support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetland include marshes, bogs, sloughs, vernal pools, wet meadows, river and stream overflows, mudflats, ponds, springs, and seeps.

## X

## Y

## Z

**Zoning.** The division of the county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions

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for buildings within these areas; a program that implements policies of the General Plan.

**Zoning Clearance.** A ministerial permit which certifies that a proposed use of land or structures is consistent with the provisions of any applicable zoning ordinance and applicable conditions of any previously-issued entitlement.

## List of Acronyms

AB	Assembly Bill
ADU	Accessory Dwelling Unit
CEO	County Executive Office
CEQA	California Environmental Quality Act
CSUCI	California State University, Channel Islands
CURBs	City Urban Restriction Boundaries
CZO	Ventura County Coastal Zoning Ordinance
du/ac	Dwelling units per acre
DUC	Disadvantaged Unincorporated Community
EIR	Environmental Impact Report
FAR	Floor area ratio
HCD	California Department of Housing and Community Development
HUD	U.S. Department of Housing and Urban Development
JADU	Junior Accessory Dwelling Unit
LAFCo	Ventura Local Agency Formation Commission
LCA	Land Conservation Act
LOS	Level of Service
LRA	Local Responsibility Area
MAC	Municipal Advisory Council
NCZO	Ventura County Non-Coastal Zoning Ordinance
PWA	Ventura County Public Works Agency
RHD	Residential High-Density land use designation
RHNA	Regional Housing Needs Allocation
RPD	Residential Planned Development land use designation
RMA	Ventura County Resource Management Agency
RTP	Regional Transportation Plan
SB	Senate Bill
SCS	Sustainable Community Strategy
SCAG	Southern California Association of Governments
SOAR	Save Open Space & Agricultural Resources
SOI	Sphere of Influence
TIMF	Traffic Impact Mitigation Fee

# Draft 2021-2029 Housing Element

## Appendix A: Residential Land Inventory Tables



**Table A – Housing Element Sites Inventory Table**  
**Table B – Candidate Sites Identified to be Rezoned to  
Accommodate Shortfall Housing Need**  
**Table C – Land Use Table**

*Note: This appendix includes three mandatory data tables completed using the [guidance document](#) provided by HCD. Table A was modified to clearly show the addresses for the inventory sites. Table B is empty since the County identified sufficient inventory sites and there are no rezonings anticipated during the planning period. The Excel version of these tables will be submitted to HCD for certification.*

# Appendix A: Residential Land Inventory Table

## Table A- Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
El Rio RHD Zoned Site: Cortez St (Between 2667 and 2609)	145018004	High-Density Res	RHD-20 du/ac	20	22	2.73	GREENHSL	YES	NO - Privat	Used in Prior	Available	55			55	YES - Infill Housir
El Rio RHD Zoned Site: 2667 Cortez	145018005	High-Density Res	RHD-20 du/ac	20	22	2.66	GREENHSL	YES	NO - Privat	Used in Prior	Available	53			53	YES - Infill Housir
El Rio RHD Zoned Site: 2609 Cortez	145018006	High-Density Res	RHD-20 du/ac	20	22	2.73	GREENHSL	YES	NO - Privat	Used in Prior	Available	55			55	YES - Infill Housir
El Rio RHD Zoned Site: 2712 Cortez	145019039	High-Density Res	RHD-20 du/ac	20	22	0.8	vacant	YES	NO - Privat	Used in Prior	Available	16			16	YES - Infill Housir
El Rio RHD Zoned Site: Santa Susana Pass Road and Santa	647012005	High-Density Res	RHD-20 du/ac	20	22	1.07	vacant com	YES	NO - Privat	Used in Prior	Available	21			21	YES - Infill Housir
El Rio RHD Zoned Site: Santa Susana Pass Road and Santa	647012006	High-Density Res	RHD-20 du/ac	20	22	1	vacant com	YES	NO - Privat	Used in Prior	Available	20			20	YES - Infill Housir
El Rio RHD Zoned Site: Camulos/Church	056008010	Urban	RHD-20 du/ac	20	22	1.51	garden nur	YES	NO - Privat	Used in Prior	Available			30	30	YES - Infill Housir
Somis Ranch Farmworker Housing Complex: 2789 Somis R	156018028	Agricultural	AE-40ac	n/a	n/a	40.22	truck crops	YES	NO - Privat	Not Used in	Pending P	200			200	YES - Infill Housing
CSUCI University Glen Phase 2: San Miguel Island Drive/C	238007004	State or Federal	OS-160 ac	n/a	n/a	32	vacant	YES	YES - Other	Used in Prior	Pending P	170	310	120	600	YES - Infill Housing
Rancho Sierra Supportive Housing: Lewis Rd	234005034	Residential Plan	RPD	n/a	30	53.7	housing au	YES	YES - Other	Not Used in	Pending P	50			50	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025035	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		1		1	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025036	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025037	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025038	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025039	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025041	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025042	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025043	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025044	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025045	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025047	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025048	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025049	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025050	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025051	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025052	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025053	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025054	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025055	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025056	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025057	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026002	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026003	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026004	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026005	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026006	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026008	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026009	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026010	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026011	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026012	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Tango Avenue	056025027	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Tango Avenue	056025028	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026025	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026026	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026027	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026028	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026029	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026030	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026031	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026032	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026033	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026034	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026036	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026037	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026038	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026039	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other



# Appendix A: Residential Land Inventory Table

## Table A- Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
Piru Expansion Area- Finch: Kristen Lane	056026040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026041	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026042	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026043	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026044	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026045	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025011	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025012	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025013	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025014	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025015	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025016	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025017	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025018	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025019	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025020	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025021	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025022	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Grapefruit Lane	056025006	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Grapefruit Lane	056025007	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Grapefruit Lane	056025008	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Tango Avenue	056026018	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Tango Avenue	056026019	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Main Street	056026021	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Main Street	056026022	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in	Pending Project			2	2	YES - Other
Piru Expansion Area- Reider: Main Street	056027001	Urban	RPD-10 du/ac	1	10	4.89	vacant	YES	NO - Privat	Used in Two	Pending P	5	44		49	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155019018	Very Low Density	RE-1 ac	1	1	7.48	VACANT LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155021011	Very Low Density	RE-1 ac	1	1	2.24	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155019031	Very Low Density	RE-1 ac	1	1	3.189	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020008	Very Low Density	RE-1 ac	1	1	3.05	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012040	Very Low Density	RE-1 ac	1	1	1.12	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155011026	Very Low Density	RE-1 ac	1	1	0.67	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018008	Very Low Density	RE-1 ac	1	1	1.063	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: 609 E HIGHLAND DR	155011031	Very Low Density	RE-1 ac	1	1	1.3	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155011036	Very Low Density	RE-1 ac	1	1	1.818	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Lake Sherwood: W Stafford Rd	692008010	Residential Plann	RPD-4 du/ac	1	4	0.71	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008014	Residential Plann	RPD-4 du/ac	1	4	0.73	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008012	Residential Plann	RPD-4 du/ac	1	4	1.02	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008013	Residential Plann	RPD-4 du/ac	1	4	0.64	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008003	Residential Plann	RPD-4 du/ac	1	4	1.39	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008004	Residential Plann	RPD-4 du/ac	1	4	0.77	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: Calbourne Ln	695041001	Very Low Density	RE-20,000 sq ft	1	2	0.86	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ESTABAN	158011006	Very Low Density	RE-1 ac	1	1	0.81	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018009	Very Low Density	RE-1 ac	1	1	0.82	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018017	Very Low Density	RE-1 ac	1	1	0.703	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: 274 W HIGHLAND DR	155009107	Very Low Density	RE-1 ac	1	1	0.81	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Santa Rosa Valley: Santa Rosa Rd	550006054	Very Low Density	RE-1 ac	1	1	1.2	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Fairway Dr	109017320	Very Low Density	RE-20,000 sq ft	1	2	1.07	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	151001139	Very Low Density	RE-20,000 sq ft	1	2	0.46	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: 82 LOPACO CT	152035205	Very Low Density	RE-1 ac	1	1	1.14	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: 808 N HIGHLAND DR	155007306	Very Low Density	RE-1 ac	1	1	1.375	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012042	Very Low Density	RE-1 ac	1	1	3.09	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012041	Very Low Density	RE-1 ac	1	1	1.35	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housir
Camarillo Heights/Las Posas Estates: 311 W HIGHLAND DR	155003006	Very Low Density	RE-1 ac	1	1	1.31	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: EL TUACA CT	152036211	Very Low Density	RE-1 ac	1	1	1.71	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: 59 RAMONA PL	152013119	Very Low Density	RE-1 ac	1	1	1.045	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008011	Residential Plann	RPD-4 du/ac	1	4	0.89	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008008	Residential Plann	RPD-4 du/ac	1	4	0.79	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other

# Appendix A: Residential Land Inventory Table

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Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
Lake Sherwood: W Stafford Rd	692008007	Residential Plann	RPD-4 du/ac	1	4	0.73	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Santa Rosa Valley: Santa Rosa Rd	550005031	Very Low Density	RE-1 ac	1	1	3.06	VACANT LA	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Fairway Dr	109012005	Very Low Density	RE-20,000 sq ft	1	2	0.87	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155023201	Very Low Density	RE-1 ac	1	1	3.31	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155024001	Very Low Density	RE-1 ac	1	1	7.93	VACANT LA	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Santa Rosa Valley: Santa Rosa Rd	550005032	Very Low Density	RE-1 ac	1	1	2.8	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALOSTA DR	153012232	Very Low Density	RE-20,000 sq ft	1	2	0.67	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: Queens Garden Dr	695036020	Residential Plann	RPD-1 du/ac	1	1	1.57	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: W HIGHLAND DR	155005218	Very Low Density	RE-1 ac	1	1	0.48	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Santa Rosa Valley: Santa Rosa Rd	520010053	Very Low Density	RE-1 ac	1	1	2.098	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: CORRIENTE CT	158009105	Very Low Density	RE-1 ac	1	1	1.11	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: 709 N LOOP DR	155021022	Very Low Density	RE-1 ac	1	1	0.74	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Santa Rosa Valley: DUVAL RD	520011157	Very Low Density	RE-1 ac	1	1	0.73	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALOSTA WY	155026001	Very Low Density	RE-1 ac	1	1	5.71	VACANT LA	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW	155022009	Very Low Density	RE-1 ac	1	1	2.22	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155026005	Very Low Density	RE-1 ac	1	1	1.18	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155025001	Very Low Density	RE-1 ac	1	1	8.63	VACANT LA	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155015201	Very Low Density	RE-1 ac	1	1	2.835	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Camarillo Heights/Las Posas Estates: 1150 E SAN CLEMEN	155013107	Very Low Density	RE-1 ac	1	1	1.135	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: 2688 GREENBANK RD	695027055	Very Low Density	Re-1 ac	1	1	2.18	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: 2590 CALBOURNE LN	695041002	Very Low Density	RE-20,000 sq ft	1	2	0.7	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	695026046	Residential Plann	RPD-1 du/ac	1	1	1.802	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155009207	Very Low Density	RE-1 ac	1	1	1.28	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Camarillo Heights/Las Posas Estates: E HIGHLAND DR	155016010	Very Low Density	RE-1 ac	1	1	2.13	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Santa Rosa Valley: LIBERTY HILL LN	550004020	Very Low Density	RE-1 ac	1	1	3.18	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Santa Rosa Valley: LIBERTY HILL LN	550004017	Very Low Density	RE-1 ac	1	1	3.1	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALTAMONT WY	155006004	Very Low Density	RE-1 ac	1	1	3.46	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008015	Residential Plann	RPD-4 du/ac	1	4	0.63	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: Calbourne Ln	695041015	Very Low Density	RE-20,000 sq ft	1	2	0.51	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALVISO DR	152034106	Very Low Density	RE-20,000 sq ft	1	2	0.56	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018016	Very Low Density	RE-1 ac	1	1	3.234	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155015123	Very Low Density	RE-1 ac	1	1	2.25	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Camarillo Heights/Las Posas Estates: VIENTOS RD	152006129	Very Low Density	RE-1 ac	1	1	1.38	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: 2791 CALBOURNE LN	695041003	Very Low Density	RE-20,000 sq ft	1	2	0.66	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: 2640 MUNNINGS WY	695027003	Residential Plann	RPD-1 du/ac	1	1	8.46	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Santa Rosa Valley: 2198 BARBARA DR	550007217	Very Low Density	RE-1 ac	1	1	0.51	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: 2600 MUNNINGS WY	695027002	Residential Plann	RPD-1 du/ac	1	1	0.991	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: 2530 MUNNINGS WY	695029027	Residential Plann	RPD-1 du/ac	1	1	2.619	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: 2515 HEREFORD	695012008	Very Low Density	RE-1 ac	1	1	0.62	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: HEREFORD RD	695012022	Very Low Density	RPD-1 du/ac	1	1	0.62	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155023102	Very Low Density	RE-1 ac	1	1	1.16	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Santa Rosa Valley: 13661 PACIFIC BREEZE DR	519019014	Very Low Density	RE-1 ac	1	1	1.84	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Santa Rosa Valley: 13793 PACIFIC BREEZE DR	519019011	Very Low Density	RE-1 ac	1	1	3.68	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALOSTA DR	153013017	Very Low Density	RE-20,000 sq ft	1	2	0.54	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Fairway Dr	109017101	Very Low Density	RE-20,000 sq ft	1	2	0.63	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: Giles Rd	695014031	Very Low Density	RE-1 ac	1	1	1.21	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012039	Very Low Density	RE-1 ac	1	1	1.14	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Santa Rosa Valley: Santa Rosa Rd	520014019	Very Low Density	RE-1 ac	1	1	2.42	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155020016	Very Low Density	RE-1 ac	1	1	2.78	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020009	Very Low Density	RE-1 ac	1	1	2.91	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020004	Very Low Density	RE-1 ac	1	1	1.96	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020010	Very Low Density	RE-1 ac	1	1	3.2	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155020017	Very Low Density	RE-1 ac	1	1	1.05	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Santa Rosa Valley: Santa Rosa Rd	520010054	Very Low Density	RE-1 ac	1	1	4.603	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: 2580 MUNNINGS WY	695027001	Residential Plann	RPD-1 du/ac	1	1	0.949	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 19 BAYMARE RD	850011112	Very Low Density	RE-20,000 sq ft	1	2	0.5	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 15 BAYMARE RD	850011113	Very Low Density	RE-20,000 sq ft	1	2	0.5	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 27 BAYMARE RD	850011110	Very Low Density	RE-20,000 sq ft	1	2	0.64	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other

# Appendix A: Residential Land Inventory Table

## Table A- Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
Bell Canyon: 180 BELL CANYON RD	850005212	Very Low Density	RE-20,000 sq ft	1	2	2.81	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 142 DAPPLEGRAY RD	850015214	Very Low Density	RE-1 ac	1	1	4.5	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 157 BELL CANYON RD	850006213	Very Low Density	RE-20,000 sq ft	1	2	0.62	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 74 COOLWATER RD	850016012	Very Low Density	RE-1 ac	1	1	1.68	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 9 COLT LN	850010118	Very Low Density	RE-1 ac	1	1	1.18	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 49 HACKAMORE LN	850010110	Very Low Density	RE-1 ac	1	1	11.7	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: Bell Cyn Rd	685006034	Very Low Density	RE-20,000 sq ft	1	2	50	VACANT LA	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Bell Canyon: 14 COLT LN	850010107	Very Low Density	RE-1 ac	1	1	1.74	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 85 BUCKSKIN RD	850006115	Very Low Density	RE-20,000 sq ft	1	2	0.75	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 14 RAMUDA LN	850012217	Very Low Density	RE-20,000 sq ft	1	2	1.75	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 11 BELL CANYON RD	850013223	Very Low Density	RE-20,000 sq ft	1	2	1.69	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 43 BELL CANYON RD	850013217	Very Low Density	RE-20,000 sq ft	1	2	0.53	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 310 BELL CANYON RD	850004307	Very Low Density	RE-1 ac	1	1	2.49	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 306 BELL CANYON RD	850004306	Very Low Density	RE-1 ac	1	1	2.03	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 196 DAPPLEGRAY RD	850017109	Very Low Density	RE-1 ac	1	1	7.06	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 30 ROUNDUP RD	850012110	Very Low Density	RE-20,000 sq ft	1	2	0.86	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 135 BELL CANYON RD	850011138	Very Low Density	RE-20,000 sq ft	1	2	0.71	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 59 BUCKSKIN RD	850006111	Very Low Density	RE-20,000 sq ft	1	2	0.51	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 19 STIRRUP LN	850015113	Very Low Density	RE-1 ac	1	1	2.39	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 342 BELL CANYON RD	850004314	Very Low Density	RE-1 ac	1	1	2.03	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 89 DAPPLEGRAY RD	850015101	Very Low Density	RE-1 ac	1	1	2.94	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 50 STAGECOACH RD	850007145	Very Low Density	RE-1 ac	1	1	1.51	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 18 STAGECOACH RD	850010605	Very Low Density	RE-1 ac	1	1	1.14	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 30 BAYMARE RD	850011108	Very Low Density	RE-20,000 sq ft	1	2	0.52	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 26 BAYMARE RD	850011107	Very Low Density	RE-20,000 sq ft	1	2	0.5	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 283 BELL CANYON RD	850003215	Very Low Density	RE-1 ac	1	1	1.28	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 160 STAGECOACH RD	850007114	Very Low Density	RE-1 ac	1	1	1.23	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 155 SADDLEBOW RD	850001111	Very Low Density	RE-1 ac	1	1	1	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 318 BELL CANYON RD	850004309	Very Low Density	RE-1 ac	1	1	2.67	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 96 SADDLEBOW RD	850002413	Very Low Density	RE-1 ac	1	1	1.15	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 192 BELL CANYON RD	850005209	Very Low Density	RE-20,000 sq ft	1	2	2.93	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 42 FLINTLOCK LN	850021133	Very Low Density	RE-20,000 sq ft	1	2	1.56	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 5 RANCHERO RD	850007103	Very Low Density	RE-1 ac	1	1	2.52	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 9 RAMUDA LN	850012215	Very Low Density	RE-20,000 sq ft	1	2	0.67	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 6 STAGECOACH RD	850010608	Very Low Density	RE-1 ac	1	1	1	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 18 BAYMARE RD	850011105	Very Low Density	RE-20,000 sq ft	1	2	0.5	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 36 FLINTLOCK LN	850021134	Very Low Density	RE-20,000 sq ft	1	2	1.12	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 158 BELL CANYON RD	850005217	Very Low Density	RE-20,000 sq ft	1	2	3.37	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 208 BELL CANYON RD	850005205	Very Low Density	RE-20,000 sq ft	1	2	3.22	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 47 FLINTLOCK LN	850021220	Very Low Density	RE-20,000 sq ft	1	2	1.72	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 188 BELL CANYON RD	850005210	Very Low Density	RE-20,000 sq ft	1	2	2.79	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 220 BELL CANYON RD	850004301	Very Low Density	RE-20,000 sq ft	1	2	10.03	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 6 RANCHERO RD	850007136	Very Low Density	RE-1 ac	1	1	1.46	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 49 RANCHERO RD	850007110	Very Low Density	RE-1 ac	1	1	1.91	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 159 SADDLEBOW RD	850001110	Very Low Density	RE-1 ac	1	1	1.01	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 15 STIRRUP LN	850015112	Very Low Density	RE-1 ac	1	1	1.85	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 118 DAPPLEGRAY RD	850014214	Very Low Density	RE-1 ac	1	1	1.05	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 23 BAYMARE RD	850011111	Very Low Density	RE-20,000 sq ft	1	2	0.5	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 93 STAGECOACH RD	850008317	Very Low Density	RE-1 ac	1	1	1.05	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 46 SADDLEBOW RD	850003208	Very Low Density	RE-1 ac	1	1	1.09	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 53 DAPPLEGRAY RD	850014112	Very Low Density	RE-1 ac	1	1	1.09	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 240 BELL CANYON RD	850003402	Very Low Density	RE-20,000 sq ft	1	2	0.73	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 19 BRONCO LN	850005110	Very Low Density	RE-20,000 sq ft	1	2	0.7	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 34 CORRAL RD	850001213	Very Low Density	RE-1 ac	1	1	1.13	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 6 TRIGGER LN	850002408	Very Low Density	RE-1 ac	1	1	1.64	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: 314 BELL CANYON RD	850004308	Very Low Density	RE-1 ac	1	1	2.74	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Bell Canyon: Bell Cyn Rd	850017206	Very Low Density	RE-1 ac	1	1	1.23	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Infill Housin
Bell Canyon: 148 STAGECOACH RD	850008201	Very Low Density	RE-1 ac	1	1	1.04	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other

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## Table A- Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
Bell Canyon: 26 APPALOOSA LN	850017117	Very Low Density	RE-1 ac	1	1	1.07	VAC LAND	YES	NO - Privat	Used in Prior	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007004	Rural	RE 2-ac	1	2	2.42	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008018	Rural	RE 2-ac	1	2	3.01	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004014	Rural	RE-5 ac	1	5	5	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005007	Rural	RE 2-ac	1	2	3.16	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008017	Rural	RE 2-ac	1	2	2.01	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005004	Rural	RE 2-ac	1	2	2.22	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008020	Rural	RE 2-ac	1	2	2.03	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006003	Rural	RE 2-ac	1	2	2.15	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007007	Open Space	OS-20 ac	1	20	20.02	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007011	Open Space	OS-20 ac	1	20	20	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009009	Rural	RE 2-ac	1	2	3.08	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004012	Rural	RE-5 ac	1	5	5	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005001	Rural	RE 2-ac	1	2	2.49	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009011	Rural	RE 2-ac	1	2	3.15	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006004	Rural	RE 2-ac	1	2	2.18	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009004	Rural	RE 2-ac	1	2	2.69	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008016	Rural	RE 2-ac	1	2	4.27	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007003	Rural	RE 2-ac	1	2	2.19	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006008	Rural	RE 2-ac	1	2	2.02	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004016	Rural	RE 2-ac	1	2	5.12	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005002	Rural	RE 2-ac	1	2	2.8	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005003	Rural	RE 2-ac	1	2	2.43	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009012	Rural	RE 2-ac	1	2	2.79	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009007	Rural	RE 2-ac	1	2	3.18	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005006	Rural	RE 2-ac	1	2	5.15	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004011	Open Space	OS-20 ac	1	20	22.71	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005008	Rural	RE 2-ac	1	2	4.46	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008019	Rural	RE 2-ac	1	2	5.91	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004015	Rural	RE 2-ac	1	2	5.73	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005005	Rural	RE 2-ac	1	2	5.41	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	695040016	Open Space	OS-60 ac	1	60	59.5	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004013	Rural	RE-5 ac	1	5	5	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007006	Open Space	OS-20 ac	1	20	20.13	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692004017	Open Space	OS-20 ac	1	20	20.42	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009005	Rural	RE 2-ac	1	2	2.18	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009006	Rural	RE 2-ac	1	2	2.49	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692005009	Open Space	OS-20 ac	1	20	32.9	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007009	Open Space	OS-20 ac	1	20	20	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007001	Rural	RE 2-ac	1	2	2.17	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692008021	Rural	RE 2-ac	1	2	2.09	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009002	Rural	RE 2-ac	1	2	2.25	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006002	Rural	RE 2-ac	1	2	2.18	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009008	Rural	RE 2-ac	1	2	2.95	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006007	Rural	RE 2-ac	1	2	2.01	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007010	Open Space	OS-20 ac	1	20	20.02	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009001	Rural	RE 2-ac	1	2	2.05	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007008	Open Space	OS-20 ac	1	20	20.87	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006001	Rural	RE 2-ac	1	2	4.23	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692006005	Rural	RE 2-ac	1	2	2.96	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007005	Open Space	OS-20 ac	1	20	23.01	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692009003	Rural	RE 2-ac	1	2	11.82	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007002	Rural	RE 2-ac	1	2	2.18	VAC LAND	YES	NO - Privat	Not Used in	Available			1	1	YES - Other

### Table B- Sites Identified to be Rezoned to Accomodate Shortfall Housing Need

[illegible]

# Appendix A: Residential Land Inventory Table

## Table C- Land Use

Zoning Designation (From Table A, Column G)	Land Uses Allowed
RHD	High-Density Residential
AE	Agricultural and Low-Density Residential
OS	Open Space and Low-Density Residential
RPD	Low to High-Density Residential (Suffix)
RE	Rural Residential



# **Draft 2021-2029 Housing Element**

## **Appendix B: Review of Previous Housing Element Programs (2013-2021)**





## APPENDIX B: Review of Previous Housing Element Programs (2013-2021)

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>1. Population and Dwelling Unit Forecast Program 3.3.3-1</b></p> <p>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</p>	<p>As mandated by State law, population and dwelling unit forecasts for all jurisdictions are required to be updated every eight years as part of the Housing Element update process and every 5-10 years as part of the General Plan update process.</p> <ul style="list-style-type: none"> <li>• The County General Plan was updated and adopted in September 2020.</li> <li>• The County Housing Element is scheduled to be adopted in October 2021.</li> </ul>	<p>Removed. This program is covered by new Program “J,” which requires the County to comply with all State housing laws, including mandated population and dwelling unit forecasts incorporated into General Plan and Housing Element updates.</p>
<p><b>2. Population and Dwelling Unit Forecast Program 3.3.3-2</b></p> <p>The County Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual development patterns with adopted forecasts 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).</p>	<p>Pursuant to State housing law, housing growth forecasts are determined by the regional Council of Governments. Ventura County belongs to the Southern California Association of Governments (SCAG). Relying on State law, SCAG adopts the methodology to forecast growth in the region. From 2017-2019, County of Ventura Planning Division staff worked with SCAG staff to provide local zoning and growth projections that were rolled up to more accurate land use and demographic data for SCAG’s regional transportation plan (Connect SoCal) and the Regional Housing Needs Assessment.</p>	<p>Removed. Population and dwelling unit forecasts are conducted by SCAG as part of the Regional Transportation Plan (Connect SoCal) planning process. This is now covered by Program “I,” which directs County staff to provide local demographic, zoning, and other data to SCAG in regional planning efforts.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>3. Housing Preservation Program 3.3.3-3 (1)</b> The Resource Management Agency, including the Planning, Building and Safety, Environmental Health, and Code Compliance Divisions, will continue the enforcement of zoning, building and safety, and public health codes on a complaint or voluntary request basis.</p>	<p>This program has been and continues to be implemented on an ongoing basis in the Code Compliance section of the Resource Management Agency.</p>	<p>Modify and carryover as policy HE-1.1 “Ensure Housing Meets Basic Standards”.</p>
<p><b>4. Housing Preservation Program 3.3.3-3 (2)</b> 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.</p>	<p>The County of Ventura is the lead agency in the development of the Regional Consolidated Plan which serves as the official application to HUD for CDBG, HOME, and ESG funds. The 2015-2019 Regional Consolidated Plan was prepared for the Urban County (unincorporated County, Fillmore, Moorpark Ojai, Port Hueneme, and Santa Paula) and participating entitlement jurisdictions (Camarillo, Simi Valley, Thousand Oaks and San Buenaventura). The 2020-2024 Regional Consolidated Plan also includes the City of Oxnard.</p> <p>The following rehabilitation programs were distributed federal funding as part of a competitive process and include projects in cities that are part of the “Urban County”, as listed above, as well as the unincorporated areas of the County.</p> <ul style="list-style-type: none"> <li>• Preserve a Home program, which reaches out to owner occupied low and very low income households that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County’s aging affordable housing supply. <b>31 projects were funded and completed.</b></li> <li>• Renovation for Our Place Safe Haven Emergency Shelter. The renovations included rebuilding the kitchen, relocating and increasing sleeping quarters, and updates to the façade.</li> <li>• Home repair/rehab and down payment assistance. <b>10 requests for down payment assistance were received, five of which have been approved and funded. The other five are being currently reviewed for approval.</b></li> </ul>	<p>Modify and carryover as Program “A”.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>5. Housing Preservation Program 3.3.3-3 (3)</b> The Planning Division will continue the Mobile Home Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobile Home Park Rent Review Ordinance.</p>	<p>The Planning Division administers this program on an ongoing basis. The annual report to the Board of Supervisors regarding this program indicates that 103 requests for rent increases were processed through the Mobilehome Park Rent Review Board during the planning period. The resulting rent increases were maintained pursuant to the ordinance limitations for percentage increases and no appeals were granted.</p>	<p>Carryover as Program “B - Mobilehome Park Rent Control” program.</p>
<p><b>6. Housing Rehabilitation Program 3.3.3-4 (1)</b> The Resource Management Agency (Planning, Building and Safety, Code Compliance, and Environmental Health Divisions) will continue to notify and direct affected 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.</p>	<p>The County of Ventura is the lead agency in the development of the Regional Consolidated Plan which serves as the official application to HUD for CDBG, HOME, and ESG funds. The 2015-2019 Regional Consolidated Plans was prepared for the Urban County (unincorporated County, Fillmore, Moorpark Ojai, Port Hueneme, and Santa Paula) and participating entitlement jurisdictions (Camarillo, Simi Valley, Thousand Oaks and San Buenaventura) during the 2013-2021 housing element planning period for each local agency. The current 2020-2024 Regional Consolidated Plan includes the City of Oxnard as well as the other jurisdictions listed above.</p> <p>The funding received from the Regional Consolidated Plans is available to the various jurisdictions through a competitive process and many of the resources are distributed to the incorporated cities. The following housing preservation and rehabilitation related activities were distributed to projects located throughout the County, not only in unincorporated areas.</p> <ul style="list-style-type: none"> <li>• Preserve a Home program, which reaches out to owner occupied low and very low income households that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County’s aging affordable housing supply. <b>31 projects were funded and completed.</b></li> <li>• Renovation for Our Place Safe Haven Emergency Shelter. The renovations included rebuilding the kitchen, relocating and increasing sleeping quarters, and updates to the façade.</li> <li>• Home repair/rehab and down payment assistance. <b>10 requests for down payment assistance were received, five of which have been approved and funded. The other five are being currently reviewed for approval.</b></li> </ul>	<p>Modify and carryover as Program “A”.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>7. Housing Rehabilitation Program 3.3.3-4 (2)</b> The Planning Division will continue to maintain the existing “Build It Smart” information and news web site to encourage energy- and resource-efficient building practices. Community Action of Ventura County (CAVC) should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners and renters’ housing units.</p>	<p>The Planning Division continues to encourage energy efficient building practices, but the “Build It Smart” website developed in the mid-2000s was removed during this Housing Element planning period. The County now actively engages in energy conservation, energy education and home energy and safety audits through its Energy Division.</p>	
<p><b>8. Housing Rehabilitation Program 3.3.3-4 (3)</b> 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.</p>	<p>The County Energy Division partners with local agencies to promote programs that reduce greenhouse gas emissions and promote energy efficiency. Currently, the Energy Division functions as the administrator for the Tri-County Regional Energy Network (3C-REN) in concert with the California Public Utility Commission. The 3C-REN offers a variety of programs designed for regional integration and delivery of energy efficiency solutions that pilot innovative ideas to serve the needs of the Ventura, Santa Barbara, and San Luis Obispo region. Their services are outlined here: <a href="https://www.3c-ren.org/">https://www.3c-ren.org/</a>. Public counters at the County were utilized to display 3C-REN information to potential land-use applicants. The 3C-REN program brings money saving energy updates to homes in Ventura County in the following ways:</p> <ul style="list-style-type: none"> <li>- Provides free consultation to identify energy-saving options for homes; and,</li> <li>- Provides free and discounted solutions such as smart thermostats, light fixtures, heat pump water heaters to residents, or provides tune ups for the equipment that residents already have.</li> </ul> <p>Prior to the launch of the 3C-REN program, the County administered the emPower Program that ran from 2014 to 2018. The emPower program offered similar services to the 3C-REN program and provided the following services during the planning period:</p> <ul style="list-style-type: none"> <li>• Countywide Home Energy and Safety Audits (2014-2019): 501</li> <li>• Countywide Homeowner Workshops and Outreach Events (2014-2020): 340</li> <li>• Countywide Electronic Exchange and Energy Kit Promotion Participants (2014-2020): 865</li> <li>• Solarize Ventura Program Participants (2018-2020): 255</li> </ul>	<p>Removed. The County Energy Division is now the lead department spearheading efforts to encourage energy efficient building practices. Rather than a program, the 2021-2029 HE contains policy HE-1.2, which supports County partnerships with regional agencies for residential energy conservation opportunities.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>9. Housing Opportunity and Diversity Program</b>  <b>3.3.3-5 (1)</b>  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.</p>	<p>Funding received through the Regional Consolidated Plan is available to member jurisdictions through a competitive process. Consistent with the Guidelines for Orderly Development to direct growth to urban areas with adequate utilities and services, most of the funding (\$5.17 million) was distributed to multifamily housing in the incorporated cities: Walnut Street Family Apartments, Moorpark (23 units including 3 for extremely low-income (ELI) households, 16 for very low-income (VLI) households, and 4 for low-income (LI) households); Citricos de Santa Paula, Santa Paula (11 units, 6 ELI and 5 VLI), Ormond Beach Villas, Oxnard (39 units, 18 ELI, 7 VLI and 14 LI), Villages at Westview II, Ventura (49 units, 9 ELI, 19 VLI and 21 LI), San Pedro Affordable Homeownership Development, Port Hueneme (5 LI); Willett Ranch, Ventura (49 ELI units); and Fillmore Terrace, Fillmore (67 units, 19 ELI, 23 VLI and 25 LI). Additionally, CDBG funds were used to help acquire a site in Fillmore for the Mountain View Apartments (76 units, 38 ELI and 38 VLI).</p>	<p>Modify and carryover as Program "A". Additionally, Policy HE-3.2, "Financing Assistance for Housing" was added.</p>
<p><b>10. Housing Opportunity and Diversity Program</b>  <b>3.3.3-5 (2)</b>  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 housing construction.</p>	<p>Approximately 259k in CDBG money was granted to the Saticoy Sanitary District for sewer upgrades to serve the unincorporated area of Saticoy, which is a designated disadvantaged community.</p> <p>The County contributed general funds to the production of affordable housing through the following programs:</p> <ul style="list-style-type: none"> <li>• In July 2020, a commitment was made of \$300,000 over three years to the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition and pre-development funding to developers of affordable housing. The Housing Trust Fund Ventura County can match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be used county-wide.</li> <li>• In 2015, the County Board of Supervisors set aside \$1 million in general funds toward the development of farmworker housing. This funding will contribute to the creation of approximately 78 new units dedicated to the farmworker population within the cities of Oxnard, Santa Paula and Ventura.</li> </ul>	

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>11. Housing Opportunity and Diversity Program</b>  <b>3.3.3-5 (3)</b>                      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.</p>	<p>The Area Housing Authority of the County of Ventura (AHA) provides Housing Choice Vouchers to the cities of Fillmore, Moorpark, Ojai and the unincorporated areas of the County. The AHA also provides assistance to cities outside the Entitlement Area including Camarillo, Thousand Oaks and Simi Valley. In the unincorporated County, the AHA distributed 127 vouchers and approximately \$153,000 in Housing Assistance Payment during the planning period.</p>	<p>Modify and carryover as Policy HE-5.3, "Housing Choice Vouchers."</p>

### 12. Housing Opportunity and Diversity Program 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 homeless”.

Some of the County accomplishments during the 2014-2021 planning period are summarized as follows:

- The County provides staff to the Ventura County Continuum of Care Board and serves as the administrative entity for the management of State Emergency Solutions Grant Program (ESG) contracts and California Emergency Solutions and Housing contracts, which provides services for homeless persons throughout the county.
- Housing and homelessness prevention support services were provided to residents at Rancho Sespe Farmworker Housing Complex (98 units, 165 people) in the unincorporated area of the County.
- In December of 2020, the County invested \$3.5 million in Coronavirus Relief Funds as match for State Homekey funds to purchase a 70-room motel in the City of Oxnard to provide non-congregate shelter for homeless persons at highest risk of COVID. The property will ultimately convert to permanent housing for persons experiencing homelessness.
- The County has provided non-congregate shelter (Project Roomkey) for 450 high-risk senior and medically vulnerable homeless population from March -December 2020.
- The City of Ventura opened the first publicly funded emergency shelter/navigation center in Feb 2020 on County owned property. The County contributed \$1.2 million in matching capital costs and is supporting ongoing operations with an annual matching contribution of \$650,000.
- Commitment by the County to provide matching capital and operations funds to cities who open permanent emergency shelters in their jurisdictions.
- The County Human Services Agency operates RAIN Transitional Living Center in the unincorporated county serving up to 65 households with transitional housing placements including families, single adults, transitional aged youth and persons experiencing domestic violence.
- In partnership with Ventura County Continuum of Care, \$1,821,442 in State Homeless Housing Assistance and Prevention Program (HHAP) funding was allocated for new programs by including 1) supportive services provided to residents living within new supportive housing units; 2) family emergency shelter response by providing financial assistance leasing apartment units to provide short term shelter to families with children; and 3) implementing Host Home program for

Modify and carryover as a Policy HE-3.2, “Financing Assistance for Housing”.



2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
	<p>Transitional Aged Youth with Interface Children &amp; Family Services (Programs to begin in late 2020/early 2021).</p> <ul style="list-style-type: none"> <li>The County Board of Supervisors continues to fund Homeless Prevention and Rapid Re-Housing programs annually including special allocations related to fire recovery and pandemic assistance.</li> </ul>	
<p><b>13. Housing Opportunity and Diversity Program 3.3.3-5 (5)</b></p> <p>The County will continue to support the Continuum of Care efforts to prevent and end homelessness by the following efforts:</p> <ul style="list-style-type: none"> <li>Annually survey the number of homeless persons in the County;</li> <li>Seek feasible and effective strategies to prevent homelessness and house homeless persons and families;</li> <li>Research the funding sources available to deal with homelessness; and</li> <li>Participate on the Interagency Council on Homelessness to implement the 10-year strategy to End Homelessness for Ventura County</li> </ul>	<p><b>Implementation of Program Nos. 13 and 14 are addressed through the Countywide MOU on Homelessness.</b> Since 2014, 8 of 11 jurisdictions (including the County) have signed onto this agreement that commits VC jurisdictions to consult and collaborate with the Continuum of Care on funding homeless assistance and housing programs; commit to having vacancies filled through the Pathways to Home organization for coordinated entry system, and to fund and participate in collecting and reporting data into the Homeless Management Information System.</p> <p>During the planning period, coordination with other local agencies provided:</p> <ul style="list-style-type: none"> <li>7,756 persons served, including 6,510 single adult households and 1,246 families with children;</li> <li>4,745 persons assisted with permanent housing placements including rental assistance, supportive housing and other linkages.</li> <li>849 persons assisted with temporary placements including emergency shelter, motel vouchers, transitional housing and temporary placements with family/friends.</li> </ul>	<p>Modify and carryover as Policy HE - 3.7, "Preventing and Ending Homelessness".</p>
<p><b>14. Housing Opportunity and Diversity Program 3.3.3-5 (6)</b></p> <p>The County Executive Office will continue to actively participate in the Ventura County Continuum of Care and with each of the cities within Ventura County to facilitate the implementation of the Ventura County Plan to Prevent and End Homelessness.</p>		

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>15. Housing Opportunity and Diversity Program 3.3.3-5 (7)</b></p> <p>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.</p>	<p>No RHD applications were receive during the 2014-2021 planning period.</p>	<p>Remove and replace with a new program to meet new state law requirements for default density sites (RHD zoned sites) carried over to the 6<sup>th</sup> cycle Housing Element Sites Inventory as Program H, "RHD Zone Amendments."</p> <p>Additionally, by implementing Program D, "Infrastructure Constraints", more development opportunities for these RHD zoned sites are anticipated during the 2021-2029 Housing Element planning period.</p>
<p><b>16. Housing Opportunity and Diversity Program 3.3.3-5 (8)</b></p> <p>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.</p>	<p>Planning Division staff completed outreach to farmworker housing advocates and community stakeholders in 2020 to develop concepts for amending the existing regulations. A zoning ordinance amendment is in process, scheduled for completion in Summer 2021.</p>	<p>Remove. This program will be completed in Summer 2021.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>17. Housing Opportunity and Diversity Program 3.3.3-5 (9)</b></p> <p>The Planning Division will pursue the following action to promote the construction of second dwelling units for lower-income households:</p> <ul style="list-style-type: none"> <li>• Seek funding for a program that would solicit, assemble and distribute pre-approved building plans for accessory dwelling units</li> <li>• As regulations change, update informational brochures and/or website information that describe the process for obtaining permits for accessory dwelling units.</li> </ul>	<p>In 2018, the County of Ventura Resource Management Agency developed standardized building plans for three different sized accessory dwelling units and farmworker/animal caretaker dwelling units. These building plans are available to the public at no cost. Additionally, the Non-Coastal and Coastal Zoning ordinances were updated in 2018 to meet new State laws regulating accessory dwelling units. Another update to the two ordinances is currently in process to meet State laws on accessory dwelling units that went into effect in 2020. It's expected that these ordinances will be updated prior to the start of the new housing element planning period in October 2021.</p>	<p>Remove, program completed.</p>
<p><b>18. Housing Opportunity and Diversity Program 3.3.3-5 (10)</b></p> <p>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.</p>	<p>Although included as a program in the adopted 2014 Housing Element, this project was put on hold due to pending litigation on inclusionary housing requirements in the State Supreme Court. In September 2017, the State Legislature adopted AB 1505 allowing local jurisdictions to adopt inclusionary housing ordinances that could apply to both new rental and for-sale housing units. Planning staff placed this project on hold in order to direct staff resources to other housing-related tasks. This included coordination with SCAG on the RHNA process and required data analysis, evaluation of new State housing laws that went into effect in 2019 and 2020 for future ordinance amendments, and drafting of the Housing Element in order to maintain the state-mandated adoption schedule.</p>	<p>Modify and carryover as Program K, "Inclusionary Housing and Housing Impact Mitigation Fee Assessment".</p>
<p><b>19. Housing Opportunity and Diversity Program 3.3.3-5 (11)</b></p> <p>The Planning Division will evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing countywide.</p>	<p>Preservation of senior citizen housing was addressed through the creation of a Senior Mobilehome Park Overlay Zone, which was adopted by the Board of Supervisors in 2019.</p>	<p>This program has been completed and replaced with Program "P", which proposes to maintain senior occupancy of the designated senior mobilehome parks.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>20. Housing Opportunity and Diversity Program 3.3.3-5 (12)</b></p> <p>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.</p>	<p>Some of the housing laws that have been implemented or are in the process of implementation since 2014 include the following:</p> <ul style="list-style-type: none"> <li>- Employee Housing Act and Farmworker Housing Act for 2019 (AB 1783)</li> <li>- Accessory dwelling unit laws (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670)</li> </ul>	<p>Carryover as Program J, "Compliance with State law".</p>
<p><b>21. Housing Equality Program 3.3.3-6</b></p> <p>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).</p>	<p>The County Executive Office has maintained an annual contract with the Housing Rights Center throughout the planning period to support all residents in the unincorporated county and the cities to promote, encourage, and support equal opportunity in the housing market and enforce laws and regulations prohibiting discrimination.</p>	<p>Modify and carryover as Program L, "Fair Housing Program".</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>22. Population and Housing Section update Program 3.3.7 (1)</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Housing construction and demolition by dwelling unit type and affordability category.</li> <li>• Housing tenure and vacancy rates.</li> <li>• Population increases and distribution.</li> <li>• Employment generation and housing demand of proposed projects.</li> <li>• Number of homeless persons and their distribution.</li> <li>• Land available for the construction of lower- and moderate-income housing and farmworker housing.</li> <li>• Evaluation of General Plan housing goals, policies and programs annually as required by the Government Code (ongoing).</li> </ul>	<p>Many of the housing factors listed in this program have been monitored during the planning period through the following state mandated reports and analyses:</p> <ul style="list-style-type: none"> <li>- Regional Consolidated Plan</li> <li>- General Plan Annual Progress Report</li> <li>- Housing Element Annual Progress Report</li> <li>- Point in Time Homeless Count Report</li> <li>- Regional Transportation Plan/Sustainable Communities Strategy Local Input Process</li> <li>- 2040 General Plan update, including Background Report with available land inventory.</li> </ul>	<p>Remove. Population and dwelling unit forecasts are conducted by SCAG as part of the Regional Transportation Plan (Connect SoCal) planning process. New Program "I" directs County staff to participate in regional planning efforts led by SCAG.</p>
<p><b>23. Population and Housing Section update Program 3.3.7 (2)</b></p> <p>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).</p>	<p>During the planning period, population and dwelling unit forecasts were updated every eight years as part of the Housing Element update process and as part of a periodic general plan update process:</p> <ul style="list-style-type: none"> <li>• The General Plan was updated and adopted in September 2020</li> <li>• The Housing Element is scheduled to be adopted in October 2021</li> </ul>	

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p><b>24. Employment and Commerce/Industry Program</b>  <b>3.4.3-3</b>                      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.</p>	<p>The early years of the planning period prioritized staff resources on the completion of the Accessory Dwelling Unit Ordinance, and the Senior Mobilehome Park Overlay Zone ordinance. By mid-term of the planning period, Planning staff placed the Housing Impact Mitigation Fee project on hold in order to direct staff resources to coordination with SCAG on the RHNA process and required data analysis, evaluation of new State housing laws that went into effect in 2019 and 2020 for future ordinance amendments, and commencing the 6<sup>th</sup> Cycle Housing Element Update in order to maintain the adoption schedule in 2021.</p>	<p>Modify and carryover as Program K, "Inclusionary Housing and Housing Impact Mitigation Fee Assessment".</p>

# Draft 2021-2029 Housing Element

## Appendix C: Public Outreach & Engagement



**Accessory Dwelling Unit Survey (May-June 2020)**  
**Housing Element Virtual Workshop (August 2020)**  
**Housing Element Survey (September-November 2020)**  
**General Plan Housing Focus Group Meeting (March 2018)**  
**Farmworker Housing Stakeholder Meeting (January 2020)**  
**Draft Housing Element Virtual Q&A Session (January 2021)**  
**Board of Supervisors Hearing on Draft Housing Element (February 2021)**

*Note: This appendix includes summaries of public outreach conducted prior to February 9, 2021. It will be amended to include additional public outreach events and activities prior to finalization of the Housing Element.*



*Please see the next page.*

### **Accessory Dwelling Unit Survey (May-June 2020)**

*On May 4, 2020, the Planning Division distributed approximately 350 surveys by mail to property owners who had been issued a building permit for an accessory dwelling unit (ADU) in the past 15 years. The survey was sent out with a stamped return envelope to encourage residents to respond. The response rate to the survey was approximately 42 percent. The following is a summary of the written survey responses and a list of comments received.*

## County of Ventura Accessory Dwelling Unit (ADU) Survey Results

Please identify the general area of the unincorporated county where your property is located (e.g., Piru, Ojai Valley, Santa Rosa Valley, El Rio, Saticoy).

General Location (unincorporated area)	Percent	Number
Ojai	27.0%	40
Somis	12.2%	18
Camarillo	10.1%	15
Simi Valley	8.8%	13
Moorpark	6.8%	10
Ventura	6.1%	9
Thousand Oaks	5.4%	8
Saticoy	2.7%	4
El Rio	2.7%	4
Fillmore	2.7%	4
Santa Rosa Valley	2.7%	4
Oxnard	2.0%	3
Bell Canyon	2.0%	3
Santa Paula	2.0%	3
Chatsworth	1.4%	2
Lake Sherwood	0.7%	1
Oak Park	0.7%	1
Santa Susanna Knolls	0.7%	1
No Response	3.4%	5
<b>Total</b>		<b>148</b>

### Q1. Number of bedrooms in ADU

Number of Bedrooms in ADU	Percent	Number
Studio	4.7%	7
1 Bedroom	43.2%	64
2 Bedroom	41.2%	61
3 Bedroom	10.1%	15
4 Bedroom	0.7%	1
<b>Total</b>		<b>148</b>

## County of Ventura Accessory Dwelling Unit (ADU) Survey Results

### Q2. Approximate floor area of ADU

Size of ADU in Square Feet	Percent	Number
700 and under	23.6%	35
701-900	35.8%	53
901-1200	30.4%	45
Above 1200	8.1%	12
No Response	2.0%	3
<b>Total</b>		<b>148</b>

### Q3. Construction completion date

Construction Complete Date	Percent	Number
Before 2005	8.1%	12
2006-2010	24.3%	36
2011-2015	10.8%	16
2016-2020	31.1%	46
2021	2.0%	3
No Response	23.6%	35
<b>Total</b>		<b>148</b>

### Q4. Is the unit a mobile or manufactured home?

Manufactured or Mobilehome?	Percent	Number
Yes	15.9%	24
No	80.5%	119
No Response	3.5%	5
<b>Total</b>		<b>148</b>

### Q5. Is the ADU attached or detached from the main house?

Type of ADU	Percent	Number
Detached	85.1%	126
Attached	12.8%	19
No Response	2.0%	3
<b>Total</b>		<b>148</b>

## County of Ventura Accessory Dwelling Unit (ADU) Survey Results

### Q6. Number of occupants in ADU

Occupants	Percent	Number
Unoccupied	15.5%	23
1 occupant	27.0%	40
2 occupants	31.1%	46
3 occupants	9.5%	14
4 or more occupants	8.8%	13
No Answer	8.1%	12
<b>Total</b>		<b>148</b>

### Q7. Occupancy Characteristics (check all that apply)

Renter Type	Number
Family Member	61
Senior	48
Student	7
Disabled	6
Employed by Homeowner*	10
Friends/Visitors	6
Other	22
No Response	7
<b>Total</b>	<b>167</b>

Note: some responses chose multiple occupancy characteristics.

### Q8. If the ADU occupants are paying rent, please indicate how much rent is being charged per month.

Monthly Rental Rate	Percent	Number
0	44.6%	66
\$730 and under	3.4%	5
\$730-\$1,200	7.4%	11
\$1,200-\$2000	18.2%	27
\$2,000-\$3,000	7.4%	11
\$3,000 and greater	2.7%	4
No Response	16.2 %	24
<b>Total</b>		<b>148</b>

## County of Ventura Accessory Dwelling Unit (ADU) Survey Results

Q9. What resource do you think would benefit County residents seeking an ADU? Resources were ranked with #1 providing the greatest benefit and #5 providing the least benefit.

Resource Type	Greatest benefit				Least Benefit	Total Responses	Ranking Score
	1	2	3	4	5		
Information on determining if an applicant's property meets County requirements to build an ADU	70	15	17	6	6	114	4.20
	61.40%	13.16%	14.91%	5.26%	5.26%		
Information on ADU development costs	47	30	15	11	7	110	3.90
	42.73%	27.27%	13.64%	10.00%	6.36%		
Financing information to build an ADU	24	15	30	19	21	109	3.02
	22.02%	13.76%	27.52%	17.43%	19.27%		
Contractor Information	16	12	47	17	19	111	2.90
	14.41%	10.81%	42.34%	15.32%	17.12%		

## County of Ventura Accessory Dwelling Unit (ADU) Comments

Topic	#	Responses
<b>Permitting and Development Process</b>	1	Let homeowners know they're able to build ADUs and send them pre-approved plans for building them.
	2	Cumbersome permitting and approval process
	3	Too many restrictions and county rules. Too many regulations and fees.
	4	Too many obstacles. Cost issues. Ojai clean air area issues. Traffic plan issues. Water meter waitlist delays. Additional property tax alone is \$2500 a year.
	5	Make permit process more accessible. More cost efficient, less lengthy.
	6	Could use easier permitting, better regulations. Better information on regulations. Clearer final signoff process.
	7	Review the plan and approve and then get out of the way.
	8	The costs in the permitting process were excessive to the point I'd have to seriously consider if I'd do it again. Should be cheaper and easier to build an ADU for the elderly.
	9	I think the County should work with private companies to develop complete, pre-approved plans for ADUs that require no plan checking. This would speed the process up and reduce costs.
	10	Up to date website is needed. More knowledgeable staff at counter. No info on fees provided.
	11	list of steps that outlines the process and requirements and eligibility. Outline zoning, water availability, public works, environmental health.
	12	The permit process was horrible when we went through it in 2005.
	13	There should be fewer planning and building code requirements for ADUs to lower costs. We only rent out to guests.
	14	County restrictions are over the top
<b>ADU Use</b>	1	Unit is only used for visitors
	2	Burned in 2017 Thomas fire. Considering rebuilding when money is available Only used for visitors.
	3	Our ADU is a true granny flat used by my father who is 76 and retired.
	4	It was a blessing to be able to build a place for family on property that has been in our family since 1924.
	5	Should not be looked at as an alternate income source, encourage use for seniors and extended family.
	6	Unit is a guest house. Only occupied when family visits.
	7	Feds, state, and county should help subsidize ADUS when they are used to help house elderly and family members at very low rents. Or eliminate all fees.
	8	ADU should be given to everyone who wants one for family.
	9	Previously used as a short-term rental or Air-BNB and would like for it to be an Air BNB once more.



## County of Ventura Accessory Dwelling Unit (ADU) Comments

Topic	#	Responses
<b>ADUs for Farmworker Housing</b>	1	ADUs are crucial for farmworkers.
<b>Zoning Issues</b>	1	Why only allow one if more housing is needed? Allow 2?
	2	Our HOA prevents ADUs from being rented to anyone except for immediate family.
	3	More sq. ft. should be allowed. Currently max is 750. This is small for a 1-bedroom unit.
<b>ADU Neighborhood Concerns</b>	1	My main concern is that my neighbors would not build a dwelling to rent out to multiple families. Dwelling should be compatible with the main home and neighborhood. Should be a limit on size of dwelling and number of people allowed. Traffic impact. Water usage. Undesirable tenants.
<b>Utility and Infrastructure Issues</b>	1	A separate address now requires a separate utility meter. It would be useful to have other options. My unit includes utilities from a single main source so I cannot create a second postal address, so cable company or postal services won't bundle services to the main house or through the ADU.
	2	Most people don't know the program exists. Sanitary district is not following state guidelines. They are worse than the mafia.
	3	I am glad you got the survey and message. I'm sure you understand the reason why so many people wish to keep their responses anonymous, but I want to be helpful. It is a little difficult to respond to the amount per month, as it will have to include some utilities, so I would pick between the \$1,200-2,000 range. The biggest caveat with the utilities is the electric meter (which is currently shared) and would be astronomical to get a separate meter. That is the biggest shared expense, so I am thinking about a submeter of sorts to have a future tenant pay for their share of those costs. I don't mind having the shared water as that expense isn't as great. I spent A LOT of money to get my mobile home legally recognized as an ADU. I not only had to go through Building and Safety, but through the State. The septic system was designed to accommodate the unit when we built our house, so having the ADU was always our goal. However, the county did not make it easy.
	4	The county rules on sprinkler systems seem to contradict the state rules and this was never communicated to us until final inspection.
<b>ADU as supplemental income</b>	1	Primarily built the ADU to accommodate our guests. Planned to rent it out in the future when we are not in residence to supplement our fixed income. May eventually try to house a caregiver as me and my husband age. May rent out the ADU more frequently as friends and family our less able to travel due to Covid-19.
	2	Our plan is to rent out the ADU for 30+ days when we are not in residence. We typically spend 5 months in Ojai and 7 months in San Francisco. Due to Covid however we rent it out even when we are in residence.
	3	We live in a high-income demographic area. We spent \$200,000 total to build the ADU. Utilities are included and it is fully furnished. We feel we should be able to charge higher prices than places elsewhere.

## County of Ventura Accessory Dwelling Unit (ADU) Comments

Topic	#	Responses
<b>ADU as source of affordable housing</b>	1	County should allow 2nd unit. Many people live without kitchen. 2 or more families live together in single family homes. ADU makes for affordable and good living. ADU is better than living in garage - this is fact.
	2	I support ADUs on large lots
<b>Financing and insurance</b>	1	Insurance coverage providers info would be very helpful!
	2	Insurance options are limited and confusing. SoCal Edison for 2nd meters does not have consistent policies and procedures

## **Housing Element Virtual Workshop (August 2020)**

*The County Planning Division held a virtual community meeting on August 26, 2020. Approximately 43 people registered to participate in the workshop. The workshop was presented in both [English](#) and [Spanish](#) with simultaneous translation. The recording links in both English and Spanish were placed on the [project webpage](#) for future viewing. The following is a complete list of the questions received, event flyers, responses provided to questions received during the workshop, and a list of those who registered to attend.*

## County of Ventura Virtual Community Workshop on the Housing Element Update – August 26, 2020

### Summary of Questions and Response

#### 1. Who is the developer for Somis development? (Presentation Slide 41)

The applicant for the Somis Ranch Farmworker Housing Complex is Somis Ranch Partners, LLC.

#### 2. Eight Farmworker Dwelling Units? Does this meet the need? (Presentation Slide 40)

The eight farmworker dwelling units that were identified in the lower income inventory for the 6<sup>th</sup> cycle Housing Element would clearly not be enough farmworker housing to meet the need for farmworker housing in unincorporated County. However, this number reflects the State requirement that future inventory must be based on historical permitting trends in order to be realistic and credible. This does not prevent the County from investing in or supporting more farmworker housing; it simply limits the future inventory in the Housing Element to units where there is a realistic expectation of development during the next 8-year planning period.

Planning Division staff is currently working on amendments to the Non-Coastal Zoning Ordinance to update farmworker housing development standards with the goal to facilitate the production of more farmworker dwellings in the future.

#### 3. Unable to read the parcel number for the “safety sites” – Would you please provide? (Presentation Slide 46)

The potential future rezone sites are located in the communities of Meiners Oaks and Piru. The Assessor Parcel Numbers for the Meiners Oaks sites are 017009032, 017009045, and 017009068, respectively. The site in Piru has an Assessor Parcel Number of 056011305.

#### 4. Is the County looking into vacant/closed strip center malls to be retrofitted to accommodate housing options to meet the deficit?

The County identified the four potential sites to be rezoned RHD (Residential High Density), if needed in the future, by analyzing underutilized and vacant sites identified during the General Plan update process. This list was then narrowed to those sites located within an existing community. Three of the four sites identified on the potential rezone list are zoned Residential Planned Development and one site is zoned Commercial Planned Development.

#### 5. Will a link to the recording be emailed to attendees?

The presentation and a recording of the virtual Housing Element webinar will be posted or linked on the project website in both Spanish and English at [vcrma.org/housing-element-update](https://vcrma.org/housing-element-update). Planning Division staff will update the Housing Element interested parties list to include the registered attendees for the webinar and will notify everyone when resources become available on the project webpage.

#### 6. Designating parcels "by-right" is helpful to developers seeking potential sites....

## Summary of Questions and Response

There are six existing sites already zoned Residential High Density or “RHD” that are eligible for a ministerial permit or “by right” approval process for affordable housing. Details on permitting requirements for RHD zoned sites can be found in the [Non-Coastal Zoning Ordinance Sec. 8109-1.3](#).

### **7. Since Santa Rosa Valley is identified as a greenbelt area, will this initiative impact this area at all? (Presentation Slide 29)**

None of the potential future RHD rezone sites are located within the Santa Rosa Valley. However, single family dwelling units and accessory dwelling units, which are housing types included in the Housing Element inventory are allowed uses on most sites designated agricultural, open space, or rural, including those located in the Santa Rosa Valley.

## Taller Comunitario Virtual del Condado de Ventura acerca de la Actualización del Elemento de Vivienda – 26 de agosto de 2020

### Resumen de Preguntas y Respuestas

#### 1. ¿Quién es el promotor del desarrollo Somis? (Diapositiva de la Presentación 41)

El solicitante del Complejo de Viviendas para Trabajadores Agrícolas de Somis Ranch es Somis Ranch Partners, LLC.

#### 2. ¿Ocho Unidades de Vivienda para Trabajadores Agrícolas? ¿Cubre esto la necesidad? (Diapositiva de la Presentación 40)

Las ocho unidades de vivienda para trabajadores agrícolas que se identificaron en el inventario de ingresos más bajos para el Elemento de Vivienda del 6º ciclo claramente no serían suficientes viviendas para trabajadores agrícolas para cubrir la necesidad de vivienda para trabajadores agrícolas en el área no incorporada del Condado. No obstante, este número refleja el requisito del estado de que el inventario futuro debe basarse en tendencias históricas que lo permitan, para ser realista y creíble. Esto no impide al Condado invertir en más viviendas para trabajadores agrícolas o apoyarlas; solo limita el inventario futuro en el Elemento de Vivienda a unidades en las que haya una expectativa realista de desarrollo durante el siguiente periodo de planificación de 8 años.

El personal de la División de Planificación está actualmente trabajando en enmiendas a la Ordenanza de Zonificación no Costera para actualizar los estándares de desarrollo de viviendas para trabajadores agrícolas, con el objetivo de facilitar la construcción de más viviendas para trabajadores agrícolas en el futuro.

#### 3. No puedo leer el número de parcela para los “sitios de seguridad? ¿Pueden proporcionarlos, por favor? (Diapositiva de la Presentación 46)

Los posibles sitios futuros de rezonificación están ubicados en las comunidades de Meiners Oaks y Piru. Los Números de Parcela del Tasador para los sitios de Meiners Oaks son 017009032, 017009045 y 017009068, respectivamente. El sitio de Piru tiene un Número de Parcela del Tasador de 056011305.

#### 4. ¿Está estudiando el Condado franjas comerciales cerradas/vacías para readaptarlas y acomodar opciones de vivienda para abordar el déficit?

El Condado identificó los cuatro sitios potenciales para rezonificarlos como RHD (de Alta Densidad Residencial, por sus siglas en inglés), si fuera necesario en el futuro, analizando sitios vacíos e infrautilizados identificados durante el proceso de actualización del Plan General. A continuación esta lista se fue limitando a aquellos sitios ubicados dentro de una comunidad existente. Tres de los cuatro sitios identificados en la lista de posible rezonificación están zonificados como de Desarrollo Planificado Residencial y uno como de Desarrollo Planificado Comercial.

#### 5. ¿Se enviará a los asistentes por correo electrónico un enlace a la grabación?

Tanto la presentación como una grabación del webinar virtual sobre el Elemento de Vivienda se subirán o se insertará un enlace en el sitio de Internet del proyecto, en inglés y en español, en [vcrma.org/housing-element-update](http://vcrma.org/housing-element-update). La División de Planificación actualizará la lista de partes interesadas en el Elemento de Vivienda para incluir a los

## Resumen de Preguntas y Respuestas

asistentes registrados al webinar y avisará a todos cuando haya disponibles recursos en la página web del proyecto.

### **6. Designar las parcelas “por derecho” es útil para los promotores que estén buscando sitios potenciales....**

Hay seis sitios existentes que ya están zonificados como de Alta Densidad Residencial o “RHD” (por sus siglas en inglés) que reúnen los requisitos para un permiso ministerial o un proceso de aprobación “por derecho” para vivienda asequible. Pueden encontrarse detalles sobre los requisitos de permisos para los sitios zonificados como RHD en la [Ordenanza de Zonificación no Costera \(Non-Coastal Zoning Ordinance\), Sección 8109-1.3.](#)

### **7. Dado que el Valle de Santa Rosa está identificado como área de cinturón verde, ¿tendrá algún impacto esta iniciativa sobre esta área? (Diapositiva de la Presentación 29)**

Ninguno de los posibles sitios de rezonificación como RHD está ubicado dentro del Valle de Santa Rosa. Sin embargo, las unidades de vivienda unifamiliar y unidades de vivienda complementarias, que son tipos de vivienda incluidos en el inventario del Elemento de Vivienda, son usos permitidos en la mayoría de los sitios designados como agrícolas, de espacios abiertos o rurales, incluyendo los ubicados en el Valle de Santa Rosa.

**Attendee Details**

<b>Attended</b>	<b>First Name</b>	<b>Last Name</b>	<b>Email</b>
Yes	Selfa	Saucedo	
Yes	Amanda	Fagan	
Yes	Marta	Brown	
Yes	James	Shammas	
Yes	Gloria	Martinez	
Yes	Clyde	Reynolds	
Yes	Gloria	Martinez	
Yes	judy	alexandre	
Yes	Bob	Davis	
Yes	Bob	Davis	
Yes	Ted	Grether	
Yes	Kendall	Lousen - NBVC	
Yes	Maia	Dubinsky	
Yes	Christopher	Williamson	
Yes	Ellen	Brokaw	
Yes	Erin	Rode	
Yes	Vanise	Terry	
Yes	Aaron	Engstrom	
Yes	Carl	Morehouse	
Yes	David	Carlson	
Yes	Mark	Roddy	
Yes	Michael	Wolfram	
Yes	Owen	Deutsch	
Yes	Owen	Deutsch	
Yes	Carson		
Panelist Details	Luann	Swanberg	
Yes	Kendall	Lousen - NBVC CPLO	
Yes	Paola	Ortiz-Munoz	
Yes	Terry	Tarr	
Yes	Karolina	Pengilley	
Yes	Matt	Guthrie	
Yes	Louise	Lampara	
No	Abi	Convery	
No	Alondra	Serna	
No	Rachel	Wagner	
No	Cindy	Cantle	
No	Katie	Norris	
No	Jacqueline	Jimenez	
No	Manuel	Minjares	
No	James	Importante	
No	Rocio	Renteria	
No	John	Jones	
No	Cami	Pinsak	
No	Tracy	McAulay	
No	Karen	Flock	



No	Vanise	Terry	vanise.terry@ventura.org
<b>Other Attended</b>			
<b>User Name</b>	<b>Leave Time</b>	<b>Time in Session (minutes)</b>	<b>Country/Region Name</b>
18052160345	8/26/2020 17:10	1	United States of America

# ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA DEL CONDADO DE VENTURA

## REUNIÓN VIRTUAL CON LA COMUNIDAD

Miércoles, 26 de agosto de 2020 de 5:00 a 6:00 PM



La División de Planificación del Condado de Ventura lo invita a participar en una reunión virtual de la comunidad para discutir la actualización del Elemento de Vivienda 2021-2029. El Elemento de Vivienda identifica las condiciones y necesidades de vivienda del Condado y establece metas, políticas y programas que serán la base de la estrategia de vivienda del Condado hasta 2029.

Debido a las limitaciones relacionadas con el brote de COVID-19, estamos planeando una reunión informativa que incluya tiempo para preguntas y respuestas en vivo para que usted pueda participar con el personal del Elemento de Vivienda desde la comodidad y seguridad de su hogar. Le invitamos a que comparta sus preguntas y comentarios mientras discutimos el Elemento de Vivienda que ha propuesto el Condado.

Nuestra reunión virtual se ofrecerá en inglés con la opción de escuchar en vivo la traducción al español. El formato del seminario web incluirá una presentación interactiva de 30 minutos con votación en vivo y tiempo para preguntas y respuestas. Favor de registrarse para la reunión en el enlace de Zoom a continuación para recibir más información sobre cómo participar.

**HAGA CLIC AQUÍ** para inscribirse en la Reunión Virtual con la Comunidad

### Necesitamos su opinión

Después de la reunión virtual con la comunidad, estará disponible una encuesta para que los residentes y las partes interesadas puedan proporcionar información sobre la Actualización del Elemento de Vivienda del Condado. La encuesta estará disponible en inglés y en español en [la página web del proyecto](#).

### Información de contacto

Para obtener mayor información sobre la reunión, o para enviar comentarios o preguntas por escrito antes de la Reunión Virtual con la Comunidad, envíe un correo electrónico a Jennifer Butler: [Jennifer.Butler@ventura.org](mailto:Jennifer.Butler@ventura.org).



# COUNTY OF VENTURA HOUSING ELEMENT UPDATE VIRTUAL COMMUNITY MEETING

Wednesday, August 26, 2020 @ 5:00-6:00 PM



The County of Ventura Planning Division invites you to participate in a virtual community meeting to discuss the 2021-2029 Housing Element update. The Housing Element identifies the County's housing conditions and needs and establishes goals, policies and programs that will be the foundation of the County's housing strategy through 2029.

Due to constraints related to the COVID-19 outbreak, we are hosting an online informational webinar for you to engage with Housing Element staff in the comfort and safety of your home. We invite you to share your questions and feedback as we discuss the County's proposed Housing Element.

Our virtual meeting will be offered in English with the option to listen in with live Spanish translation. The webinar format will include a 30-minute presentation with live polling and time following for questions. Meeting participants can join by desktop, tablet, and phone. Please register for the meeting at the Zoom link below to receive further information.

**CLICK HERE to Register for the Virtual Community Meeting**

## We Need Your Input

Following the virtual community meeting, a survey will be available for residents and stakeholders to provide input on the County's Housing Element Update. The survey will be available in both English and Spanish on the [Housing Element Update webpage](#).

## Contact Information

For more information on the meeting, or to send written input or questions ahead of the Virtual Community Meeting, please email Jennifer Butler at [Jennifer.Butler@ventura.org](mailto:Jennifer.Butler@ventura.org).

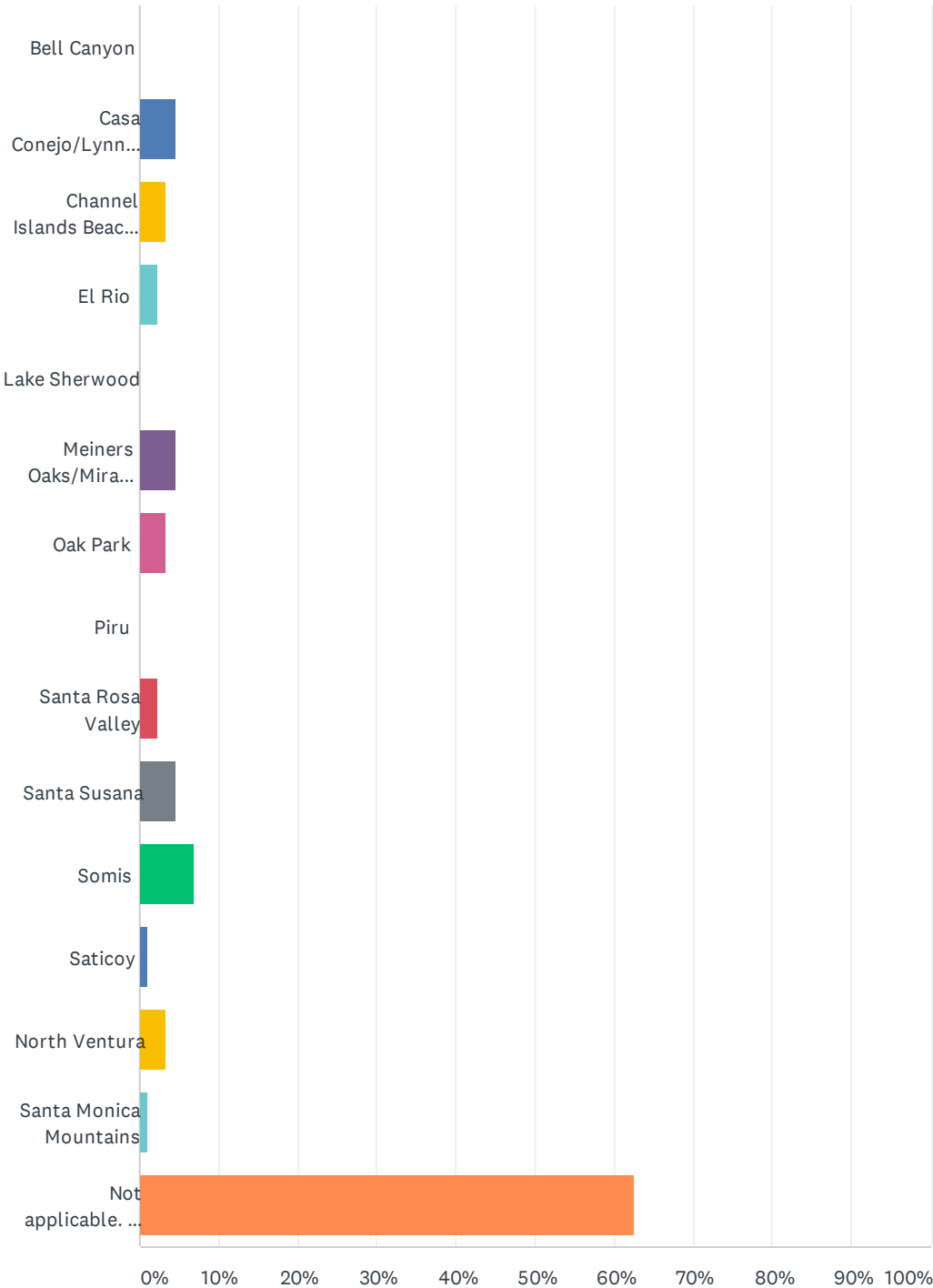


## **Housing Element Survey (September to November 2020)**

*The Housing Element survey was advertised on the Planning Division website, the County of Ventura Facebook feed, and on the County's NextDoor platform. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 114 stakeholders, including public agency representatives, non-profit organizations, real estate professionals, service providers, housing advocacy groups, and housing developers. This group of stakeholders was asked to post the survey on their social media platforms and to disseminate the survey in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers. The survey gathered 88 responses. The following is a complete list of the comments received, and a summary of the survey responses.*

Q1 Which community in the Unincorporated County do you live?

Answered: 88    Skipped: 0

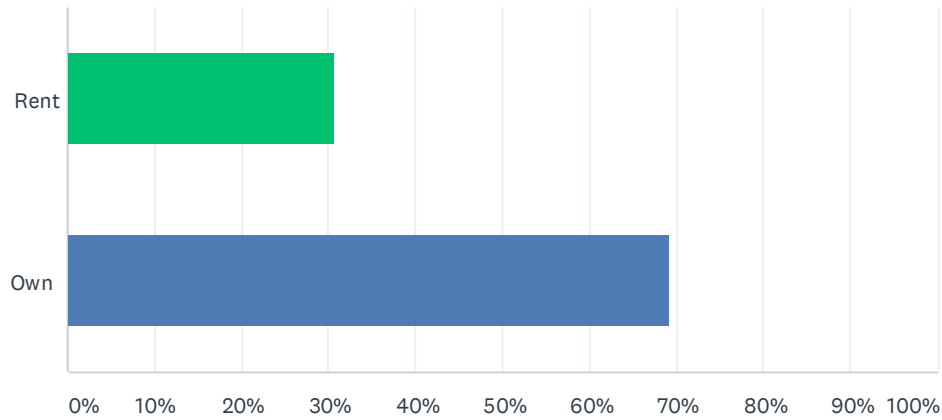


# County of Ventura Housing Element Survey

ANSWER CHOICES	RESPONSES	
Bell Canyon	0.00%	0
Casa Conejo/Lynn Ranch/Ventu Park (Unincorporated areas near the city of Thousand Oaks)	4.55%	4
Channel Islands Beach (Hollywood Beach/Silverstrand)	3.41%	3
El Rio	2.27%	2
Lake Sherwood	0.00%	0
Meiners Oaks/Mira Monte/Oakview/Casitas Springs (Ojai Valley area)	4.55%	4
Oak Park	3.41%	3
Piru	0.00%	0
Santa Rosa Valley	2.27%	2
Santa Susana	4.55%	4
Somis	6.82%	6
Saticoy	1.14%	1
North Ventura	3.41%	3
Santa Monica Mountains	1.14%	1
Not applicable. I do not live in an unincorporated area of Ventura County.	62.50%	55
TOTAL		88

## Q2 Do you currently own or rent your home?

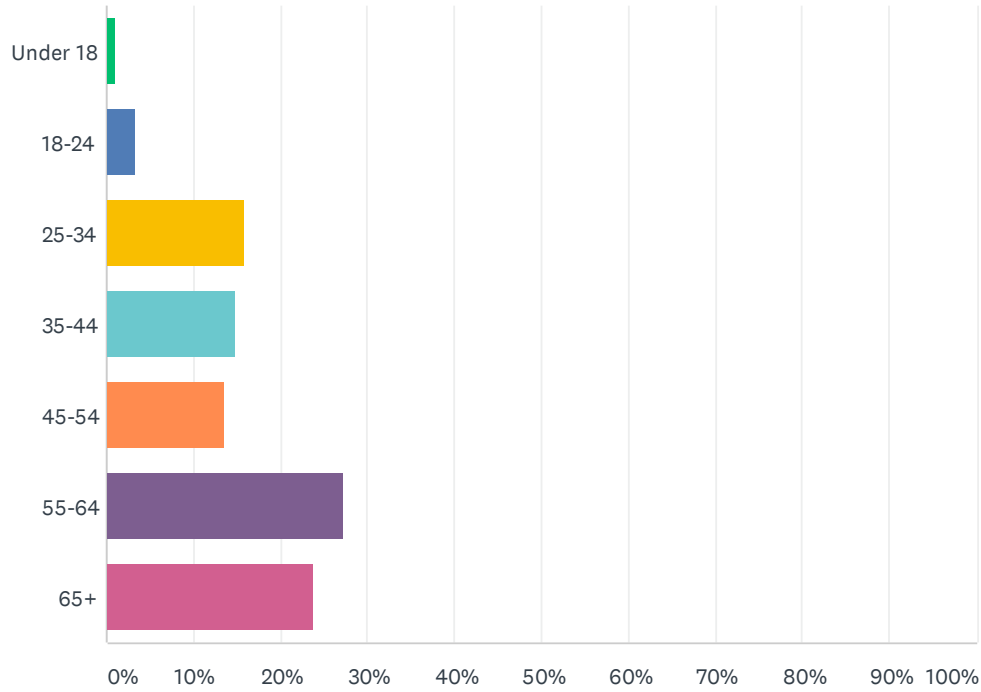
Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Rent	30.68%	27
Own	69.32%	61
TOTAL		88

### Q3 What is your age?

Answered: 88   Skipped: 0

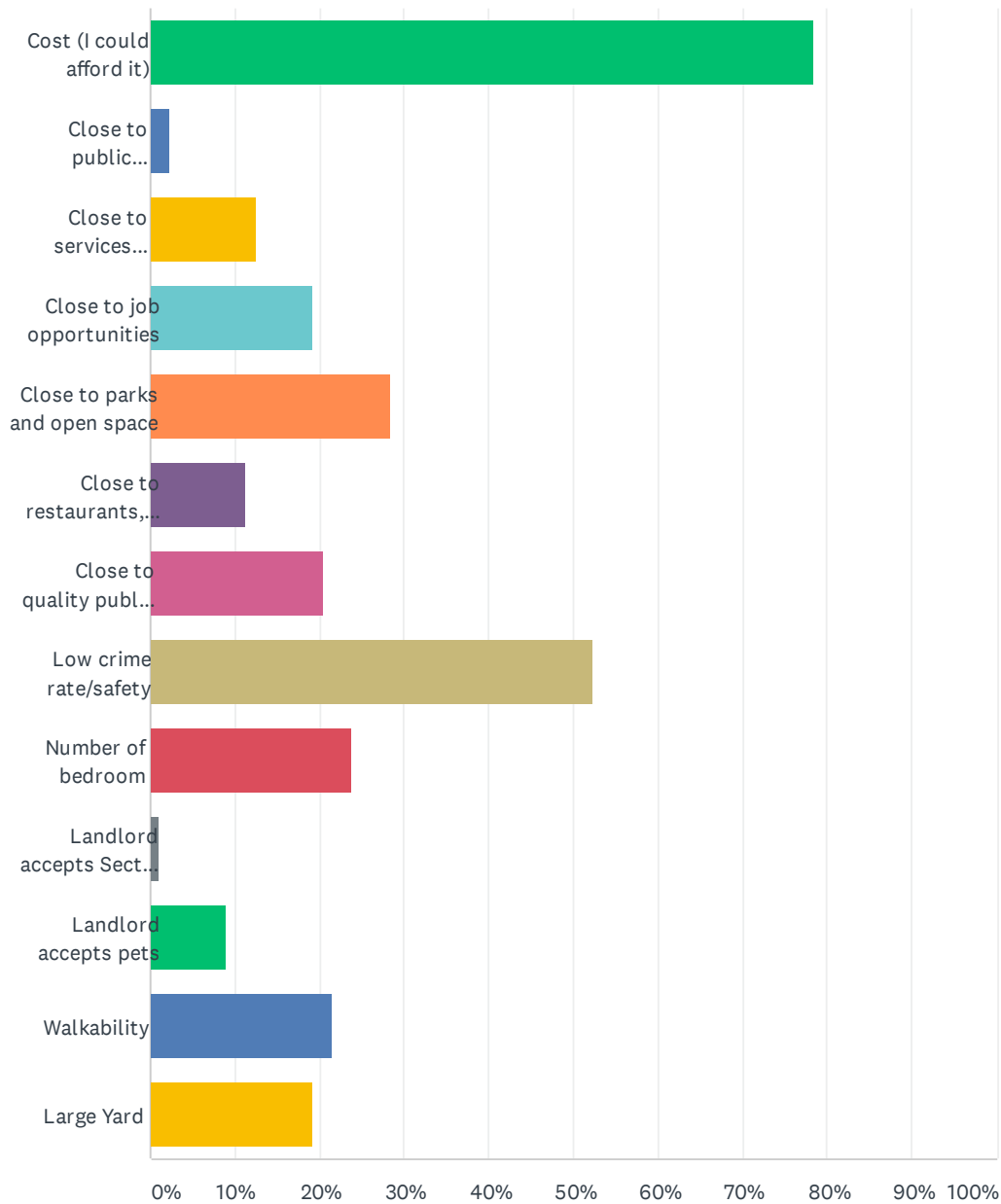


ANSWER CHOICES	RESPONSES	
Under 18	1.14%	1
18-24	3.41%	3
25-34	15.91%	14
35-44	14.77%	13
45-54	13.64%	12
55-64	27.27%	24
65+	23.86%	21
<b>TOTAL</b>		<b>88</b>



## Q4 What are the three most important factors to you in choosing your current home or apartment? (select the three most important)

Answered: 88 Skipped: 0

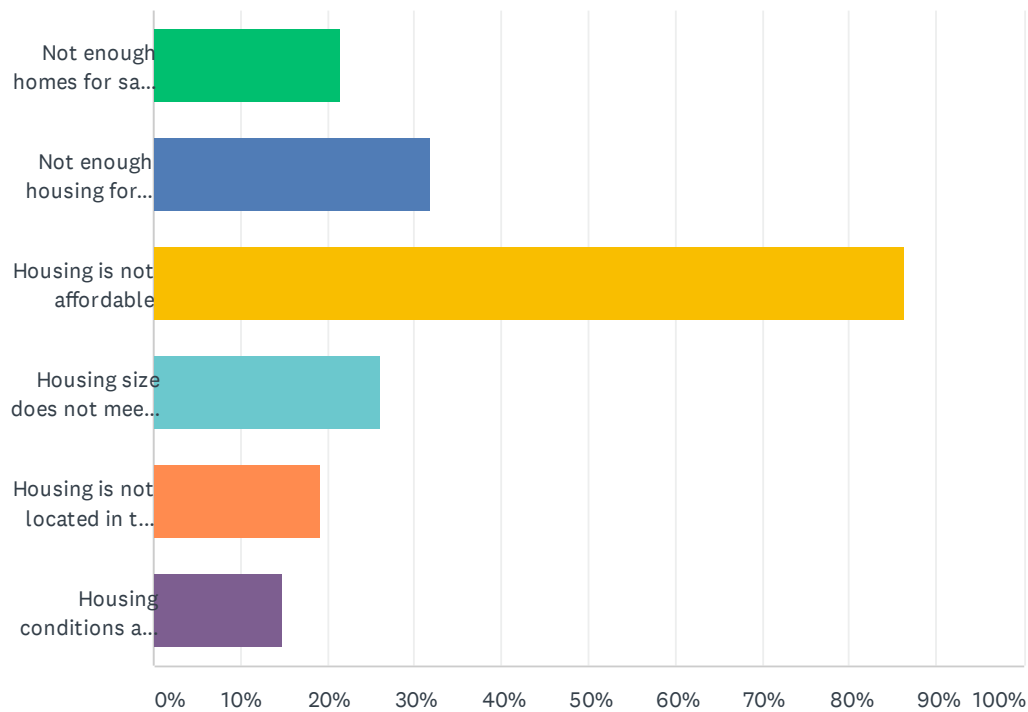


# County of Ventura Housing Element Survey

ANSWER CHOICES	RESPONSES	
Cost (I could afford it)	78.41%	69
Close to public transportation/transit stops	2.27%	2
Close to services (libraries, banks, doctor's offices, etc.)	12.50%	11
Close to job opportunities	19.32%	17
Close to parks and open space	28.41%	25
Close to restaurants, entertainment, and/or shopping	11.36%	10
Close to quality public schools	20.45%	18
Low crime rate/safety	52.27%	46
Number of bedroom	23.86%	21
Landlord accepts Section 8 housing vouchers	1.14%	1
Landlord accepts pets	9.09%	8
Walkability	21.59%	19
Large Yard	19.32%	17
Total Respondents: 88		

## Q5 As a County resident, what do you feel is the most significant housing problem in Ventura County? (choose top two)

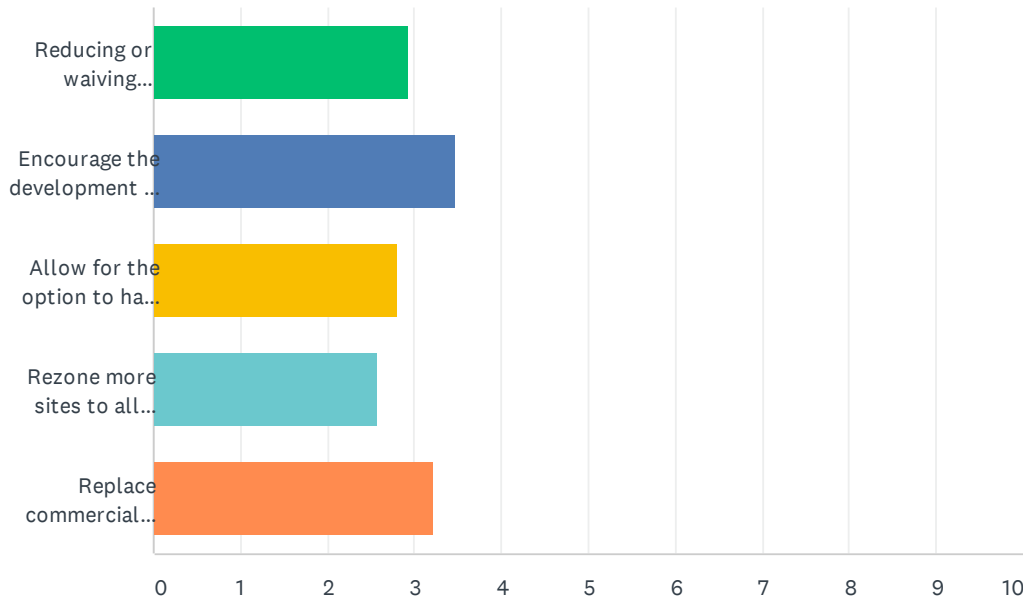
Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not enough homes for sale on the market	21.59%	19
Not enough housing for rent	31.82%	28
Housing is not affordable	86.36%	76
Housing size does not meet my family needs (e.g., not enough 3+ bedroom units at affordable prices or not enough small studios options)	26.14%	23
Housing is not located in the right places (e.g. near transit stops, school, hospitals, jobs, etc.)	19.32%	17
Housing conditions are poor	14.77%	13
Total Respondents: 88		

**Q6 Please show your support for the following potential housing strategies for your community in rank order, with 1 representing the strongest support and 5 representing the least support.**

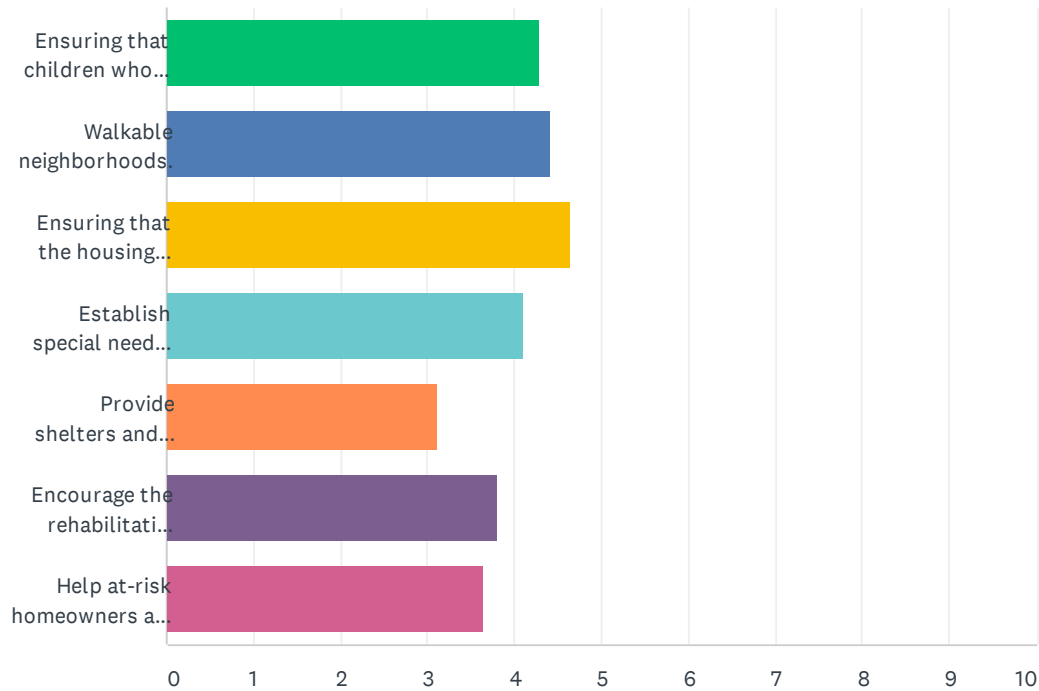
Answered: 88 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Reducing or waiving development fees.	20.45% 18	18.18% 16	19.32% 17	18.18% 16	23.86% 21	88	2.93
Encourage the development of Accessory Dwelling Units, which includes garage/interior conversions in existing homes.	31.82% 28	21.59% 19	20.45% 18	14.77% 13	11.36% 10	88	3.48
Allow for the option to have tiny homes on wheels.	11.36% 10	21.59% 19	22.73% 20	25.00% 22	19.32% 17	88	2.81
Rezone more sites to allow for higher density housing (e.g. apartments).	11.36% 10	13.64% 12	22.73% 20	25.00% 22	27.27% 24	88	2.57
Replace commercial zoning with residential zoning to allow for housing.	25.00% 22	25.00% 22	14.77% 13	17.05% 15	18.18% 16	88	3.22

Q7 Please indicate how important the following housing priorities are for your community, by showing them in rank order, with 1 representing the highest priority and 7 representing the least pressing priority.

Answered: 88 Skipped: 0



# County of Ventura Housing Element Survey

	1	2	3	4	5	6	7	TOTAL	SCORE
Ensuring that children who grew up in your community can afford to stay in the community as adults.	22.73% 20	14.77% 13	10.23% 9	13.64% 12	11.36% 10	13.64% 12	13.64% 12	88	4.28
Walkable neighborhoods.	15.91% 14	22.73% 20	19.32% 17	7.95% 7	10.23% 9	11.36% 10	12.50% 11	88	4.42
Ensuring that the housing market in your community provides a diverse range of housing types (e.g. single family homes, townhomes, duplexes, apartments, accessory dwelling units, etc.) to meet the varied needs and income levels of local residents.	28.41% 25	12.50% 11	17.05% 15	7.95% 7	13.64% 12	11.36% 10	9.09% 8	88	4.64
Establish special needs housing for seniors, farmworkers and persons with disabilities.	7.95% 7	11.36% 10	20.45% 18	21.59% 19	22.73% 20	14.77% 13	1.14% 1	88	4.11
Provide shelters and transitional housing for the homeless, along with services to help move individuals into permanent housing.	4.55% 4	7.95% 7	10.23% 9	17.05% 15	14.77% 13	22.73% 20	22.73% 20	88	3.11
Encourage the rehabilitation of existing housing stock in older neighborhoods.	10.23% 9	18.18% 16	10.23% 9	17.05% 15	12.50% 11	11.36% 10	20.45% 18	88	3.81
Help at-risk homeowners and renters keep their homes through mortgage loan and rental assistance programs.	10.23% 9	12.50% 11	12.50% 11	14.77% 13	14.77% 13	14.77% 13	20.45% 18	88	3.63

**Q8 Do you have any additional housing related comments that are not listed above and should be considered in the County's Housing Element update process?**

Answered: 46   Skipped: 42

# County of Ventura Housing Element Survey

#	RESPONSES	DATE
1	Public transit must be improved in order to give people the freedom to live and work where they can afford it and where they can find jobs - not always the same place.	11/23/2020 1:57 PM
2	This has ALWAYS BEEN A RESIDENTIAL COMMUNITY. We moved here for our families and to escape the ills/ crowding/ violence of LA COUNTY and the beauty of our valley and mountains. The majority of people prefer to raise families here and commute out to work. We DO NOT want buildings over 2 stories with inadequate parking which will over flow into our established family neighborhoods. 2 story condos or town houses which blend into existing style of homes AND WITH OWN ADEQUATE PARKING would be acceptable Monster builds for greedy developers who are not willing to work with existing area home owners ARE TOTALLY GREEDY AND UNWANTED. Prime examples good the developer of former Bellwood site who worked with neighborhood and greedy developer for monster 4 story Build who stated from day 1 that he wouldn't change a thing To be more compatible with existing neighbor hood concerns. From day 1 he has told numerous lies including "2 owners own existing shopping center. That's a lie the same man owns all just uses 2 differently named accounts at Beverly Hills bank! He also lied about # of parking spaces and bike spaces: I counted every one on his documents presented to the City. Today it takes a family 2 have 2 incomes AND 2 cars. Then there are the safety concerns 1- there is only 1 way in/out at East onto Alamo and at west side onto Tapo St where there is an island to maneuver to go south to get onto Alamo to go east or west for commuters. Tapo st also has a middle school and there have children's deaths along that stretch. The proposed sidewalk allowance is so narrow and a blind corner which will be dangerous. Also their proposed east exit onto Alamo is too close to the established townhouses next door. This build is better for 2 story town houses or apts and should be more appropriate along the Madera corridor. But he is greedy and has friends in Sacramento which force cities to give them concessions by threatening cities that they will lose control to have rules which will be given over to judges. Yes we needs apartments for our children and elders thy can afford BUT THEY NEED TO BE COMPATIBLE WITH EXISTING HOMES AND OUR PROMISED VIEWS, let City or Samaratin Center buy the old sheriff's station for a \$1 for a permanent winter shelter for the homeless or build your apartments their- it is accessible to commuters, shopping and banking ; 1 or 2 bedroom apts would work!	11/3/2020 10:56 PM
3	Stop the over priced, high density building on every open lot. People want affordable, single family housing. Not another Irvine. Also water shortage and supply is never addressed.	10/31/2020 8:53 PM
4	Redevelop and rezone blighted commercial property to allow for mixed use or live/work space.	10/28/2020 9:44 PM
5	Take away the option of builders to opt-out of affordable percentages of new homes built.. make the percentage of affordable homes within new developments, mandatory.	10/27/2020 6:01 PM
6	Allow higher Density!!!!!!!!!!!!!!	10/27/2020 5:23 PM
7	none	10/27/2020 8:16 AM
8	Encouraging existing residential dwellings to upgrade or improve should not be confused with punishing owners. Offer new opportunities without shaming people, please. This could be a great time to offer innovation partnerships that could use solar or wind, and these things need to be available for places that aren't immediately ready to "upgrade-as-is." Also, thank you for including "tiny homes" and being open to fusion ideas combining older existing properties with new ideas. This might be a rough time in some ways, but it is certainly also a time that is full of uniquely profound opportunities to open up room for advancement & adaptability. Thank you.	10/26/2020 4:52 PM
9	Please consider a renters assistance program for low-income people.	10/26/2020 12:19 PM
10	Affordable housing (and I mean low income) is the biggest concern	10/26/2020 10:20 AM
11	I I wanted to do a mini unit in the back yard or convert part of my house. But got conflicting info between visits n did not know how to get an architect n the fees n timeline overwhelmed me n I gave up. If there was Some tiny home plans that had been approved previously n a list of some people that had worked w city previously n lower costs n what each cost would be. Even w a handyman friend it didn't seem I would break even for 5 years	10/26/2020 7:35 AM
12	housing for working poor	10/24/2020 10:31 PM
13	The most significant housing problem in the county are state and county regulations which drive up the cost of home ownership. For instance, the state has mandated solar panels and the county is talking about not allowing natural gas hookups. Natural gas is clean, safe and	10/24/2020 1:05 PM



## County of Ventura Housing Element Survey

inexpensive. Big government is not the solution to our housing problems. Big government IS the problem!

14	Larger rental properties such as Via Ventura Apartments in Ventura using property management companies (Fusion) tactics during this pandemic needs to be investigated. Specifically, putting up letters for residents last May threatening eviction and telling residents they can raise rents up to 10%. I have always paid up and will continue to do so. The stress on Seniors was bad! Unethical threatening business practices.	10/24/2020 12:27 PM
15	Make it acessable to be a home owner for the public. There are too many multiple families in one house whole. Its not by choice it's what they need to do to service.	10/24/2020 11:15 AM
16	Encourage developers to build affordable homes for ownership, like Habitat for Humanity.	10/24/2020 10:40 AM
17	Encourage builders to build in their development with inclusionary housing rather than giving the funds to the County or City. Many times the funds are not used for or are used much too slowly. WE NEED AFFORDABLE HOUSING NOW, ESPECIALLY FOR OUR FARM WORKERS AND LOW-INCOME FAMILIES.	10/24/2020 8:57 AM
18	WE MUST HAVE AFFORDABLE HOUSING FOR ALL...AND UTILIZE CREATIVE THINKING IN REHABBING EXISTING UNUSED BUILDINGS,SUCH AS SCHOOLS,WAREHOUSES,ETC FOR THE HOMELESS .	10/24/2020 6:52 AM
19	Address climate change by reducing vehicle miles traveled and supporting residential solar	10/24/2020 5:53 AM
20	Keep the open space and don't over populate the city with apartment buildings and multifamily housing!!!!!!	10/23/2020 9:39 PM
21	housing is extremely expensive, not enough parking,	10/23/2020 8:40 PM
22	Rent control for apartment complexes	10/23/2020 8:32 PM
23	Incentives to make the housing market what the county wants are good. Rent control can be bad. Please look at the mobile home rent control ordinance, and how it has harmed some mobile home parks. Because new buyers get to keep the old tenants' rent controlled rate, park owners have lost out on the increasing home values in the area. My family's park has been in operation for 75 years, and it would be worth more money if the ground was barren(!!!) than it is as a mobile home park business, thanks to the rent control ordinance put in in 1982. I don't want to see rent control enacted in the county and have it harm home owners in our county!!	10/23/2020 7:06 PM
24	I believe it is imperative to prioritize green building practices. Neighborhood planning must include incorporating native plants to support native wildlife and improve overall health of residents. Local wildlife experts should be consulted to incorporate wildlife friendly planning (e.g. wildlife bridges/passages over roadways).	10/23/2020 5:59 PM
25	The housing in Ventura County is very high density already, and the vast majority of lots are way too small. The more housing that is built, the harder it is for homeowners to upgrade and buy larger homes on larger lots because land prices keep increasing.	10/23/2020 5:37 PM
26	No	10/23/2020 5:24 PM
27	Shorten permitting process, have and share flexibility and process to stay within guidelines yet accomplish needs that may not quite meet "Actual Ordinance" ie: alternatives.	10/23/2020 5:07 PM
28	Affordable farmworker housing is extremely important. Also, we need affordable housing for families that only want 2 or maybe 3 bedrooms; stop REQUIRING large homes to be built for families with 2 or more kids. Too large = unaffordable! The Brady Bunch had 6 kids fit into 2 bedrooms, remember?	10/23/2020 4:45 PM
29	No thank you	10/23/2020 4:12 PM
30	When considering development of unincorporated areas, please take into account the impact on our limited water supply and existing infrastructure. Not everyone can live here; there simply aren't enough jobs to support them. If you can't afford to live in Ventura or it's unincorporated areas, you can't live here. It's as simple as that. It's not a right. I'd like to live in Montecito but I can't. Who am I to demand that they build affordable housing? People need to do the best they can with what they have, not live beyond their means. Same thing with housing. Not everyone can live here and we can't keep building beyond what our resources and infrastructure can support.	10/23/2020 4:09 PM

## County of Ventura Housing Element Survey

31	There should be a penalty for leaving housing stock vacant. If someone owns a house and no one lives there for more than 6 months out of the year, the owner should pay a substantial fine in order to discourage this behavior. Empty properties take housing stock out of the market for people who live and contribute to our community. Also, these empty houses often fall into disrepair and become an eyesore for the people who actually live in our community. Also, we should ban Air B & B. These types of rentals are bad for our community — specifically, our housing supply, our local hotels, and the neighbors who end up living next to one of these rental homes.	10/23/2020 3:27 PM
32	no	10/23/2020 2:26 PM
33	No more housing in Oxnard, it is way overcrowded and filled with criminals. Clean it up first and then work on housing. Let the other cities take their share of "affordable projects" and quit shoving the criminal losers on Oxnard, you are lowering the property value!	10/23/2020 2:25 PM
34	Stop allowing variances for builders to go high and denser than allowed.	10/23/2020 2:16 PM
35	Less building we have enough traffic	10/23/2020 1:04 PM
36	No	10/23/2020 12:30 PM
37	Although most of the unincorporated county is rural, we should try to maximize the potential for affordable housing units to be built around transportation systems that can support them, including higher densities than currently allowed within the unincorporated county within half a mile of transit. We should also develop more densely than the current maximum high density around protected bicycle lane networks. See Increments of Neighborhood by Brian O'Looney for good examples of housing typologies and corresponding densities.	10/23/2020 12:18 PM
38	Encourage areas with varying lot sizes of 1 to 5 acres for a sparse suburban option alongside other higher density areas	10/23/2020 12:11 PM
39	Review section 8 recipient's qualifications annually in order to provide the most in need with assistance.	10/23/2020 12:09 PM
40	Again, with increased housing in Camarillo, Oxnard, Ventura County, etc. has already surpassed the 101 Freeway and many other highways/roads used as alternates. 118 and Santa Rosa Road. These extra roads are extremely packed at peak hours not allowing for left turns, more accidents, higher speeds and increased danger to Cyclists, walkers, People on Horses, etc. More lights need to be put into Santa Rosa Valley and the speed limit should be reduced from 55 to 45 in order to have better access from side streets. Too many people speed down the road and they are increasingly aggressive when they have to slow down for motorists pulling out or going the speed limit. I have had cars, motorcycles, and even trucks go around me on the shoulder, and over the double center lane in order to go faster down the road. Prior to having more housing, Ventura needs to think about a few things first, Power, Water, Population Expansion, and Road/Transportation corridors.	10/21/2020 12:55 PM
41	If housing development is increased, something needs to be done about freeway traffic. Mixed development zones where people can live, work, eat and shop might help, but other things need to be done. Maybe the highway needs a toll? More mass transportation?	9/30/2020 7:28 PM
42	Yes. Three of the five 'choices' provided in question #6 are utterly ridiculous - I would not choose any one of them as a viable solution for addressing increased housing mandates, and none of them represent good planning practice. In particular, so-called 'tiny homes' and density intensification via ADUs just exacerbates any unaffordability situation, while simultaneously degrading neighborhood quality and the undermining local regulators' ability to enact and enforce consistent rules and regulations across all zoning. The only potentially viable options you listed were to convert existing commercial to residential zones, and to rezone sites (only those within 1 mile of existing incorporated communities!) to higher densities. With regards to #5 of question #7 - just because I grew up here doesn't mean I am entitled to own a home here as an adult. Everyone is responsible to make rational and responsible decisions about what they can and can't afford, where they are willing to live, how far they are willing to commute to live somewhere else, and what they are willing to sacrifice in the now in order to achieve their goals in the future. Please get over this mindset of entitlement that you keep foisting on everyone that it somehow isn't fair if I can't buy a home in my parents' neighborhood before I turn 23 so that my kids (oh, that's right, I won't have held a job for any length of time yet, but don't hold that against me!) can have free day care with their grandparents... Sheesh!! #5 - I disagreed with all of your listed options, and left my comment in the 'other' box, but your survey design made us 'choose' two options anyway in order to submit the survey. I don't	9/30/2020 4:05 PM

## County of Ventura Housing Element Survey

agree with any of the options you listed. The issues with housing here are that 1) everyone wants to live in paradise and far too few have made the choices to support it; 2) the most affordable housing isn't located where everyone wants to live - i.e. you can get a house or apt. in south Oxnard/hueneme - but that's not where everyone wants to buy because the neighborhood is sketchy!

43	We should be allowing multiple single family residences on larger lots(2 acres+), with houses larger than 1200 sq.ft., provided that maximum lot coverage rules are followed and the houses are NOT for rental income. This would encourage "family compound" type of residences with multi-generation living situations more than the current 1200 sq.ft. ADU does. Young adults with children would love to live with their parents on a large lot, but limiting to 1200 sq.ft. is not a long term living situation.	9/30/2020 3:29 PM
44	Housing for Transitional Aged Youth coming out of foster care.	9/30/2020 1:46 PM
45	The housing element should consider the relationship between housing and transportation, and encourage housing in areas with access to existing infrastructure, public transit, and active transportation options, and access to job opportunities, to reduce commute distances and costs.	9/29/2020 5:22 PM
46	fwer	9/21/2020 10:34 AM

## **General Plan Housing Focus Group Meeting (March 2018)**

*On March 20, 2018, the Planning Division General Plan update team conducted a Housing Focus Group meeting that consisted of community stakeholders with an interest in housing and members of the public. The meeting focused on housing related topics, including the various impediments to the development of affordable housing. Additionally, the attendees completed a survey that asked each participant to prioritize a list of criteria to help inform future growth policies. The following is a list of attendees, a summary of the focus group discussion, and survey results.*

**SUBJECT:** Housing Focus Group Meeting Notes

**ATTENDEES**

**A. GPU TEAM:**

- Kim Prillhart, Ventura County Planning Division
- Susan Curtis, Ventura County Planning Division
- Shelley Sussman, Ventura County Planning Division
- Clay Downing, Ventura County Planning Division
- Jim Harnish, Mintier Harnish

**B. FOCUS GROUP MEMBERS IN ATTENDANCE:**

- Barbara Macri Ortiz, Low Income Housing Expert
- Tracy McAuley, Ventura County, County Executive Office – Community Development
- Victoria Jump, Ventura County Area Agency on Aging
- Wyndi Austin, Ventura County Coastal Association of Realtors
- Michael Nigh, Area Housing Authority of Ventura County
- Representative from House Farmworkers!
- Owen Deutsch, Ventura County RMA Planning Division

**C. FOCUS GROUP MEMBERS ABSENT:**

- Linda Braunschweiger, Ventura County Housing Trust Fund
- Margarita de Escontrias, Cabrillo Economic Development Corporation
- Amy Luoma, Ventura County Human Services Agency
- Alex Russell, Many Mansions
- Mark Pettit, Lauterbach and Associates Architects

**D. ADDITIONAL ATTENDEES:**

- Stacy Roscoe, Ventura County Civic Alliance
- Bruce Smith
- Tricia Maier, Ventura County RMA Planning Division
- Paul Stamper, Ventura County, Deputy Executive Officer
- Bonnie Anderson
- Representative of Workforce Housing Advisory Board
- Jennifer Santos
- Rebekah Evans
- Sean Paroski, CoLAB Ventura County
- City of Fillmore Representative

- Sandy Smith, Ventura County Economic Development Association
- Amy Duganne, CEO
- Kim Rivers, Citizens for Responsible Oil and Gas (CFROG)
- Jan Dietrick
- Rahama Danshingel
- Jennifer Hernandez Munoz, CAUSE
- Representative of CAUSE
- Leslie Purcell
- Trevor Zierhut
- Michael Tisdale
- Rod Thorpe, Office of Supervisor Zaragoza

## **DISCUSSION**

### **Victoria Jump:**

Asked for clarification of what lands the General Plan Update (GPU) and its policy topics apply to.

### **Jim Harnish:**

Noted that the GPU will apply to both public and private lands, with land use applying only to unincorporated areas. However, policies may have implications countywide.

### **Bruce Smith:**

When is the next Housing Element due to be updated?

### **Jim Harnish:**

Noted that the next update is due in 2021, and that the Housing Element will be updated towards the tail end of the GPU and that the Housing Element would build off GPU efforts.

### **Sandy Smith:**

Since the Housing Element is supposed to be consistent with the General Plan, might that change the timeline for updating the Housing Element?

### **Jim Harnish:**

Noted that yes, they are required to be consistent with one another, so some changes could be made to the Housing Element based on General Plan changes that result from the GPU.

### **Michael Tisdale:**

Urged that Board make Housing a primary policy focus area for the GPU project because of the sweeping implications to other issues in the county. Feels that housing

is the most important issue for the county. Stated that there should be a muscular policy for low and middle-income housing.

**Jim Harnish:**

Asked for clarification on what was being recommended.

**Michael Tisdale:**

Stated that housing is a key area that should be explored, and Board should support the creation of additional housing.

**Jan Dietrick:**

Provided California Democratic Platform which recommends public housing.

**[Unknown]:**

Noted people working here that cannot afford to live here and provided example of commuting from as far away as Bakersfield.

**Sean Paroski:**

Stated that we should look at housing options such as where housing already exists, such as Existing Communities, and consider additional density. Stated that for growers, areas surrounding schools are ripe options for housing since the farming community will not be able to utilize areas for farming operations.

**Barbara Macri Ortiz:**

Noted that if we keep doing things as we have been doing them, this County will “go extinct.” Recommended that the County evaluate policy options and ask where impacts can really be made. She observed that a previous housing projects have failed due to lack of access to adequate water and sewer.

Stated that farmworker housing is an agricultural use and is not growth inducing because it is an agricultural use. Made observations about the ability to do large-scale farmworker housing in rural areas, but that it is not politically/culturally acceptable at this time. Stated that the zoning is limiting how many dwelling units can be built and she provided example of a 40-acre plot having the ability to build only 1 or 2 dwelling units. Asked, how do you recruit businesses when the businesses cannot find housing for their workforce?

Stated that the best thing the County could do is provide leadership. Stated that there is a need for innovation. Reiterated that infrastructure is a major constraint. Observed that some actions currently under way are dealing with symptoms of a larger problem in housing which is not being solved. Provided example of farmworkers being caught in the middle of argument of Guidelines for Orderly Development saying that farmworkers

should be housed in cities, whereas incorporated jurisdictions state that farmworkers are part of agriculture and belong in unincorporated areas.

**Representative from CAUSE**

Stated need for local jurisdictions to show leadership. Stated that there is a need for zoning to be updated to allow for population and housing needs. Noted that multi-generational housing is something that should be easier to find or develop. Suggested that mixed use or higher density housing be available or encouraged in downtown or urban areas (e.g., such as downtown Ventura).

**Michael Nigh:**

Noted that some of these housing policies are already practiced by the Area Housing Authority of Ventura County. Primary limitations to additional housing are land and funding. Explained that nonprofit developers are already doing work that focuses on ground level housing issues. Stated that private (for-profit) developers will focus on moderate and high-income housing while nonprofits will focus on the other needed levels.

**Jim Harnish:**

Asked for clarification on impediments.

**Bruce Smith:**

Noted the similarities between issues raised in both the Transportation and Economic Development Focus Groups. Noted that housing and jobs do not occur in the same places and observed that the cities perpetuate this issue. Stated that one of the things that the County could advocate is that all jurisdictions address housing and jobs jointly through a plan for workforce housing to occur in economic development plans. Observed that some of this issue is a political will issue. Stated that the Board could advocate for this in the County as well as other jurisdictions.

**Tracy McAuley:**

Does not feel the County can fix every issue but can collaborate with other jurisdictions. Stated that density bonus and inclusionary housing is a move in the right direction. Waivers of fees is another way that the County can support development. Observed the lack of infrastructure continuing to act as a barrier to the creation of housing. States that the County can take a leadership role in removing barriers in unincorporated areas and hopefully the cities will follow that.

**Sandy Smith:**

Concurred with statements related to political will. Stated that a number of implementation strategies can **have the County act in role of “convener”**. Stated that the GPU can reinforce that role and provide strategies to build that political will.



**Trevor Zierhut:**

Concurred with the need for the County to take on a leadership role that is collaborative with the cities.

**Michael Tisdale:**

Noted the lack of political will and the need for leadership in creating additional housing types and housing opportunities. Stated that communities cannot allow themselves to fall into a place where the median age is 55.

**Shelley Sussman:**

Asked about strategies related to the development of senior housing? Should building senior housing be left to the market, or should the County be involved in creating policies related to senior housing?

**Barbara Macri Ortiz:**

Noted existing laws related to the issue. Noted that step-up restrictions and height restrictions create the need for steps because it does not pencil out to include an elevator if you can only build to two stories. Noted the lack of adequate pay for the workforce who could care for those seniors.

**Victoria Jump:**

Stated that over 20% of the existing population is over the age of 60 and by 2030, over 30% of population will be over the age of 60. Noted that lack of appropriate senior housing means that the elderly remain in place, and do not allow other portions of the population to use those homes (e.g., single family home with 5 bedrooms where only one aging person still lives). Seniors **don't** necessarily want to live in Piru or Leisure Village but want to be part of the community they are currently part of. Stated that unless it is a more coordinated strategy, we will continue to have these same conversations.

**Jim Harnish:**

What about the Age in Place concepts – asked if it was desirable?

**Kim Rivers:**

Made observations about creative housing (i.e., multi-level for elderly [ground], all income [second level], rental only [third level]).

**Shelley Sussman:**

Noted existing Home Share Program in the County.

**Kim Rivers:**

Noted that Prop 13 contributes to lack of housing.

**Victoria Jump:**

Regarding the Home Share Program, noted that many homeowners request that a home share offer live-in senior homecare services, which the program was not designed for and does not allow.

**Sean Paroski:**

Noted Local Agency Formation Commission (LAFCo) as primary hurdle for housing development, observed LAFCo second-guessing the water assurances provided by City of Ventura. Also noted the shrinking of the Sphere of Influence for City of Santa Paula.

**Jim Harnish:**

Noted that this is a state agency typically composed of a mixture of elected officials as well as other board members and a member-at-large. Stated that it is driven by State law. State law has required that LAFCo consider agricultural land preservation as part of what they do in conducting business.

**Barbara Macri Ortiz:**

Stated that LAFCo is one of the biggest barriers to development. Regardless of what **they should or shouldn't do**, LAFCo is a big constraint. Even simple issues, such as annexing into a sewer system, are difficult.

**Bruce Smith:**

Stated that LAFCo, the Board of Supervisors (BOS), and every City in the county have agreed to abide by the Guidelines for Orderly Development. And that is the framework that we operate under. Stated that it is not a single agency limiting development, observed that there has been a large degree of cooperation particularly when compared to other jurisdictions.

**[Unknown]:**

Stated that we need to look at zoning and regulations that help bring people out of homelessness or who are in danger of becoming homeless.

**Shelley Sussman:**

Who will fund this?

**[Unknown]:**

Noted state as one option.

**Michael Nigh:**

Agreed that there is a need to address homelessness, however, property availability and cost are biggest problems. Stated that through the Housing Authority or other means, the County can make this happen if there is a will.

**Wyndi Austin:**

Noted the frustration of no **entity just taking action**. “Do something - do anything,” **even if it doesn’t solve the whole problem**. Observed limitations on housing options found in the area.

**[Unknown]:**

Noted the power of accessory dwelling units (ADU), and the ability to add an ADU to offset the high property costs.

**Jan Dietrick:**

Provided example of Boulder as providing free housing for the homeless as the cheapest option for caring for the population. Supports fire-resistant building standards as a strategy to adapt to climate change. Also supports net-zero energy or water construction techniques.

**Leslie Purcell:**

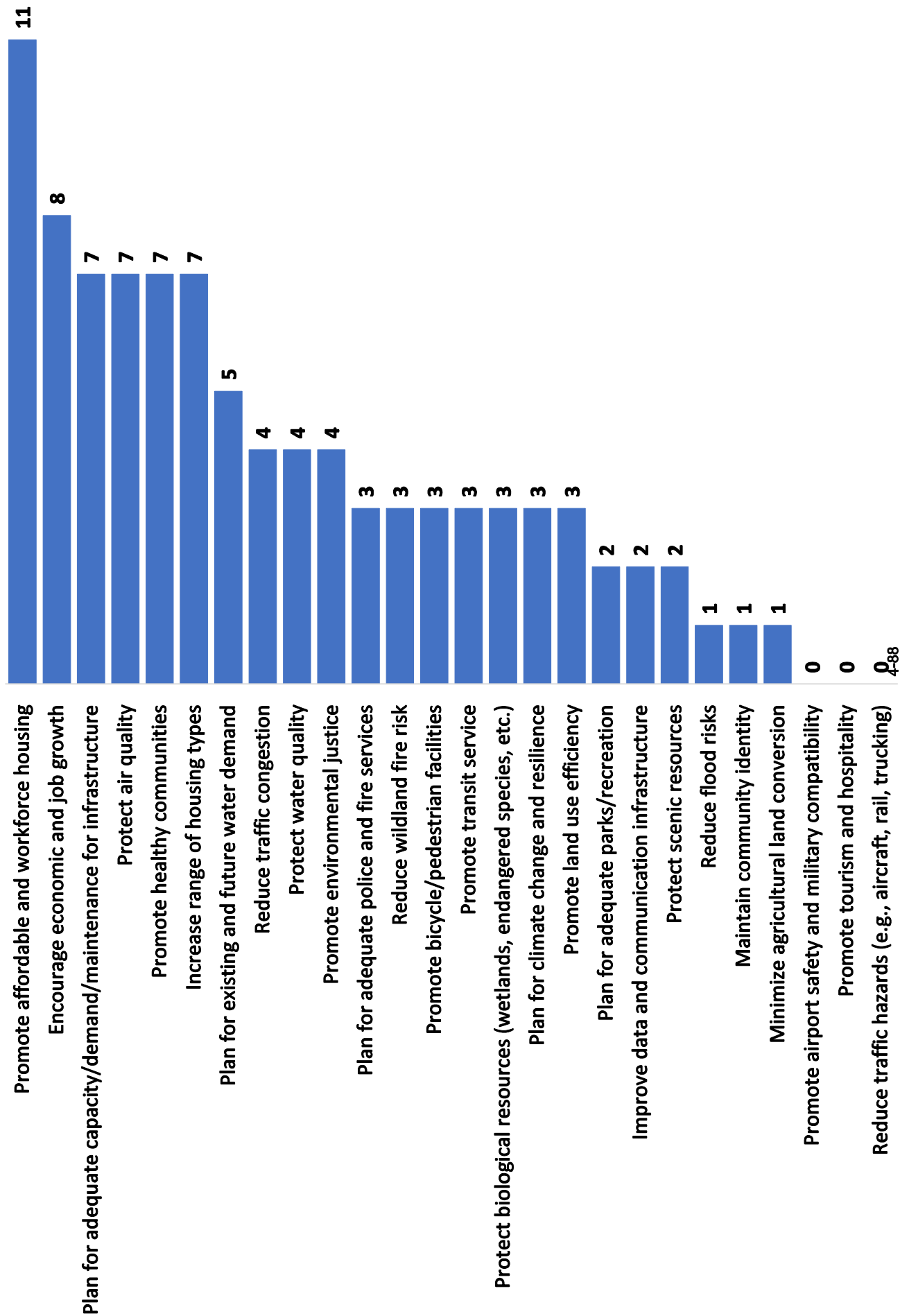
Made statement about new development slated for Ventura Harbor, and observed that beach communities possess a large number of dwelling units that do not have permanent dwelling units and are used only as vacation spots.

**Barbara Macri Ortiz:**

Stated that dealing with vacation rentals is important policy issue.

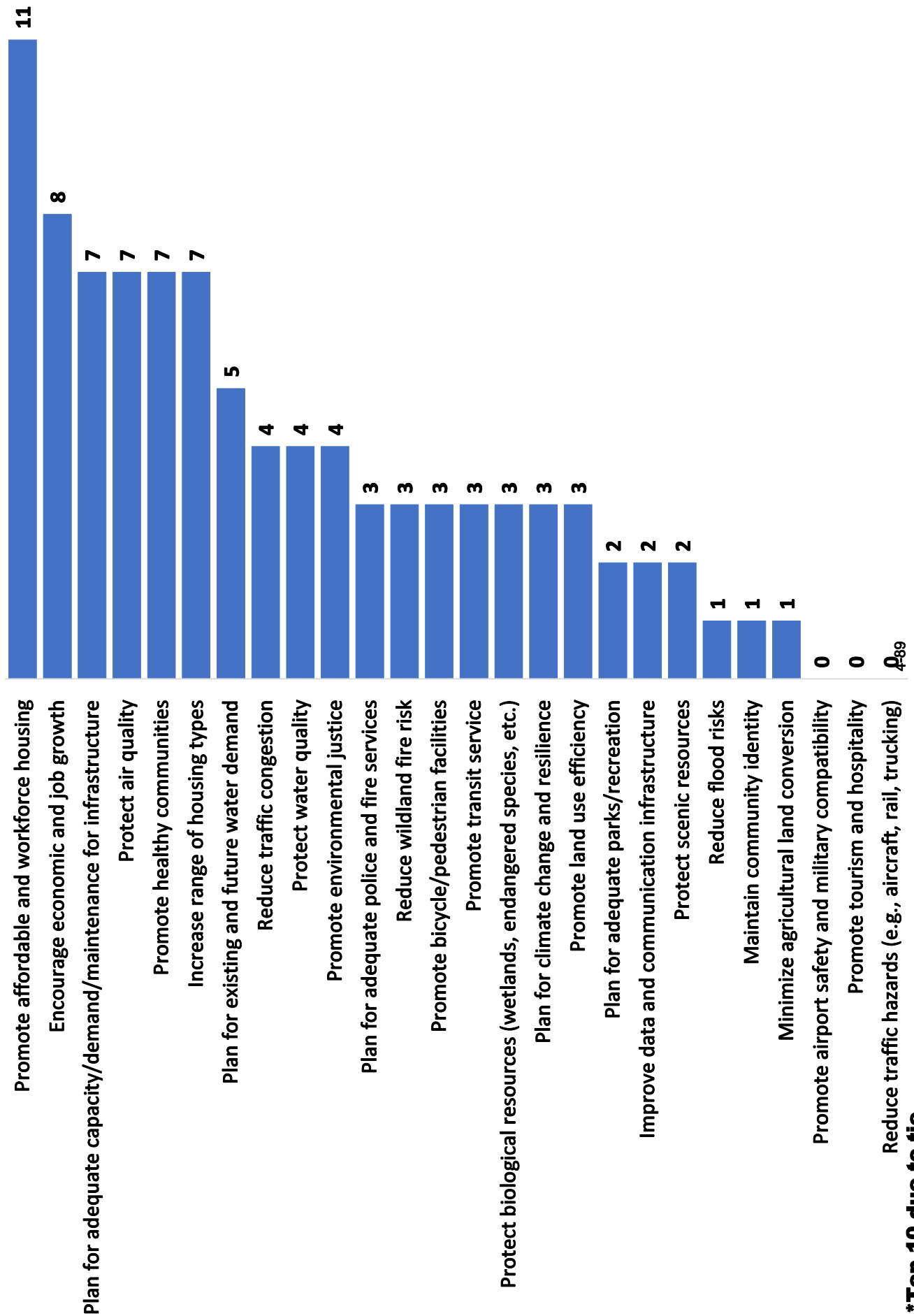
# Evaluation/Policy Criteria

## Housing Focus Group



## Top 12 Evaluation/Policy Criteria\*

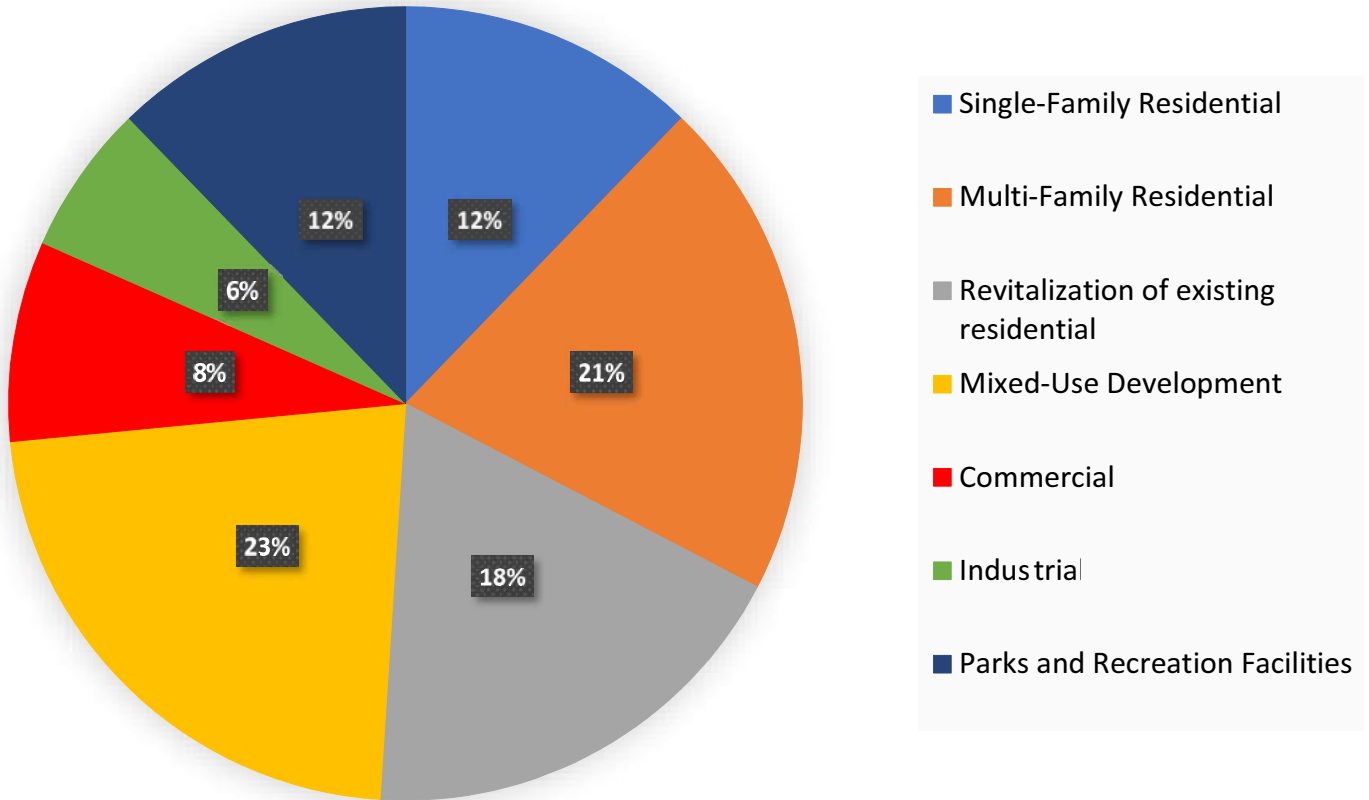
### Housing Focus Group



**\*Top 10 due to tie**

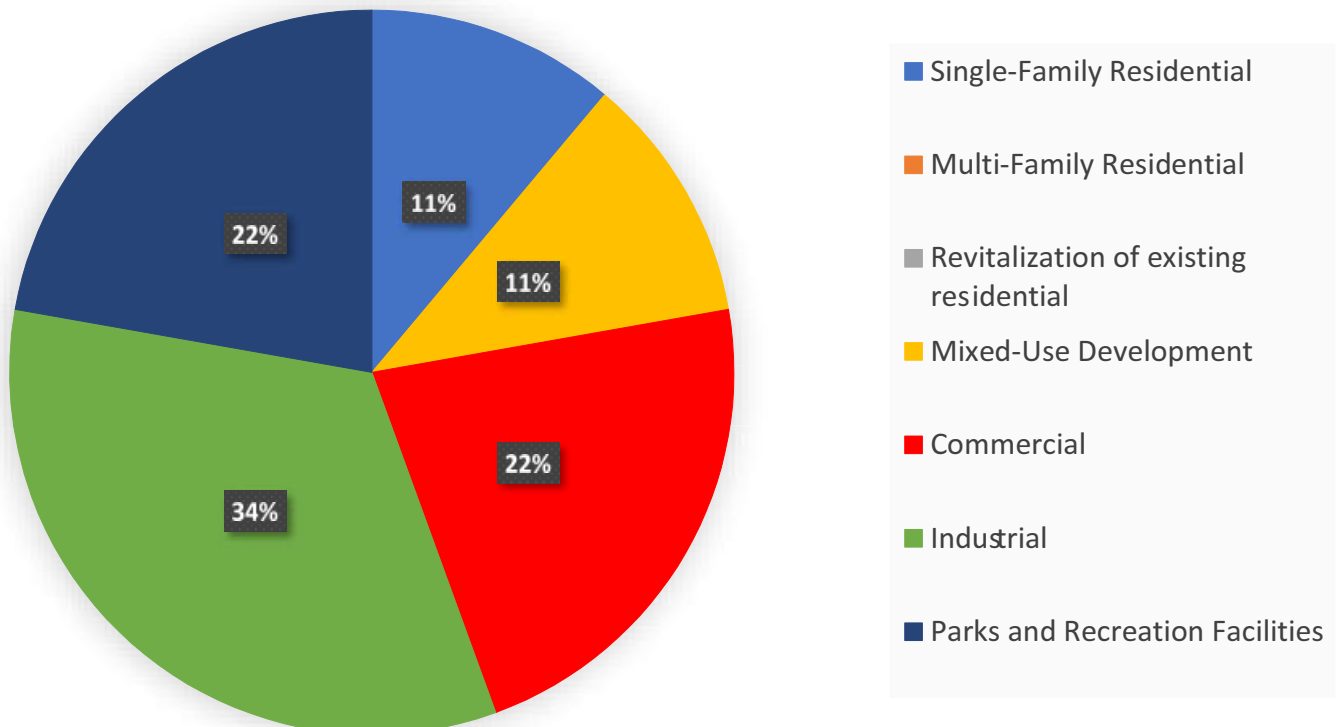
## "Critical Need/Need" Land Uses Identified

### Housing Focus Group



## "Don't Need More" Land Uses Identified

### Housing Focus Group



## **Farmworker Housing Stakeholder Meeting (January 2020)**

*On January 21, 2020, County Planning Division staff conducted a stakeholder meeting which included representatives from the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government officials such as the Agricultural Commissioner's Office, and nonprofit housing developers. Staff presented the current County regulations for farmworker housing and discussed the changing trends in farming and farmworker households as well as the evolving housing needs for permanent, seasonal and temporary farmworkers. The following is a list of attendees.*



# Informal Discussion – Farmworker Housing in Ventura County

Sign-in Sheet, January 21, 2020

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

	NAME	AFFILIATION (Farmer, Housing Advocate, etc.)	PHONE #	EMAIL ADDRESS
1	Susan Johnson	Advocate		
2	Flab Roy	VCAA		
3	JOHN KRIST	FARM BUREAU		
4	ELEN BROKAN	Home Farm Market/Brokan		
5	Karen Flock	advocate/developer		
6	Albert Villaseñor	LABOR CAMP OWNER		
7	Christina Villaseñor	Labor Camp Owner		
8	Alex TEAGUE	LIMONERA Co		
9	Fred Van Wingerden	PYRAMID FLOWERS		
10	Israel Vasquez	Farmworker Resource program		
11	ED WILLIAMS	AG COMMISSIONER		
12	Dave Ward	County Planning		
13	Korinne Bell	VCAC		
14	Kim Prillhart	RMA		
15				
16				
17				
18				



## **Draft Housing Element Virtual Q&A Session (January 2021)**

*The County Planning Division held a virtual community meeting on January 27, 2021. Approximately 27 people registered to participate in the Question and Answer session on the draft Housing Element. The workshop was presented in both [English](#) and [Spanish](#) with simultaneous translation. The recording links in both English and Spanish were placed on the project webpage for future viewing. The following is a complete list of the questions received during the event, the responses provided, and a list of those who registered to attend.*

## County of Ventura Virtual Question and Answer Session Draft 2021-2029 Housing Element – January 27, 2021

### Summary of Questions and Responses

#### **1. Will the County consider allowing affordable “tiny home” communities (homes on wheels)?**

The County allows a dwelling of any size, including a “tiny home,” to be used as a residence, as long as it has a permanent foundation, can be connected to utilities, and meets other County and State Building Codes. However, “tiny homes on wheels” that do not meet these requirements are not treated the same as conventional single-family dwellings. Details on what type of “tiny home” is acknowledged by the Department of Housing and Community Development can be found in their Tiny Home information bulletin dated May 9, 2016: <https://www.hcd.ca.gov/docs/ib2016-01.pdf>.

#### **2. Can you please expand on the discussion of overcrowding in farmworker housing? The pandemic has starkly revealed the significance of overcrowding as a personal and public health risk.**

Yes, staff will expand on the discussion in the Special Needs Population Section for Farmworkers in the Draft Housing Element.

*This discussion will be added to the March 2021 Draft Housing Element.*

#### **3. A major factor affecting the ability of farmworkers to find affordable housing is their immigration status. What programs can be included to address advocating for comprehensive immigration reform, advocating for change in requirements of federal financing resources, supporting local financing resources?**

Staff will add this limiting factor to the Special Needs Population Section for Farmworkers in the Draft Housing Element. For the advocacy component, the County Board of Supervisors annually updates the County’s legislative platform. This suggestion for the legislative platform will be shared with the CEO’s office to recommend to the Board of Supervisors.

*This discussion will be added to the March 2021 Draft Housing Element.*

#### **4. Could you address the requirements for the Fair Housing section?**

Pursuant to new state law (AB 686), all housing elements must include a program that will promote and affirmatively further fair housing opportunities and provide an assessment of fair housing. Details on what is required for this new requirement is outlined by the Department of Housing and Community Development in their memo dated April 3, 2020: [https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab686\\_summaryhousingelementfinal\\_04222020.pdf](https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab686_summaryhousingelementfinal_04222020.pdf). Technical guidance regarding AB 686 implementation is expected to be released by HCD in spring or summer 2021.

#### **5. Regarding Program E, please clarify which entities are considered "neighboring jurisdictions". Would this include special districts? Would you please add "agricultural business interests" to the list of groups to work with?**

Staff will adjust this program language to be more specific before the Board of Supervisors hearing on February 9, 2021.

## Summary of Questions and Responses

- 6. Could you document the increase in H-2A workers over the past five years and acknowledge the impact on the supply of affordable housing, i.e. that growers have purchased occupied houses and apartment buildings and displaced low-income families? Could you document the increase in H-2A workers over the past five years and acknowledge the impact on the supply of affordable housing, i.e. that growers have purchased occupied houses and apartment buildings and displaced low income families?**

Staff will research this further and look into adding this discussion into the Draft Housing Element.

*This discussion will be added to the March 2021 Draft Housing Element.*

- 7. Would you please clarify the differences between migrant, seasonal, H-2A worker, and day laborer in the Housing Element?**

Staff will add this clarification to the Draft Housing Element.

*This discussion will be added to the March 2021 Draft Housing Element.*

- 8. Given that sanitation (sewers) have been perhaps the most significant constraint on the development of farmworker housing, can you include a lengthier and more detailed discussion of the legal constraints within the "barriers" discussion in the Housing Element?**

Staff will look into adding this discussion in the Draft Housing Element.

*This discussion will be added to the March 2021 Draft Housing Element.*

- 9. Within the Government Constraints discussion and analysis of school facilities fees on page 61, would you please examine if employee housing (dormitory style for single workers) have to pay school impact fees? Elsewhere in California, housing for seasonal ag workers that are single unaccompanied people has been exempt from school fees, which may remove a barrier for employers developing employee housing.**

Staff will research the various school districts in the County to see if there are exemptions for dormitory style housing for seasonal farmworkers and report on the findings in the Draft Housing Element.

*Planning staff is still researching this topic as of March 2021.*

## Sesión Virtual de Preguntas y Respuestas del Condado de Ventura Borrador del Elemento de Vivienda 2021-2029– 27 de enero de 2021

### Resumen de Preguntas y Respuestas

#### 1. ¿Considerará el Condado permitir comunidades de “miniviviendas” asequibles (viviendas sobre ruedas)?

El Condado permite que las viviendas de cualquier tamaño, incluyendo una “minivivienda,” se usen como residencia, siempre y cuando tengan cimientos permanentes, puedan conectarse a servicios públicos, y cumplan otros Códigos de Edificación del Condado y del Estado. Sin embargo, las “miniviviendas sobre ruedas” que no cumplan estos requisitos no reciben el mismo tratamiento que las viviendas unifamiliares convencionales. Los detalles sobre qué tipo de “minivivienda” está reconocido por el Departamento de Vivienda y Desarrollo Comunitario pueden encontrarse en su boletín informativo sobre Minivivienda (*Tiny Home*) del 9 de mayo de 2016: <https://www.hcd.ca.gov/docs/ib2016-01.pdf>.

#### 2. ¿Por favor, pueden ampliar la discusión sobre la sobreocupación en viviendas de trabajadores agrícolas? La pandemia ha puesto de relieve en primer plano la importancia de la sobreocupación como un riesgo para la salud personal y pública.

Sí, el personal ampliará la discusión en la Sección de Población con Necesidades Especiales para Trabajadores Agrícolas en el Borrador del Elemento de Vivienda.

*Esta discusión se añadirá al Borrador del Elemento de Vivienda de marzo de 2021.*

#### 3. Un factor importante que afecta a la capacidad de los trabajadores agrícolas de encontrar vivienda asequible es su situación de inmigración. ¿Qué programas pueden incluirse para abordar la defensa de una reforma amplia de la inmigración, defender un cambio en los requisitos de recursos de financiación federales, apoyar recursos de financiación locales?

El personal añadirá este factor limitador a la Sección de Población con Necesidades Especiales para Trabajadores Agrícolas en el Borrador del Elemento de Vivienda. Para el componente de defensa, la Junta de Supervisores del Condado actualiza anualmente la plataforma legislativa del Condado. Esta sugerencia para la plataforma legislativa se compartirá con la oficina del Director General para recomendar a la Junta de Supervisores.

*Esta discusión se añadirá al Borrador del Elemento de Vivienda de marzo de 2021.*

#### 4. ¿Podrían abordar los requisitos para la sección de Vivienda Justa?

Conforme a la nueva legislación estatal (AB 686), todos los elementos de vivienda deben incluir un programa que incluya y promueva de forma afirmativa oportunidades de vivienda justa y proporcione una evaluación de vivienda justa. Hay una descripción de detalles de lo que es necesario para este nuevo requisito por parte del Departamento de Vivienda y Desarrollo Comunitario (HCD, por sus siglas en inglés), en su memorándum del 3 de abril de 2020: [https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab686\\_summaryhousingelementfinal\\_04222020.pdf](https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab686_summaryhousingelementfinal_04222020.pdf). Se espera que se publiquen directrices técnicas sobre la implementación de AB 686 por parte del HCD en primavera o verano de 2021.

## Resumen de Preguntas y Respuestas

5. **Respecto del Programa E, favor aclaren qué entidades se consideran "jurisdicciones vecinas". ¿Incluiría esto distritos especiales? ¿Podrían, por favor, añadir "intereses de empresas agrícolas" a la lista de grupos con los que se ha de trabajar?**

El personal ajustará este texto del programa para que sea más específico antes de la audiencia con la Junta de Supervisores el 9 de febrero de 2021.

6. **¿Podrían documentar el aumento de trabajadores H-2A durante los últimos cinco años y reconocer el impacto sobre la oferta de vivienda asequible, esto es, que los cultivadores han comprado casas y edificios de apartamentos ocupados y desplazado a familias con ingresos bajos? ¿Podrían documentar el aumento de trabajadores H-2A durante los últimos cinco años y reconocer el impacto sobre la oferta de vivienda asequible, esto es, que los cultivadores han comprado casas y edificios de apartamentos ocupados y desplazado a familias con ingresos bajos?**

El personal investigará esto más y estudiará añadir esta discusión al Borrador del Elemento de Vivienda.

*Esta discusión se añadirá al Borrador del Elemento de Vivienda de marzo de 2021.*

7. **¿Podrían, por favor, aclarar las diferencias entre trabajador migrante, de temporada, trabajador H-2A y jornalero en el Elemento de Vivienda?**

El personal añadirá esta aclaración al Borrador del Elemento de Vivienda.

*Esta discusión se añadirá al Borrador del Elemento de Vivienda de marzo de 2021.*

8. **Dado que el saneamiento (el alcantarillado) ha sido quizás la limitación más significativa para el desarrollo de viviendas para trabajadores agrícolas, ¿podrían incluir una discusión más larga y detallada de las limitaciones legales dentro de la discusión sobre "barreras" en el Elemento de Vivienda?**

El personal estudiará añadir esta discusión al Borrador del Elemento de Vivienda.

*Esta discusión se añadirá al Borrador del Elemento de Vivienda de marzo de 2021.*

9. **Dentro de la discusión sobre Restricciones Gubernamentales y el análisis de tasas de instalaciones escolares de la página 61, ¿podrían por favor examinar si las viviendas para empleados (de tipo dormitorio, para trabajadores solteros) tienen que pagar tasas de impacto escolar? En otros lugares de California, las viviendas para trabajadores agrícolas de temporada que son personas solteras no acompañadas han estado exentas de tasas escolares, lo cual puede eliminar una barrera que impide a los empleadores desarrollar viviendas para empleados.**

El personal investigará los distintos distritos escolares del Condado para ver si hay excepciones para viviendas tipo dormitorio para trabajadores agrícolas de temporada e informará sobre los hallazgos en el Borrador del Elemento de Vivienda.

*A fecha de marzo de 2021, el personal de planificación sigue investigando sobre este tema.*

# Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	Denise Bickerstaff	Denise	Bickerstaff	
Yes	Leslie Leavens	Leslie	Leavens	
Yes	Leslie Leavens	Leslie	Leavens	
Yes	Gail Weller Brown	Gail Weller	Brown	
Yes	Terry Tarr	Terry	Tarr	
Yes	Ruchita Kadakia			
Yes	Elena Mishkanian	Elena	Mishkanian	
Yes	Kat Wertheim	Kat	Wertheim	
Yes	Chris Stephens	Chris	Stephens	
Yes	Karen Flock	Karen	Flock	
Yes	Priscila Cisneros	Priscila	Cisneros	
Yes	Gustavo Almarosa	Gustavo	Almarosa	
Yes	Maria Ventura	Maria	Ventura	
Yes	Linda Braunschweiler	Linda	Braunschweiler	
Yes	Bernardo Perez	Bernardo	Perez	
Yes	Maruja Clensay	Maruja	Clensay	
Yes	Jennifer Norah Coile	Jennifer Norah	Coile	
Yes	Evelyn Curiel	Evelyn	Curiel	
Yes	Louise Lampara	Louise	Lampara	
Yes	Ellen Brokaw	Ellen	Brokaw	
Yes	M. Natalie Stehrenberger	M. Natalie	Stehrenberger	
Yes	Amanda Fagan	Amanda	Fagan	
No	Gloria	Gloria	Martinez	
No	KENDALL	KENDALL	LOUSEN	
No	Rossanna	Rossanna	Guerra	
No	Barbara	Barbara	Macri-Ortiz	
No	KENDALL	KENDALL	LOUSEN	

## **Board of Supervisors Hearing on the Draft Housing Element (February 2021)**

*On February 9, 2021, the Board of Supervisors held a public hearing to receive a presentation on the draft Housing Element and consider public comments prior to directing staff to forward the Draft Housing Element to the California Department of Housing and Community Development for review. Notice of the Board hearing was published in Spanish on January 28, 2021 in Vida newspaper and in English on January 29, 2021 in the Ventura County Star, Ojai Valley News and the Mountain Enterprise. Additionally, the meeting announcement was forwarded to the Housing Stakeholder list using Mailchimp, advertised and posted on County social media platforms and posted on the project webpage.*

*The Housing Element hearing was streamed live on the County's Facebook page as well as the County's Spanish Facebook page, Condado de Ventura-Español, with live interpretation to Mixtec provided. Links to the recording are as follows:*

*English: [https://www.facebook.com/watch/live/?v=445040503513595&ref=watch\\_permalink](https://www.facebook.com/watch/live/?v=445040503513595&ref=watch_permalink)*

*Spanish: <https://www.facebook.com/watch/?v=2879605522311879>*

*The complete Board of Supervisors hearing packet can be found on the [County website](#). The following includes the Housing Element Update Fact Sheet (English and Spanish), and the public comments received.*

# Ventura County 2021 –2029 Housing Element Update Fact Sheet



## Project Overview

Under State law (Government Code Section 65588(e)(3)(A)), local governments are required to revise their Housing Element periodically to evaluate its current goals, policies, and programs and provide updates to meet the needs of its residents. In 2019, Ventura County began an update of its General Plan Housing Element with assistance from the consulting firm Ascent Environmental, Inc. The Draft 2021-2029 Housing Element will be considered by the Board of Supervisors in February 2021. The update of the Housing Element will comply with State law by incorporating the following major components:

- An overview of the County's population and housing characteristics;
- An evaluation of the current Housing Element programs and accomplishments;
- Review of governmental and non-governmental constraints to housing production;
- Summary of goals and policies that apply to the 2021-2029 housing cycle;
- Creation of programs that demonstrate the County's efforts to achieve housing needs; and
- Identification of land that can accommodate the state-mandated allocation of 1,259 housing units with 542 units meeting affordable income limit categories (Extremely Low, Very Low, and Low Income).

County of Ventura 2021-2029 Draft Regional Housing Needs Allocation (RHNA)*					
Extremely-Low Income ( $< 30\%$ of median)	Very-Low Income ( $30\text{--}50\%$ of median)	Low Income ( $50\text{--}80\%$ of median)	Moderate Income ( $80\text{--}120\%$ of median)	Above-Moderate Income ( $>120\%$ of median)	TOTAL
158	159	225	249	468	1,259

\* The RHNA targets listed above are based on draft allocations. Final numbers will not be released by SCAG until February 4, 2021.

## New Key State Housing Laws

This Housing Element update addresses several new state housing laws that are summarized below.

- **Senate Bill (SB) 166** requires local governments to maintain enough land to meet the RHNA.
- **Assembly Bill (AB) 1397** requires sites identified for residential development to be "available", "suitable", and have a "realistic and demonstrable potential" for redevelopment. The sites selected must have adequate infrastructure for housing development and detail the types of housing at various income levels that can be accommodated.
- **AB 1486** clarifies and strengthens the Surplus Land Act and promotes the use of public land for affordable housing.
- **AB 686** requires local governments to include a goal and programs to affirmatively further fair housing.
- **AB 671** limits local jurisdictions' ability to restrict the development of accessory dwelling units.
- **AB 101** provides funding for homelessness programs and creates a "by right" process for permitting "low barrier navigation centers."
- **AB 879** requires additional housing analysis and annual reporting to the State.

County of Ventura  
Board of Supervisors  
PL 21-0004  
Exhibit 3  
Housing Element Update Fact Sheet



## Public Engagement

Ventura County solicited public and stakeholder input through a variety of means over a two-year timeframe. This included an online public workshop, held on August 25, 2020, virtually attended by over 40 residents and other stakeholders. The County also solicited public input over the last two years through two meetings with housing stakeholders, a virtual Q&A session, and two surveys on the following housing topics:

Summary of Public Outreach Efforts		
Date	Outreach Method	Housing Issue
March 2018	Stakeholder Meeting	Barriers to Affordable Housing
January 2020	Stakeholder Meeting	Farmworker Housing Needs
May 2020	Survey Letters	Accessory Dwelling Unit Development and Rentals
August 2020	Virtual Community Meeting	Housing Element Overview
September-November 2020	Online Survey	Housing Needs and Priorities
January 2021	Virtual Community Meeting	Q&A on Draft Housing Element

## Implementation Programs to Promote Quality Affordable Housing in Ventura County

The Draft 2021-2029 Housing Element includes 21 implementation programs.

Summary of Proposed Housing Element Implementation Programs	
Ongoing Programs	
Housing Grants	Compliance with State Housing Laws
Mobilehome Park Rent Control	Fair Housing Program ( <i>new state law</i> )
Continued Programs	
Inclusionary Housing and Housing Impact Mitigation Fee Assessment	
Proposed New Programs	
Accessory Dwelling Unit Homeowner Tools ( <i>new state law</i> )	Zoning Code Amendments for Emergency Shelters and Supportive Housing ( <i>new state law</i> )
Infrastructure Constraints ( <i>new state law</i> )	Funding for the Housing Trust Fund
Farmworker Housing Study	Maintain Senior Housing at Mobilehome Parks
Track No Net Loss Zoning ( <i>new state law</i> )	Housing Choice Vouchers
RHNA Transfer	First-Time Homebuyer Assistance
RHD Zone Ordinance Amendments ( <i>new state law</i> )	Development Review Committee Fee Waiver
Participation in Regional Planning Efforts	Publish Clear Approval Procedures
Density Bonus Ordinance Update ( <i>new state law</i> )	Modular Accessory dwelling Units and Garage Conversion Building Plans ( <i>new state law</i> )

## Housing Element Update Timeline

Housing Element Update Key Dates	
Presentation of Draft Housing Element to Board of Supervisors	February 9, 2021
Submit Draft Housing Element to HCD (60-day mandatory review)	March – April 2021
Prepare CEQA Environmental Document	March – April 2021
Revise Draft Housing Element, as needed pursuant to HCD Review	May – June 2021
Planning Commission Hearing on Final Housing Element	July 2021
Board of Supervisors Hearing on Final Housing Element Adoption	September 2021
Submit Final Housing Element to HCD for Certification by Deadline	October 15, 2021

For more information, visit the project website at: [vcrma.org/housing-element-update](http://vcrma.org/housing-element-update)

Email Jennifer Butler at: [Jennifer.Butler@ventura.org](mailto:Jennifer.Butler@ventura.org)

# Hoja Informativa sobre Actualización del Elemento de Vivienda del Condado de Ventura 2021-2029



## Resumen del Proyecto

Conforme a la ley estatal (Código de Gobierno, Sección 65588(e)(3)(A)), los gobiernos locales deben revisar periódicamente su Elemento de Vivienda para evaluar sus metas, políticas y programas actuales y proporcionar actualizaciones para cubrir las necesidades de sus residentes. En 2019, el Condado de Ventura comenzó una actualización del Elemento de Vivienda de su Plan General con ayuda de la empresa de consultoría Ascent Environmental, Inc. El Borrador del Elemento de Vivienda para 2021-2029 será sometido a la consideración de la Junta de Supervisores en febrero de 2021. La actualización del Elemento de Vivienda cumplirá la ley estatal incorporando los siguientes componentes principales:

- Una revisión de las características y población del Condado;
- Una evaluación de los programas y logros del Elemento de Vivienda actual;
- Revisión de las limitaciones gubernamentales y no gubernamentales para la producción de viviendas;
- Resumen de metas y políticas que se aplican al ciclo de vivienda 2021-2029;
- Creación de programas que demuestren los esfuerzos del Condado para cubrir las necesidades de vivienda; e
- Identificación de terreno que pueda dar cabida a la asignación, por mandato del estado, de 1,259 unidades de vivienda con 542 unidades que cumplan las categorías del límite de ingresos asequibles (Ingresos Extremadamente Bajos, Muy Bajos y Bajos)

Condado de Ventura 2021-2029					
Borrador de Asignación de Necesidades Regionales de Vivienda (RHNA, por sus siglas en inglés)*					
Ingresos Extremadamente Bajos (< 30% del ingreso medio)	Ingresos muy bajos (30-50% del ingreso medio)	Ingresos Bajos (50-80% del ingreso medio)	Ingresos Moderados (80-120% del ingreso medio)	Ingresos por encima de Ingresos Moderados (>120% del ingreso medio)	TOTAL
158*	159	225	249	468	1,259

\* Los objetivos RHNA enumerados anteriormente se basan en el borrador de asignaciones. Los números finales no serán divulgados por la SCAG hasta el 4 de febrero de 2021

## Nuevas Leyes de Vivienda Estatales Claves

Esta actualización del Elemento de vivienda aborda varias leyes estatales nuevas de vivienda resumidas a continuación:

- El **Proyecto de Ley del Senado (SB)166** obliga a los gobiernos locales a mantener bastante terreno para cumplir los RHNA.
- El **Proyecto de Ley de la Asamblea (AB) 1397** exige que los sitios identificados para desarrollo residencial estén “disponibles”, sean “adecuados” y tengan un “potencial realista y demostrable” de redesarrollo. Los sitios deben tener infraestructura adecuada para desarrollo de vivienda y detallar los tipos de vivienda para diversos niveles de ingresos que se pueden acomodar.
- **AB 1486** clarifica y refuerza la Ley de Terreno Disponible (*Surplus Land Act*) y promueve el uso de suelo público para vivienda asequible.
- **AB 686** obliga a los gobiernos locales a incluir una meta y programas para promover de forma afirmativa la vivienda justa.
- **AB 671** limita la capacidad de las jurisdicciones locales para restringir el desarrollo de unidades de vivienda accesorias.
- **AB 101** proporciona financiación para programas contra la indigencia y crea un proceso “por derecho” para permitir “centros de navegación con barreras bajas”
- **AB 879** exige un análisis de vivienda adicional e informar anualmente al Estado.

## Participación del Público

El Condado de Ventura pidió la participación del público y de partes interesadas a través de diversos medios durante un plazo de dos años. Esto incluyó un taller público en línea, que tuvo lugar el 25 de agosto de 2020, al que asistieron de forma virtual más de 40 residentes y otras partes interesadas. El Condado también pidió la participación del público durante los últimos dos años mediante tres reuniones con partes interesadas en vivienda y dos encuestas sobre los siguientes temas de vivienda:

Resumen de Esfuerzos de Difusión al Público		
Fecha	Método de Difusión	Asunto de Vivienda
Marzo 2018	Reunión con Interesados	Barreras para la Vivienda Asequible
Enero 2020	Reunión con Interesados	Necesidades de Vivienda de Trabajadores Agrícolas
Mayo 2020	Cartas con Encuesta	Desarrollo y Alquileres de Unidades de Vivienda Accesorias
Agosto 2020	Reunión Comunitaria Virtual	Revisión del Elemento de Vivienda
Septiembre - Noviembre 2020	Encuesta en Línea	Necesidades y Prioridades de Vivienda
Enero 2021	Reunión Comunitaria Virtual	Preguntas y Respuestas sobre Políticas y Programas del Borrador del Elemento de Vivienda

## Programas de Implementación para Promover Vivienda Asequible de Calidad en el Condado de Ventura

El borrador del Elemento de Vivienda 2021-2029 incluye 21 programas de implementación.

Resumen de Programas de Implementación Propuestos para Elemento de Vivienda	
Programas en Marcha	
Fondos para Vivienda	Cumplimiento de leyes estatales sobre vivienda
Junta de Revisión de Alquileres de Parques de Viviendas Móviles	Programa de Vivienda Justa (nueva ley estatal)
Programas Continuados	
Evaluación de Viabilidad de Tasa de Mitigación de Impacto de Vivienda y Ordenanza de Vivienda Incluyente	
Programas Nuevos Propuestos	
Herramientas para Propietarios de Unidades de Vivienda Accesorias ( <i>nueva ley estatal</i> )	Enmiendas a Código de Zonificación para Albergues de Emergencia y Vivienda de Apoyo ( <i>nueva ley estatal</i> )
Limitaciones de Infraestructura ( <i>nueva ley estatal</i> )	Financiación para el Fondo del Fideicomiso de Vivienda
Estudio sobre Viviendas para Trabajadores Agrícolas	Mantener Zona Cubierta para Parque de Viviendas Móviles Personas Mayores
Seguimiento de Zonificación sin Pérdida Neta ( <i>nueva ley estatal</i> )	Vales de Elección de Vivienda
Transferencia RHNA	Ayuda a Compradores de Vivienda por Primera Vez
Enmiendas a Ordenanza Zonificación RHD ( <i>nueva ley estatal</i> )	Exención de Tasas del Comité de Revisión de Desarrollo
Participación en Esfuerzos de Planificación Regional	Publicar Procedimientos Claros de Aprobación
Actualización de Ordenanza de Bonificación por Densidad ( <i>nueva ley estatal</i> )	Unidades de vivienda accesoria modular y planos de construcción de conversión de garaje ( <i>nueva ley estatal</i> )

## Calendario de Actualización del Elemento de Vivienda

Housing Element Update Timeline	
Presentación de Borrador de Elemento de Vivienda a Junta de Supervisores	9 febrero 2021
Enviar Borrador de Elemento de Vivienda a HCD (revisión obligatoria 60 días)	Marzo-abril 2021
Preparar Documento Medioambiental CEQA	Marzo-abril 2021
Revisar Borrador de Elemento de Vivienda según exija Revisión HCD	Mayo-junio 2021
Audiencia de la Comisión de Planificación sobre Elemento de Vivienda Final	Julio 2021
Audiencia Junta de Supervisores sobre Adopción Elemento de Vivienda Final	Septiembre 2021
Enviar Elemento de Vivienda Final a HCD para Certificación dentro de Plazo	15 Octubre 2021

Para más información, visite la web del proyecto:  
<https://vcrma.org/housing-element-update>

Escriba a Jennifer Butler:  
[Jennifer.Butler@ventura.org](mailto:Jennifer.Butler@ventura.org)

## New submission from Housing Element Update Comments

Ventura County Planning Division <rma-it@vcrma.org>

Tue 1/26/2021 12:58 PM

To: Butler, Jennifer <Jennifer.Butler@ventura.org>

Cc: Brown, Alan <Alan.Brown@ventura.org>

### You have a new comments submission:

**First Name:** Maria

**Last Name:** Martinez

**Email:** [REDACTED]

**Zip Code:** 93036

**Comments:** When is the county of Ventura planning to build affordable housing in Oxnard or Ventura? I only see over priced condos in the Wagon Wheel area.

County of Ventura  
Board of Supervisors  
PL 21-0004  
Exhibit 4  
Public Comments Received  
by February 2, 2021

## Qs for HE Q&A

Leslie Leavens <[REDACTED]@pm>

Wed 1/27/2021 3:36 PM

To: Butler, Jennifer <Jennifer.Butler@ventura.org>

Cc: Ellen Brokaw [REDACTED]

Hello Jennifer—

Thanks for the link for the Q&A later today, and the opportunity to provide questions in advance.

There has been so much collaboration over the years supporting farmworkers and farm worker housing, both organizations working together to advocate for farmworkers and their housing, as well as developers who build and manage projects dedicated to providing safe, decent and affordable housing for farmworkers and their families. Because the Housing Element will be a reference document for years to come, I think it is important to enshrine these organizations and developers in the document, as resources not just for this document but also for future work.

Organizations that have been collaboratively advocating for farmworkers and farm worker housing include House Farm Workers!, Farm Bureau of Ventura County, Coalition of Labor, Ag and Business (CoLAB), Mixteco Indigena Community Organizing Project (MICOP), Central Coast Alliance United for a Sustainable Economy (CAUSE), Friends of Fieldworkers, and others.

At the bottom of page 30 under Table 15, which shows the farmworker housing regulated by the HCD, two farmworker housing projects are listed, but not the developers and managers. It would be great to add them, as well as the others working to build and manage projects throughout the county. They include Cabrillo Economic Development Corporation, People's Self Help Housing, Ventura Area Housing Authority, Many Mansions, and the City of San Buenaventura Housing Authority. Although not all of these are working exclusively in the unincorporated area, in order to understand the full extent of the farmworker housing crisis in the county, a complete picture should be compiled. This could be made a part of the Farmworker Housing Study (Program E). A number of these projects provide important onsite services such as after school programs and tutoring, which would be helpful to acknowledge.

Thank you,  
Leslie Leavens, chair  
*House Farm Workers!*

## Kadakhia, Ruchita

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**From:** [REDACTED]  
**Sent:** Thursday, January 28, 2021 12:48 AM  
**To:** Kadakhia, Ruchita  
**Cc:** [REDACTED]  
**Subject:** Hi! Great presentation tonight, thank you! May I please be put in contact with Owen regarding his tiny home communities research? Thanks!

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to Spam.Manager@ventura.org

(Tiny home communities pics below :)

Hi Ruchita, Jennifer, Tricia, Dave, Owen, and everyone!

I'd love the chance to chat with Owen about his tiny home communities research tomorrow or in the next few days. I used to live in Seattle, where there's been a pretty big lovefest with the whole tiny house idea, though I'm not sure how quickly county zoning requirements have kept up with it. There are Meetup groups and DIY workshops and as best I can tell, most counties in the area allow for occasional stays in RVs on wheels on private property/residential zoning for up to 180 days at a time. There may have been some workaround where the resident had to have a couch to sleep on inside a regular home on a foundation but otherwise was allowed to "recreate" in their RV the rest of the time as a home office, craft space, etc..

Part of the tiny home movement, in my experience, has been a strong interest in "permaculture" (gardening not only for food but to solve other problems), including waste management through onboard composting toilets, garden composting using the "Berkeley Method" for high-temperature microbial activity in breaking down the wastes into non-pathogenic organic matter, and so on. I admit I'm nowhere near an expert on this, but that it has been fascinating!

There is a place in Woodinville, near Seattle, called 21 Acres. (<https://21acres.org/the-building/>) They are on an agricultural site right across the road from new construction of condos and all the other high-density housing that's been going on up there. 21 Acres is not allowed to have RVs or tiny homes, but they have beekeeping and they create local CSAs for local farmers to sell to local neighbors. I realize this is not something Ventura County needs, what with all our farmers markets and produce stands, but it is nice to see one parcel of land being used for multiple purposes.

The 21 Acres building is LEED platinum certified as environmentally advanced design, and they have large composting toilets with worms in their basement. They openly give tours and it's fascinating because it's not even gross! Their toilets are using very little water and create very little waste (and what it does create is composted and presumably put back into their 21 acres of garden :)

I recognize this may not be of interest, but I mention it because it has been a stellar example for me of ways to use the space that may allow for a tiny home community where the wastewater problem can be solved by some innovation.

I am new to the challenges your organization has been solving (I'm a quick learner :), and I very much appreciate the introduction tonight. I have identified a parcel of land that would be most ideal for a tiny home community, but the present zoning forbids it, even though it is a wide open space. I am unclear how steep a hill I must climb to gain acceptance for a re-zoning that would allow tiny homes or homes on wheels to be allowed onto this property to start putting this eco-friendly experiment into practice. As it is now, the parcel of land is not functioning - it was formerly an agricultural growing space, but the growing company went out of business due to their customers, restaurants, going out of business. So we see just a dirt lot, in a floodplain, where building new structures would not be the best idea. But

homes on wheels! If there are flood warnings, the tiny home residents are ready to evacuate more quickly than other residents and could be mobilized to move out of any evacuation area with just a few hours' notice.

As far as density impact - there are RV parks and WaypointVentura.com as a "hotel" that seem to still be doing okay even despite the covid impact. The spacing of RVs in a new park could be spaced out thoughtfully to preserve the social distancing requirements. Any public spaces could be designed to minimize group interaction, but - everything being on wheels - the site could be reconfigured if and when things return to a social "normal" again later. Though infrastructure would need to be put in (utilities, septic, etc.) above the surface level things are movable and could allow for the rotation of crops vs. RV sites as supply and demand fluctuates, the land could be adapted to different ecological uses with minimal impact to the land and surrounding areas as things move forward.

Though I've been focused on this one parcel as a "teaching tool" to get acquainted with the local concerns, I'm guessing there are others that could serve these purposes that may already be under County jurisdiction or ownership that may not necessarily face the same zoning restrictions as a privately-owned parcel of land would face? But I'd love to know more if there are exceptions or some other ways to solve this that can be a win-win :) Sorry to talk in cliches :)

And no doubt Owen's already seen this page (<https://www.cheatsheet.com/culture/unbelievably-cool-tiny-house-communities-that-will-have-you-ready-to-move.html/>), but I thought you all might enjoy it too. I'll see if there are better examples out there. But it looks like there may only be one legal tiny home community in Northern California....which decision-maker at the County could we reach out to, to see whether Ventura can be the trailblazed in tiny home communities for Southern California, if someone hasn't already beat us to it? :)

Thank you for passing this message along to Owen, and thanks again to all of you for an excellent presentation this evening!

Best regards,

Natalie S.











## Q & A Meeting

Ellen Brokaw <[REDACTED]>

Thu 1/28/2021 11:11 AM

**To:** Maier, Tricia <Tricia.Maier@ventura.org>; Ward, Dave <Dave.Ward@ventura.org>; Butler, Jennifer <Jennifer.Butler@ventura.org>

**Cc:** Leslie Leavens <leslie@leavensranches.com>; Bernardo Perez <bernardo.m.perez@gmail.com>; Karen Flock <kflock@hacityventura.org>; Jennifer Coile <jennifer@coile.com>; linda@housingtrustfundvc.org <linda@housingtrustfundvc.org>; Susan Johnson <weebosue@gmail.com>; chrisstephens244@gmail.com <chrisstephens244@gmail.com>; Brown Gail <gwellerb@gmail.com>; Priscila Cisneros <priscilacisneros@gmail.com>; Lauren Nichols <lauren.krista.nichols@gmail.com>; John Krist <john@farmbureauvc.com>; House Farm Workers <info@housefarmworkers.org>; House Farm Workers <events@housefarmworkers.org>

Dear Tricia, Dave and Jennifer,

Thank you so much for the session last evening and your patient and positive responses to our questions and suggestions. We know that the Housing Element is about a lot more than farm worker housing but, of course, that is our special concern and we believe that what is said about farm workers and housing in the Housing Element is very significant. It will not only guide policy for the next eight years but will be the go-to document for information. I know that you are striving for accuracy and completeness and hope we have offered some assistance in achieving those goals.

Following up on our request for more definitive language in Program E, here is our suggestion:

The County, working with advocacy groups, agricultural organizations and others, will: One, take on a coordinating role to seek funding for, and to implement, a countywide survey of farm workers, employers, and housing providers to further define housing conditions, needs and barriers; Two, utilize survey results to develop targeted programs and strategies to address the verified needs of farmworkers and to support agricultural businesses with a stable and healthy workforce.

Thanks again for all your are doing!

Ellen

## New submission from Housing Element Update Comments

Ventura County Planning Division <rma-it@vcrma.org>

Fri 2/5/2021 10:54 AM

To: Butler, Jennifer <Jennifer.Butler@ventura.org>

Cc: Brown, Alan <Alan.Brown@ventura.org>

### You have a new comments submission:

**First Name:** Ken

**Last Name:** Melvin

**Email:** [REDACTED]

**Zip Code:** 91320

**Comments:** I'm a long time resident with 2 kids in college currently and two more in high school. I want my kids as well as every other young family in the County to have the opportunity to stay in our community. You have a hard task in front of you and I recognize that. Unfortunately Ventura County has had a terrible history in sacrificing future generations quality of life for current homeowner's quality of life. This isn't just an issue of having too many \$1M homes and not enough low-income homes, Ventura County needs obtainable housing. This is achieved through density, condo's, townhomes, cluster homes, etc. We've lost the ability to build in the ag land plains and due to fire hazards it is unsafe to continue sprawl building outside of our Cities into the hills/adjacent to open space. Young families struggling to pay rent month to month, struggling to scrape up money to buy a home, and then commuting to LA or OC clogging up our freeways so they can afford to live here is terrible planning. SOAR has made the situation worse. We are reserving low paying wages and sacrificing opportunities for high paying businesses to come here. Amgen has had a hard time finding new recruits due to housing costs and is slowly shifting outside our community. Our area schools & universities have a hard time recruiting teachers, professors and admin. Young families are exiting. Its time to end this nonsense. Matthew Fienup, CLU's Executive Director, Center of Economic Research & Forecasting, summed it up best, "When we say 'preserving our quality of live', who's quality of life are we speaking of?" I really hope Ventura County will think of the future young families and job growth at home when putting together the new Housing Element. Insure upzoning density is practical and can actually be achievable. I would like nothing more than Ventura County adding more housing opportunities than RHNA projections require to insure we can actually meet those needs for once.

Thank you for the opportunity to comment. I hope other young families in our community will get involved in this process and drown out the NIMBY's that are literally strangling our economic viability.

p.s. This tiny box for comments is poor user design. :)

## Key, Lori

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**From:** Chris Stephens <[REDACTED]>  
**Sent:** Monday, February 8, 2021 9:14 AM  
**To:** ClerkoftheBoard  
**Subject:** Item #39 - 2/9/21 Board Meeting

Chair Parks and Members of the Board of Supervisors,

Thank you for the opportunity to comment on the Draft Housing Element. First, I want to thank your staff for their good work assembling the data and proposing a number of meaningful programs aimed at increasing the amount of affordable housing available to Ventura County residents. Second, I would like to comment briefly on proposed implementation programs D, E and S.

I support the staff's recommendation to update the Farm Worker Housing Study. The 2002 Study laid the groundwork for the many general plan and zoning ordinance amendments that have been enacted over the past two decades to foster the development of much-needed farm worker housing. The farming industry has changed considerably since 2002 and it is essential that the data used to guide the County's efforts be updated. However, as was done in 1999, I would urge the Board to take more forthright action and commit to leading the study and ensuring it is funded and completed in a timely manner. To that end, I would encourage the Board to adopt the language proposed by *House Farm Workers!*.

As noted in the Board's recent discussions surrounding the Somis Ranch farm worker housing project, infrastructure remains a challenging issue. I therefore strongly support the staff's recommended Implementation Program D regarding Infrastructure Constraints. However, I would recommend the effort be broadened beyond Area Plan updates. In addition, the effort should not focus solely on infrastructure development and funding – it should also look at the governmental policy and procedural barriers and identify recommended solutions, up to and including legislative changes if needed.

Finally, with respect to the recommendation to waive Development Review Committee fees for 100% affordable housing projects, it would seem unnecessary to schedule this action for the summer of 2022. The Board should direct that this be done as part of the usual mid-year amendment to the Service Rates & Fee Schedules in early 2022.

Thank you again for the opportunity to comment on this important planning effort.

Chris Stephens



**Key, Lori**

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**From:** Karen Flock [REDACTED]  
**Sent:** Monday, February 8, 2021 9:32 AM  
**To:** ClerkoftheBoard  
**Subject:** Board of Supervisors Meeting 2/9/2021 Item 39, Draft Housing Element

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Board of Supervisors –

My comments regarding the draft Housing Element are based on my experience developing and advocating for affordable housing and farm worker housing. I am a Board member of House Farm Workers! and I work for the Housing Authority of the City of San Buenaventura as a developer of affordable housing.

Thank you for the support of the Somis Ranch Farm Worker Housing Project. That's a significant step forward to addressing the need for farm worker housing.

I support the comments of House Farm Workers!

The program for the Farm Worker Housing Study is particularly important. I urge you to commit the County to leading the study and ensuring that it is funded and completed in a timely manner. The Study will provide important support for affordable housing developers as they pursue funding for farm worker housing projects. It will also provide critical information for developers as they design farm worker housing and address the constraints to developing farm worker housing.

One of those constraints is infrastructure. I support expanding Implementation Program D regarding Infrastructure constraints. This should include addressing LAFCO constraints to the most effective use of infrastructure and the most efficient improvement of small water systems. In particular small private water systems in the El Rio area could perhaps be improved through a coordinated approach with the City of Oxnard.

The fair housing objectives are important. The California Tax Credit Allocation Committee and Department of Housing and Community Development actively support the development of affordable housing in high opportunity areas, and I appreciate that the draft Housing Element identifies potential affordable housing sites in these areas. These are areas that have been identified as having high educational attainment, employment earnings, and economic mobility. Research has shown that living in such areas has positive impacts on economic, educational and health outcomes, particularly long term outcomes for children.

**Karen Flock | Deputy Director – Real Estate Development**

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Housing Authority of the City of San Buenaventura  
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**P:** (805) 648-5008, 2275 | **D:** (805) 626-5819 | **M:** (805) 825-6642 | **F:** (805) 626-5819

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My name is Linda Braunschweiger, I am the Vice Chair of Housing Farm Workers! and have over thirty years of experience in affordable housing finance.

I support the staff's recommendation that the Farm Worker Study be updated. As a lender for affordable housing, it is difficult to accurately underwriting loans for farm worker housing due to the lack of current and accurate information regarding the number of farm workers here in Ventura County, the demand is for farm labor, and the types of housing needed (SRO, bunk, or family housing). This information has been needed for years, so I recommend that the Board commit to lead the study, ensure it is funded, and is completed soon. House Farm Workers! is here to help and partner with the County. I strongly encourage the Board to adopt the submitted language proposed by House Farm Workers!

Lastly, I encourage the Board to support House Farm Workers! language in Chapter 2 and Program O which encourages the County to commit local funds to supplement State funds to develop farm worker housing. The County has been very supportive of the Housing Trust Fund Ventura County since its inception and made a big difference in 2020, with the County's commitment of funding that helped the HTF to receive over \$4M in Prop. 1 matching funds. I encourage the County to create a dedicated source of funding, possible from the mitigation fee program, for the HTF. Funding farm worker housing is one of the HTF's top priorities.

Thank you.

**Ventura County CoLAB  
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February 9, 2021

Ventura County Board of Supervisors  
Hall of Administration  
800 S. Victoria Ave.  
Ventura, CA 93009-1740

**RE: Agenda Item #39 – Draft Housing Element**

Dear Chair Parks and Members of the Board of Supervisors:

Thank you for the opportunity to provide comments on the final remaining element of the 2040 General Plan update.

A General Plan's Housing Element serves as the policy guide to address the comprehensive housing needs of a community and to ensure adequate housing for all current and future residents, including (but not limited to) affordable housing and housing for residents with special needs.

Another component of the Housing Element is identifying and disclosing the constraints and barriers impeding the development of housing, such as the time and cost of obtaining permits, construction costs, and the availability and cost of land in a region.

The Housing Element must also include an analysis of available sites for residential development. The agency must demonstrate that the projected residential development capacity needed can be realistically achieved. This analysis cannot be limited to reviewing local zoning but must also include the imposition of any development standards that may impact residential development (including development standards found throughout the General Plan itself). The analysis must also consider existing development and market trends and (especially in the case of low income and affordable housing) financial considerations that may realistically impede residential development (such as the cost of construction, the cost of land, and the cost of meeting government ordinances and requirements, such as reach codes).

**Separation of the Housing Element from the  
"Comprehensive 2040 General Plan"**

The County acknowledges that the Housing Element is an integral element of the whole 2040 General Plan. And the County initially included the Housing Element as a part of the "comprehensive" 2040



General Plan update process. However, midway through the multi-year process, the County decided to withhold the Housing Element update from the "rest of" the 2040 General Plan update. By purposefully withholding the Housing Element and presenting it today to the Board and public as a separate, stand-alone document, the County has denied the public the opportunity to review and comment upon the Housing Element as an integrated component of the "rest of" the 2040 General Plan.

To highlight the extent to which the County has thwarted the public's ability to review and consider the Draft Housing Plan as an integral to the whole 2040 General Plan, one only needs to look to the County's websites.

The County identified and marketed the website [www.vc2040.org](http://www.vc2040.org) as the official location and repository for all publicly available information and documents related to the 2040 General Plan. On that website, the County describes the 2040 General Plan information found there as a "comprehensive update to its General Plan." **But nowhere on this website is the Draft Housing Element or the Housing Element update process mentioned, referenced, or linked.** Instead, the County sequestered all public information related to the Housing Element at a different and separate website (<https://vcrma.org/housing-element-update>), which itself does not link or connect back in any way to the [www.vc2040.org](http://www.vc2040.org) website for the "rest of" the 2040 General Plan.

The County also failed to send notifications about the Housing Element to members of the public who signed up for notification updates at the [www.vc2040.org](http://www.vc2040.org) website. Instead, the County only sent notification updates to people who went to the unreferenced and separate webpage to sign up for a completely different notification list.

By sequestering and isolating all publicly available information related to the Housing Element from the "rest of" the 2040 General Plan, the County has thwarted both due process and the public's ability to meaningfully review and comment upon the Housing Element as an integrated element with the "rest of" the 2040 General Plan.

### **CEQA Piecemealing**

Section 15378 of the California Environmental Quality Act ("CEQA") Guidelines defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is...[a]n activity directly undertaken by any public agency." Furthermore, in 2015, the California Second District Court of Appeal clarified that a "project" under CEQA "is not each separate government approval, but rather the whole of an action."

No regulatory mandates prevented the County from waiting the few months between September 2020 and January 2021 to include the Housing Element in the 2040 General Plan update and CEQA analysis. Furthermore, on August 28, 2020, the County held a "Housing Element Public Open House" at which they revealed specific, detailed information taken from

the Draft Housing Element. This information included the number and type of housing units needed, which parcels of land had been identified for residential housing development, and even how many housing units were to be created on each parcel (housing density and lot coverage). The information released at the Open House described both the known and foreseeable direct and indirect physical changes in the environment that would result from the whole of the 2040 General Plan project. The County withheld this critical information from the "rest of" the 2040 General Plan CEQA analysis, even though it knew these impacts before the Environmental Impact Report (EIR) was certified.

VC CoLAB's August 31, 2020 letter to the Board (Attachment A) cautioned that the County's deliberate action to separate the Housing Element from the "rest of" the 2040 General Plan update process did not comply with Planning, Zoning, and Development laws, nor with CEQA or the State CEQA Guidelines. Excluding part of a project from the analysis in an EIR is both a procedural and a substantive error. In 2020, the County violated CEQA by failing to include the Housing Element as part of the "whole project" in their CEQA analysis and EIR. Now, as the Housing Element moves forward on a separate path, the County has indicated that it intends to compound its error by conducting a separate, piecemeal CEQA analysis on the Housing Element alone. Conducting separate CEQA analyses of two parts of the whole project does not equal the comprehensive and complete environmental analysis required by CEQA.

The County now has the opportunity to try to correct its prior CEQA failing. The County should de-certify the EIR for the "rest of" the 2040 General Plan, conduct a comprehensive environmental analysis of its entire project, and circulate a new EIR that analyzes the whole 2040 General Plan. This corrective action would allow the County to avoid further piecemealed analysis and ensure consistency between the analyses and conclusions for the whole 2040 General Plan. It would also allow stakeholders to provide informed and meaningful comments on the whole of the project.

### **Community Outreach**

The Housing Element must comply with the state of California Governor's Office of Planning and Research General Plan Guidelines (OPR Guidelines). The OPR Guidelines outline the requirements for developing or updating a General Plan, including requirements for community outreach and determination of Environmental Justice concerns.

Throughout the 2040 General Plan update process, many people and organizations identified and called out significant shortcomings in the County's community outreach efforts. At public meetings held by the Planning Commission and the Board, hundreds of members of the County's Latino community comments regarding the County's failure to inform and engage the Latino community meaningfully and effectively. VC CoLAB's July 15, 2020 letter to the Planning Commission (Attachment B) and our August 31, 2020 letter to the Board summarize some of the community outreach shortcomings.

VC CoLAB has noted and appreciates the County's efforts to provide translation services at the virtual Open House/Q&A sessions for the Draft Housing Element. But we are disappointed that the County still has not made any specific or focused effort to engage the Latino community, as required by the OPR Guidelines. On page 9 of the draft Housing Element, the County recognizes that the local Latino population has increased by over 17% since 2010. The County's community outreach efforts for the Housing Element do not recognize the local Latino community's concerns and influence. The County must conduct additional, focused outreach to organizations representing all residents, as the absolute minimum effort encouraged by the OPR Guidelines for communities with non-English-speaking populations.

### **Permitting Process Streamlining and Constraints**

Chapter 3: Housing Regulations and Potential Constraints is a good starting point to describe both the regulatory environment and the potential impediments to new housing construction. But more information and disclosure are needed for the public and the Board to understand residential development obstacles fully.

We recommend that the County expand the discussion of Land Use Controls (Guidelines for Orderly Development). As stated in Chapter 3: "Through consistent application of the Guidelines over the past 50 years, the County and the cities, in coordination with LAFCo, contained urban development within city Sphere of Influence boundaries, but permitted those boundaries to expand as new urban development was approved." But the County did not include any discussion of the approval process and costs or disclose relevant data such as the approval rate for such expansion requests. We recommend that County expand Chapter 3 to discuss the costs and process around boundary expansion.

The 2040 General Plan regulatory background discussion on page 38 must also be expanded to include the constraints and impediments to housing resulting from policies and programs in the 2040 General Plan. Some policies and programs found in the "rest of" the 2040 General Plan create development standards that will increase the cost for new housing development, decrease the amount of land suitable for housing development, increase regulatory restrictions, and lengthen the permitting process for new housing development. Examples of 2040 General Plan development standards include expanded requirements for solar infrastructure, expanded landscaping requirements, setbacks from vegetative communities, provisions in the Building Code limiting materials and construction methods, establishment of reach codes, and agricultural land mitigation requirements.

We can learn much about residential development constraints from reviewing recently approved and denied residential housing projects. Last week, the Board learned of several regulatory challenges and constraints that had to be overcome for the Somis Ranch Farmworker Housing project. These challenges and constraints included water and sewer service connections, recreational park regional boundaries, traffic safety, and agricultural land mitigation. VC CoLAB urges the County to add a Program in support of Housing Element Goal 4:

Reduce, and where practical, remove County-imposed constraints that impede the development of affordable housing that directs the County to:

Conduct an annual "review and look back" at all currently active permit applications for residential development and approved or denied residential projects (including farmworker housing projects) to identify potential constraints for future housing development and work to establish best practices and innovative solutions to overcome these constraints.

Another constraint to local residential development is cultural and social attitudes. These attitudes are often seen with low-income and farmworker housing development, but they are certainly not limited to such projects. It is challenging to discuss cultural and social attitudes in a regulatory document, but these "not-in-my-backyard" or NIMBY attitudes are a significant constraint for residential development. NIMBY attitudes may be disguised behind expressed concerns over public safety, over-crowded schools, and inadequate infrastructure and present a challenge to address directly. Just as actual public safety, school, and infrastructure issues must always be addressed, NIMBY attitudes should not be ignored in any discussion of constraints over residential development. We recommend that the County expand Chapter 3 to include this difficult but necessary discussion.

### **Internal Consistency with the 2040 General Plan**

State regulations require that the County's Housing Element be internally consistent with the "rest of" the General Plan. The County affirms this requirement on page 3: "[t]he elements that comprise the County of Ventura's General Plan are required by state law to be internally consistent." The goals, policies, and programs of a Housing Element integrate with and directly impact goals, policies, and programs in other General Plan elements. The County itself acknowledges "it is the Land use Element that designates the location and extent of residential development throughout the County through the year 2040" (page 3). But the integration is not limited to the Land Use Element. General Plan elements that constrain the County's ability to demonstrate realistic achievement of projected residential development capacity needs can also be found in the Water Element, Transportation Element, Public Facilities and Infrastructure Element, Hazards and Safety Element, and the Conservation and Open Space Element.

The County has made any meaningful review and public comment of internal consistency between the Housing Element and the "rest of" the 2040 General Plan nearly impossible. As discussed above, there is no link or reference between the County website for the Housing Element and the County website for the "rest of" the 2040 General Plan. Nor did the County include a summary or overview discussion of the goals, policies, and programs from the "rest of" the 2040 General Plan in the Draft Housing Element. Furthermore, the County did not include an administrative review of the Draft Housing Element's proposed policies for conformance with the 2040 General Plan's policies.

Indeed, such an administrative review for internal consistency does not seem to have occurred at all. Significant conflicts and constraints exist between the two separated parts of the whole 2040 General Plan. Table 32 (page 67) identifies specific parcels that the County has determined as suitable for high-density residential development. As discussed above, for land parcels to be deemed suitable for residential development, the County must demonstrate that the projected residential development can realistically occur. The County cannot limit their demonstration to local zoning but must include any development standards established by the General Plan itself that may constrain residential development.

Examples of internal conflicts between the Draft Housing Element and the "rest of" the 2040 General Plan can be found when examining the parcels listed in Table 32: Residential High-Density Zoned Parcels Unincorporated Ventura County. 2040 General Plan Policy HAZ-2.3 prohibits incompatible land use and limits development in floodplains. But Table 32 includes a parcel in the Piru area that falls within the flood plain. 2040 General Plan Policies CTM-1.1 and CTM-1.2 and Programs CTM-B, CTM-C, and CTM-P all require that new development reduce Vehicle Miles Traveled (VMT). The Piru land parcel listed in Table 32 is significantly distanced from all County urban and job centers, and residential development here would increase household VMTs.

Table 32 also includes two parcels in the Santa Susan Existing Community that are not only within the Habitat Connectivity Overlay Zone but also fall within the Critical Wildlife Passage Area zoning designation (Attachment C). Residential development within these overlay zones is subject to increased permitting and regulatory burdens (which were not disclosed as potential constraints in Chapter 3) and restrictions on development design and density that may impede the County from realistically achieving its residential development needs.

The County must resolve the constraints and internal conflicts between the Draft Housing Element and the "rest of" the 2040 General Plan before the Housing Element update process can move forward.

### **General Comments**

Page 6: Stakeholder Meetings: This section refers the reader to "Appendix C." However, there is no "Appendix C" attached to the Draft Housing Element. Nor is there any "Appendix C" linked or referenced anywhere on the website for the Housing Element update.

VC CoLAB is aware that "Appendix C" can be found with the "rest of" the 2040 General Plan on a separate and different webpage. But for clarity and to assist the reader, links to all cross-referenced appendices, background reports, and other related documents should be added to both the Housing Element webpage and the webpage for the "rest of" the 2040 General Plan.

Page 8: Population Trends: The County states, "...a substantial amount of land is subject to the State Land Conservation Act (LCA) contracts." The term "substantial amount" is vague and does not provide the reader with a proper understanding of how LCA contracted lands may influence

and impact Housing Element policies. VC CoLAB is aware that specific information about LCA contracted land can be found in the Background Report, but the Background Report is not linked or referenced anywhere on the website for the Housing Element update.

For clarity and to assist the reader, links to the Background Report should be added to the Housing Element website. The County should reference where ever the Draft Housing Element relies upon specific information found in the Background report.

Page 8: Table 2 Census Designated Place Population: 2010-2018: Table 2 reveals interesting information about Ventura County's population trends. There appears to have been a decrease in the El Rio area population of over 10%. This is a statistically significant change that warrants further discussion. The County has identified parcels in the El Rio area for a large portion of the required low-income residential development. Determining why a statistically significant drop in population occurred in this area may help the County identify and address potential constraints (e.g., Infrastructure issues, noise, traffic, crime rates, lack of needed services, etc.) to achieving needed residential development.

Page 10: Educational Attainment/Employment Trends: The County states "[a]n individual's level of education is closely related to their ability to earn a living." While one may sometimes note a correlation between advanced education and higher wages, traditional higher education is not the only pathway for a person to "earn a living." The County's statement fails to acknowledge or recognize employment trends for skilled trades. Skilled trade jobs in industry, construction, and manufacturing offer the "ability to earn a living" without directly being tied to the pursuit of higher education or an individual's "level of education." As this Chapter includes a discussion of skilled trade employment, VC CoLAB recommends this statement be revised to include training and apprenticeships, not solely level of education.

Page 12: Table 5 2019 Mean Wages By Occupation Unincorporated County: Figure 1 (page 11) reveals that thousands of residents in the unincorporated area of Ventura County are employed in the construction and manufacturing industries. Yet Table 5 does not include any data about the mean wages for those occupations, nor the mean wages for industrial jobs. Please amend Table 5 to include the 2019 Mean Wages for industrial, manufacturing, and construction-related occupations.

Page 13: Table 7: 2020 Affordability Categories Ventura County: It appears that the "Annual Household Income" column numbers may be reversed in order and must be corrected.

Page 16-17: Housing Age and Conditions/Substandard Housing: The County identifies three factors to determine "substandard housing." We suggest a fourth standard. One of the primary lessons of the current COVID Pandemic and related public health shut down orders was that access to broadband/high-quality internet is critical and essential. Lack of access to broadband/high-quality internet is disproportionately impacting our disadvantaged communities and unincorporated rural areas. Between remote schooling, on-line public meetings, grocery



and essential goods ordering and delivery, and "tele-doc" services, high-quality internet access has become an "essential service" for everyone.

The County has already acknowledged the critical need for internet access improvements (Policies PFS-7.1 Accessible Public Utilities; PFS-7.5 Broadband Service Access; EV-5.3 Broadband; and Program EV-F: Broadband Capacity Development). But the Draft Housing Element does not contain any information included to identify how many households and the types of households suffering from lack of high-quality internet access. We suggest adding "lack of internet access" to the list of substandard housing measures identified in the Draft Housing Element and conducting related surveys and information gathering.

Pages 26-31: Large Households/Farmworkers: Ventura County is the 13<sup>th</sup> most expensive rental market in the United States. Because of extremely high rent, multiple families living in a single housing unit are becoming more common and resulting in overcrowded living conditions. As the County acknowledges in this section, this is particularly true for many farmworkers and their families. We appreciate the County's disclosure of anecdotal reports that farmworkers and their families "reside in single-family residences with multiple families or a sleeping in garages or detached accessory buildings." The Draft Housing Element states that approximately 12% of the households in the unincorporated area are "large households." But it is unclear whether the 12% number includes multiple family living situations. Accurate data (to the extent it can be collected) would support streamline permitting for future farmworker housing development.

Page 66: Inventory of Land Available for Residential Development: The Draft Housing Element states that "[t]he phrase 'land suitable for residential development' includes vacant and underutilized sites with zoning that allows for residential uses." However, it is unclear whether the County's suitability determination also considers constraints other than zoning (such as flood zone areas, extreme high fire risk areas, Habitat Connectivity Overlay Zone requirements and restrictions, etc.). Without considering physical and regulatory constraints for individual parcels, it is impossible to determine whether the land is genuinely suitable (or even possible) for residential development. Please clarify how the County determines land suitability for residential development.

Pages 66/67: Table 32: Residential High-Density Zoned Parcels Unincorporated Area Ventura County: On page 66, the County refers to sites "listed in Table 33 below" as zoned to meet the default density. This appears to be a typo as Table 32 (page 67) lists zoned sites, while Table 33 (page 72) lists the Piru Expansion Area Affordability Requirements.

Chapter 5: Policies and programs: Unlike the formatting of the draft Elements in the "rest of" the 2040 General Plan, the Housing Element does not designate whether Policies and Programs are "new," "existing," or sourced from Area Plans. The formatting used for the non-Housing draft Elements (Attachment D) helped the reader determine internal consistency and the overall, comprehensive achievement of the County's Vision and Guiding Principles. We

recommend that the County re-format the Draft Housing Element policies and programs to include this formatting and source information for the policies and programs.

Policy 1.3: Residential Rehabilitation: On page 16, the County states 44% of existing housing in the unincorporated area was constructed pre-1970 and "in need of rehabilitation or replacement." However, buildings of this age in the unincorporated area (including residential dwellings) may be subject to cultural and historical review and approval before any "rehabilitation or removal."

The cultural and historical review process can be lengthy and costly and constrain or prohibit modifying or updating existing housing to meet residential development needs. Chapter 3: Housing Regulations and Potential Constraints should be updated to discuss this constraint.

VC CoLAB also strongly urges the County to include this constraint as part of any discussion or effort to streamline its permitting process.

Policy 2.8: County Surplus Land/Policy 3.4: Housing Opportunities on County-Owned Land: The Housing Element includes no Implementation Programs associated with either of these policies. As the County has a critical shortage of low-income and farmworker housing, we strongly urge the County to expedite these policies' mandates to "identify surplus public land appropriate for affordable housing and offer first right of refusal..."

We recommend the County add an Implementation Program that directs the County to

"Identify currently available surplus public land appropriate for affordable housing within 90 days of the adoption of the Housing Element and continue to identify such lands on an on-going basis. A report on the County's efforts to identify surplus land appropriate for affordable housing and offer all identified land to affordable housing entities. This report shall be submitted to the Board of Supervisors annually. The County shall also coordinate with affordable housing entities to identify and remove constraints to the construction of affordable housing on such surplus lands."

Policy 4.1: Clear Development Standards and Approval Procedures: The shortage of affordable housing and farmworker housing in Ventura County is a crisis. Limiting the County's efforts to "update its policies, regulations, standards, and procedures to apply objective development standards to residential housing projects through a ministerial entitlement process, *where required by state law*" does not go far enough. The application of objective development standards for residential housing and a ministerial entitlement process will help to address some of the constraints identified in Chapter 3 and, additionally, in public comments. The County should not limit itself to applying objective development standards to where state law requires. We recommend that the wording "where required by state law" be removed from this policy.



Policy 4.2: Flexibility in Regulations: VC CoLAB strongly supports streamlining the regulatory process and removing obstacles to allow for the construction of much-needed housing. However, we urge the County to expand the associated Program HE-S Program S. Program S, as written, merely waives the fee for a pre-application Development Review Committee meeting for affordable housing projects. This action does not go far enough to meet Policy 4.2 mandates.

Waiving the fee for a single meeting does not address the overall permitting streamlining necessary to remove obstacles and constraints impeding the construction of affordable housing. We strongly urge the County to add a new Program requiring the County to

Conduct a thorough and comprehensive 3<sup>rd</sup> party review of the entire permitting process within two years of adopting the Housing Element. Following that 3<sup>rd</sup> party review, the County shall identify a strategy to reduce permitting timelines and costs by 25% by 2029. A report of the County's efforts shall be submitted to the Board annually.

Policy 4.3: Adequate Infrastructure: VC CoLAB appreciates the inclusion of "Broadband internet access" to the list of necessary infrastructure utilities, and we support this policy.

Program C: ADU homeowner tools: VC CoLAB supports the County's efforts to conduct outreach to educate the public about permitting ADUs. We recommend that the County add a new Program (or amend this Program to include) requiring the County to

Review its policies and ordinances for constraints that may impede the construction of ADUs and work to remove those constraints within the Housing Element timeline.

Program E: Farmworker Housing Study: "County shall take on a coordinating role, working with advocacy groups and neighboring jurisdictions to see funding for a Farmworker Housing study." Please include representatives from the agricultural industry in these efforts.

Program J: Compliance with State Housing Laws: Throughout the "rest of" the 2040 General Plan update process, the County's contractor warned against the inclusion of policies and programs that said, "the County will follow the law" as such behavior is assumed to have to occur and does not need to be further mandated in the General Plan.

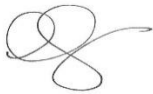
We recommend that the County amend Program J to include

Conduct a 3<sup>rd</sup> party review of the County's policies, ordinances, procedures, and internal staff/administrative interpretations of Zoning Ordinances for constraints and impediments to housing construction and work to streamline permitting and remove constraints. The 3<sup>rd</sup> party review shall include the economic impacts and constraints of policies and programs in the "rest of" the 2040 General Plan for constraints and impediments to the construction of low income and affordable housing.

Program K: Inclusionary Housing and Housing Impact Mitigation Fee Assessments: Nowhere in the Draft Housing Element does the County disclose upon whom or what projects these mitigation fee assessments shall be levied. New fees and costs are a constraint to housing development. The County did not disclose or discuss this new mitigation fee assessment in Chapter 3: Potential Constraints. The County must update Chapter 3 to include a discussion of potential future fees that may be levied due to policies and programs in the General Plan.

VC CoLAB and its members support the production of an up-to-date, effective and comprehensive General Plan. For that reason, we urge the County to avoid compounding its September 2020 error and meet its CEQA obligation by conducting a comprehensive environmental impact analysis of the whole 2040 General Plan and not a piecemeal analysis of just the Housing Element. We urge the County to conduct a thorough and comprehensive review of the Housing Element and the "rest of" the 2040 General Plan for internal consistency, as required by state law. We also urge the County to expand its relatively minimal outreach effort to focus efforts to engage and inform the Latino community, as outlined in the OPR Guidelines.

Sincerely,



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August 31, 2020

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**Re: County General Plan Update and EIR  
Comments from the Ventura County Coalition of  
Labor, Agriculture, and Business  
Hearing Date: September 1, 2020**

Honorable Members of the Board:

We represent the Ventura County Coalition of Labor, Agriculture, and Business (“CoLAB”), a non-profit organization that represents over 500 members consisting of citizens, labor, organizations, businesses, and agricultural interests in Ventura County. CoLAB identifies and researches issues that impact businesses, and works with regulatory agencies, organizes stakeholders and proposes solutions to problems that impact Ventura County. CoLAB advocates for businesses through local regulation, providing expertise, research and educational campaigns to inform the public. We submit these comments as an addition to all written and verbal comments submitted by CoLAB throughout the entire General Plan Update (the “GPU”) and associated Environmental Impact Report (“EIR”) process: these include our comment letters dated February 25, 2020 (Exh. 7) and July 16, 2020 (Exh. 9), and our July 31, 2020 letter notifying the County of the Planning Commission’s violation of the Ralph M. Brown Act during its hearing on the GPU (Exh. 8). We write to provide additional comments on the GPU and Final EIR, neither of which was modified to address comments that presented substantial errors, omissions, and inconsistencies in both documents.

Once again, we note that no rush exists other than the apparent desire to create a campaign issue for elected officials with their sights already set beyond County office. This document will set the pattern for land use planning and a range of other decisions for decades. In this context, holding hearings in a manner that would provide meaningful opportunities for public participation—particularly in light of the current pandemic and the severe limitations it already places on public engagement—represents the bare minimum that residents and businesses should expect from their elected officials. Here, the reality falls far short of reasonable expectation, and the stakeholders deserve better.

The Board’s apparent wish for the most rapid and compressed possible consideration of the GPU is even more absurd given the parallel processing of the Housing Element—a key component of the GPU—and its pending consideration within a mere 90 days. Concurrent processing of these two components of the same overall project also would provide an opportunity to ensure mutual consistency, which does not currently exist. As things stand, neither document complies with the Planning, Zoning, and Development Laws, nor with the California Environmental Quality Act (“CEQA”)<sup>1</sup> or the State CEQA Guidelines.<sup>2</sup>

## **I. FUNDAMENTAL DUE PROCESS CONCERNS AND THE HEARING HISTORY OF THE GPU MANDATE MULTIPLE HEARINGS.**

### **A. The Hearing Process Failed to Provide Adequate Opportunities for Informed Public Participation.**

A General Plan is arguably the most important and long-lived land use documents a local government creates. It sets the foundation for the regulations under which a community shall live and work for decades into the future—as the California Supreme Court has labelled it, the “‘constitution’ for future development.”<sup>3</sup> A General Plan must reflect both the concerns and the aspirations of the community for which it is written. Public engagement and due process are essential in the General Plan update process, particularly in a County with a significant minority community. In fact, the law requires a fully accessible public process for the GPU: methods for providing that access include adequate hearings and other methods of outreach.<sup>4</sup> Similarly, CEQA recognizes the core necessity of public participation, requiring agencies to include methods for public involvement in their own CEQA implementation procedures to ensure receipt and evaluation of public input on environmental issues.<sup>5</sup> A failure to permit adequate participation and allow informed decision-making is a fatal flaw that will result in reversal of the agency’s action.<sup>6</sup> CoLAB asks that the Board take seriously its obligation to permit informed public participation, particularly in light of the failures of the process that have occurred to date. The process for consideration of the GPU and EIR has so far fallen far short of the basic standard demanded by law.

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<sup>1</sup> Pub. Res. Code §21000, *et seq.*

<sup>2</sup> Cal. Code Regs., Tit. 14, §15000, *et seq.*

<sup>3</sup> *Leshar Communications, Inc. v. City of Walnut Creek*, 52 Cal. 3d 531 (1990).

<sup>4</sup> Gov’t Code § 65351.

<sup>5</sup> CEQA Guidelines § 15201.

<sup>6</sup> *See Stopthemillenniumhollywood.com v. City of Los Angeles*, 39 Cal.App.5th 1 (2019).

Public participation in the GPU process has been and remains hampered both by technology and the availability of documents for public inspection. Pervasive technology issues thwarted widespread, stable public access to the Planning Commission hearing on July 16, 2020. Multiple attempts to access the public Zoom presentation failed, and participants in the hearing were ejected from the Zoom presentation at the conclusion of their speaking time, resulting further (and often failed) attempts to connect. During the same hearing, the Planning Commission committed numerous and pervasive procedural violations, including violations of the Brown Act. To add insult to injury, Planning staff presented substantial revisions to documents during the Planning Commission hearing itself, providing no meaningful opportunity for review and comment. These revisions included wholesale changes to portions of Chapters 3 to 5 of the Final EIR, as well as presentation of revised mitigation measures, depriving the public—and the Commissioners themselves—of an opportunity for informed review, comment, and decisionmaking. Worse still, the introduction of documents during the hearing prompted the Commission to move public comment to an earlier time than residents were told comment would occur. That is, the Commission forced speakers to comment on a project and documents that were still under revision by Planning staff *even during the hearing to consider those documents*, and did not have an opportunity to respond to the actual document the Planning Commission considered. CoLAB timely notified the County of these violations and demanded the County cure them, but the County has so far disregarded this notice and failed to address those violations.

The hearing before the Board appears set to occur along similar lines. On Thursday, August 27 at 5:30 pm, the County completed a document dump of thousands of pages of material and exhibits for the Board hearing. No realistic expectation could possibly exist that members of the public would have any reasonable opportunity to review and intelligently comment on these materials. Further, CoLAB's communications with County staff and officials indicate the Board intends to hold only a single hearing, irrespective of public participation or, indeed, any technical problems of the kind that marred the Planning Commission hearing. We understand a second hearing was tentatively scheduled for October 24, 2020, and we strongly urge the County to hold that hearing to allow review of the documents provided on August 27 and afterward, and to provide more than merely pro forma opportunities for public comment and participation.

This is particularly salient here because, since July 19, 2020, the County has closed all County offices and buildings to the public, and the lack of internet access among the most affected communities effectively denies these members of the public a fair and meaningful opportunity to be heard, and the lack of other public resources—such as internet access through libraries—remains unavailable. In these cases, virtual meetings are not an adequate substitute for in-person public testimony, and the County is very aware of the lack of “internet capabilities” in many locations and neighborhoods throughout the County and that not all residents have equal access to the technology required to participate in “remote meetings.” By insisting on proceeding with the General Plan adoption hearing while the public is prohibited from in-person participation, the County is knowingly violating the public's right to be heard before the decision-making body. Even the Supervisors themselves admit that all members of the public do not have equal opportunity to engage in virtual meetings. Proposed GPU policies PFS-7.1 (Accessible Public Utilities), PFS-7.5 (Broadband Service Access), EV-5.3 (Broadband) and Implementation Program EV-F (Broadband Capacity Development) all recognize and attempt to

address what the Supervisors and County staff have called “a significant gap in internet capabilities throughout the County.”

No regulatory deadline mandates adoption of the GPU, and nothing compels the Board to consider and adopt the GPU now. The absurdity of the Board’s insistence on railroading the GPU becomes even more clear in light of the County’s earlier decision to decouple preparation and consideration of the Housing Element from the GPU solely to move the GPU forward more quickly, as described below.

**B. The County Failed to Engage and Facilitate Participation by Minority Communities, as Required by State Law.**

In addition to the very significant due-process and procedural issues described above as a general matter, the County has failed to meaningfully engage and notify the Latino community throughout the GPU and EIR process. The County provided Spanish and Mixteco interpretation services at only three of the seven County-hosted open house workshops and issued hearing notices in Spanish and Mixteco. However, none of the actual documents—or even summaries of any documents—were provided in Spanish or Mixteco for distribution. Even the County’s General Plan website, which is available in alternative language translations, contains links that only take the reader to English-language versions of the documents, notices, and bulletins.<sup>7</sup>

The General Plan Guidelines published by OPR (the “OPR Guidelines,” Chapter 3) provide that “all communication should be done in the major languages spoken in the community. This includes any advertising and written background materials as well as live interpretation at key public events.” Although translations of documents such as an entire EIR may be infeasible, “the planning agency should consider translating an executive summary into the major languages spoken in the community.” For a County in which many of the residents are Spanish- or Mixteco-speaking, and in the context of the County’s concession that translated meetings were necessary, the refusal to translate even a single summary document into Spanish or Mixteco is not only unfair and insensitive, but also represents an environmental justice and due process issue by preventing informed consideration and commentary by those communities, particularly where those communities are or could potentially be subjected to disparate environmental impacts from traffic, heavy industry, or other sources.

Chapter 3 of the OPR Guidelines also recommend that a planning agency “...conduct early community engagement, particularly with low-income communities, communities of color, sensitive populations...as well as organizations focused on public health and [environmental justice].” And the Guidelines remind agencies to tailor outreach efforts to reflect the cultural and social needs of a community, which may require “focused outreach...to specific groups that work on equity issues, such as local community-based organizations.”

Exhibit 4 of the Staff Report submitted for the July 16 Planning Commission hearing, Community Engagement Summary, contains an overview of the County’s outreach efforts. However, no public documentation indicates that the County directly contacted or conducted outreach to local Latino organizations to try to increase engagement among the community and

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<sup>7</sup> See <https://vc2040.org/> (with Spanish language translation chosen).

obtain their input. The County's actions regarding issuing notices in other languages and offering interpretive services at some of the workshops are one step in the right direction, but fall far short of what is necessary for a community that has an almost equal proportion of White versus Latino citizens.

Even after the exclusion of the Latino population in the General Plan development process was pointed out in great detail by dozens of commenters during the July 16, 2020 Planning Commission hearing, and discussed further by three of the four Commissioners in attendance, the County still has not made any true to engage the local Latino community. County staff have not contact any representatives from any local Latino business or community organizations. No public meetings or workshops for the Latino community have been scheduled. And County staff have responded to multiple requests for meetings from numerous Latino organizations in July and August 2020, with the excuse of “scheduling conflicts” and “workload issues.” *The first and only meeting with Latino community organizations was not held until August 25—one week before the Board hearing*—and County staff could only spare one hour to discuss the community’s concerns. Each of these organizations opined on the lack of translated material and language-appropriate notice to the community and those organizations.

The conclusion is clear: Although County officials have repeatedly pride in their efforts to be transparent and encourage public engagement, the facts reveal a very different truth. The County has failed to make any effort to hold specific, focused outreach to any Latino organizations, groups, or community representative and has disenfranchised and excluded hundreds of thousands of County residents from the General Plan development process.

## **II. THE GPU AND EIR MUST INCLUDE AND CONSIDER THE HOUSING ELEMENT, BUT INSTEAD THEY EXCLUDE IT, RESULTING IN KEY INCONSISTENCIES, PIECEMEALING, AND A FALIURE TO CONSIDER CUMULATIVE IMPACTS.**

Over the course of the GPU process, the County has stripped away several measures that it initially recognized as integral parts of a larger whole, and has scheduled them for separate consideration after the September 1, 2020 hearing on the GPU itself. These include the proposed effective revocation of vested rights of mineral lessors and lessees on October 6, 2020, as well as anticipated consideration of the General Plan Housing Element sometime within the next 90 days. Each of these proposals is properly considered a part of of the General Plan, as they have wide-ranging and interrelated effects. Further, separate consideration of these items creates the potential for conflict among the proposals themselves and the accompanying environmental analysis. For example, how can the County evaluate the effects of growth planned within the GPU without also evaluating the amount and and types of housing required, as whether sufficient land exists to meet anticipated needs and obligations, or whether conflicts among land uses or conversions of certain types of uses—such as agriculture—would result? This is all the more apparent in the fact that the County originally began processing the Housing Element as part of the GPU, and later separated it for concurrent processing. Worse, the GPU EIR does not appear to have accounted for the Housing Element in its cumulative impact analysis, and does not appear to have maintained consistency with, for example the SCAG’s recently proposed Regional Housing Needs Assessment (“RHNA”) for the County. Although the RHNA remains in draft or tentative form, the allocation is unlikely to substanatially shrink, and

the County has an obligation under the law to demonstrate its ability to meet its RHNA allocation. Further, to the extent the County retains an obligation to provide more housing than the GPU assumes, the other environmental analyses simply cannot account for the actual growth for which the County must plan.

CEQA specifically forbids this kind of separation of project components for the purpose of evading full environmental review. Courts have consistently determined that agencies cannot allow “environmental considerations [to] become submerged by chopping a large project into many little ones—each with a minimal potential impact on the environment—which cumulatively may have disastrous consequences.”<sup>8</sup> The California Supreme Court established a two-part test for such “piecemealing,” holding that agencies must consider and treat projects as part of a larger whole if: (1) one project is a reasonably foreseeable consequence of the other; and (2) one project has the potential to change the scope or nature of the other project or its environmental effects.<sup>9</sup>

Here, at a minimum, the Housing Element is more than merely foreseeable: it was, in fact, part of and then consciously separated from the larger GPU effort, is directly related to it, and very likely to affect both the land use assumptions within the GPU and the impacts and mitigation associated with implementation of the GPU. Even worse, the GPU EIR does not appear even to recognize the Housing Element in its cumulative impacts analysis. As the County states on the Housing Element website (which they have created as separate, with neither links nor references to the website from the “General Plan update” website) “the County must identify enough potentially developable land zoned for residential use to meet the County’s new RHNA housing targets and must provide goals, objectives, policies, and programs to meet the housing needs of its citizens.” The County does this by “demonstrate[ing] in their planning documents that enough land is properly zoned to accommodate the identified existing and future housing needs within the planning period.”

On August 26, 2020, at a public workshop, the County released detailed, specific, and late-stage data and information regarding proposed changes in land use for specific land parcels to meet the state-mandated needs. But yet the proposed 2040 General Plan under consideration today does not include this information or conduct any analysis on the environmental impacts of these changes – even though this information was clearly available prior to the adoption of the 2040 General Plan. In fact, the County announced on August 26, 2020 that they will be completing the draft Housing Element and presenting it to the Board of Supervisors in approximately 90 days (winter 2021) from the September 1, 2020 hearing. Not only was the information concurrently available with the 2040 General Plan EIR review, it was produced and held by the same agency, and managed and presented to the public under the same Planning Director.

The detailed land use changes and specific information regarding numbers, types and proposed location of the “build out” portion of the General Plan were available during the same time period of the CEQA review of the proposed 2040 General Plan. But this information was deliberately withheld from the CEQA analysis. This separation of the whole into multiple parts not only represents bad planning, but also a violation of CEQA. It results in the omission or

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<sup>8</sup> *Bozung v. Local Agency Formation Comm’n*, 13 Cal.3d 263, 283-284 (1975).

<sup>9</sup> *Laurel Heights Improvement Assn. v. Regents of the Univ. of Calif.*, 47 Cal.3d 376, 396 (1988)



understatement of the environmental effects of the “whole of the action,” some of these environmental impacts are currently identified in the EIR as “less than significant” because of the failure to discuss and include the specific information released to the public less than one week ago.<sup>10</sup> For example, the EIR determines that impacts to water resources will be “less than significant.” However, the EIR did not evaluate the “whole of the project” in that it failed to analyze the impacts from the draft Housing Element, which reveal that the majority of low-income housing in the draft Housing Element is proposed for four APN parcels in the El Rio area.

The County’s failure to comply with CEQA and analyze the “whole of the project” has prevented the public from understanding and evaluating all the environmental impacts of the build out that will occur under the 2040 General Plan. The EIR therefore fails as an informational document and deprives the public and decisionmakers of information crucial to informed comment and action.

### **III. THE GPU EIR HAS FAILED TO PROVIDE A COMPLETE EVALUATION OF THE ENVIRONMENTAL EFFECTS OF THE GPU.**

As described in detail in CoLABs letter dated February 25, 2020 (Exh. 7), the EIR fails to analyze the impacts of all the proposed policies and implementation programs in the General Plan. Further, many of the “missing” policies and programs would have significant environmental impacts that were not revealed in the EIR. The County’s response to CoLAB’s comment stated, “while selected policies and programs are provided to facilitate review of key issues, they are not intended to limit the scope of the subsequent impact analysis,” and states, “no new or substantially more severe significant impacts that were not already included in the draft EIR would occur as a result of the issues raised in this comment.” But as described above, CEQA requires that the County analyze the “whole of the action,” not merely selected parts.

#### **A. The EIR Relies Upon Infeasible and Illusory Mitigation, in Violation of CEQA.**

CEQA requires an agency to attempt to avoid or mitigate the significant effects of an action by requiring changes in a project.<sup>11</sup> As recently noted by the California Supreme Court, “Mitigating conditions are not mere expressions of hope.’ They must be enforceable through permit conditions or other binding methods.<sup>12</sup> Here, the Final EIR contains measures that are not enforceable: they are either qualified in a manner that does not require implementation or subjects implementation to unfettered discretion, or they are impermissibly deferred and contain no valid performance standards that allow any evaluation of their ultimate effect.

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<sup>10</sup> See Slides 37 and 38, available at:

[https://docs.vcrma.org/images/pdf/planning/plans/County-of-Ventura-Housing-Element\\_Virtual-Community-Meeting\\_ENGLISH.pdf](https://docs.vcrma.org/images/pdf/planning/plans/County-of-Ventura-Housing-Element_Virtual-Community-Meeting_ENGLISH.pdf)

<sup>11</sup> See *No Slo Transit, Inc. v. City of Long Beach* (1987) 197 Cal.App.3d 241, 256.

<sup>12</sup> *Sierra Club v. County of San Diego*, 231 Cal.App.4th 1152, 1167 (2014); see also CEQA §21081.6(b), CEQA Guidelines § 15126.4(a)(2).

First and most egregiously, the Final EIR modified several of the Draft EIR's mitigation measures with qualifiers that render them ineffective. These qualifiers include "if feasible" or "to the maximum extent feasible." However, the measures contained no method to determine feasibility, delegating to staff the determination regarding any particular requirement. Such qualifiers prevent the County from actually requiring or ensuring any particular action by future applicants or developers, rendering the measures unenforceable. The affected mitigation measures include, at a minimum:

- Mitigation Measure ("MM") AQ-1b;
- MM BIO-1;
- MM CUL-1c;
- MM CUL-3;
- MM GHG-1;
- MM NOI-1;
- MM NOI-3;
- MM CTM-1;
- Policy HAZ-X.

Also, as stated in CoLAB's February 25, 2020 comment letter on the Draft EIR, the EIR also applies many policies and implementation programs that use the words "encourage" or "discourage" as evidence of impact reduction, even to the point of assigning a hard number value for reduction of GHG emissions. CEQA requires performance standards within the written mitigation policy or program, particularly where specific reductions are anticipated.<sup>13</sup> But with every policy and implementation program in the GPU and EIR that uses the words "encourage" or "discourage," the County fails to provide performance measures or success criteria. Without even a description of a specific "encouraging" or "discouraging" action that may indicate that the efforts would have any reasonable prospects for some as yet undefined definition of success, these policies and implementation programs also are illusory in nature and impermissibly defer mitigation. Examples of these measures include: AG-5.1 ("shall encourage farmers to reduce fertilizer application"). Together with AG-H, the County states "MT CO<sub>2</sub>e reduced by -39,236"

- AG-H;
- AG-5.2;
- AG-5.3;
- AG-J;
- AG-L;
- COS-8.2; and
- COS-8.7.

Each of these measures (to the extent the EIR relies upon these policies as mitigation), as qualified, is illusory and impermissibly defers mitigation to some future date, and according to no stated standard. Consequently, the EIR is not entitled to rely upon them in determining that any of the associated impacts would be reduced to a less-than-significant level. Even to the

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<sup>13</sup> CEQA Guidelines §15126.4(a)(1)(b).

extent the County recognizes an impact may be significant and unavoidable, it cannot simply escape its obligation to mitigation on the basis of that finding: the CEQA Guidelines require an agency to find that it has identified and required all feasible mitigation measures before it may determine the impact is unavoidable, and that the benefits of a project override its significant effects.<sup>14</sup>

**B. The County Intentionally and Impermissibly Deferred Mitigation on the Claimed Basis that the EIR is Programmatic, Despite Identifying Foreseeable Environmental Effects that Require Mitigation.**

CEQA calls for environmental review of discretionary projects at the earliest meaningful stage, to serve its purposes of public participation and informed decision-making.<sup>15</sup> The County must analyze and shape the project (in this case, the GPU) to reduce or avoid environmental impacts before deciding to approve it. The County failed to do so, and plainly stated its intent.

County staff admitted their intention to defer environmental and feasibility analysis of mitigation measures in public meetings. On February 19, 2020, Planning Director Dave Ward stated to the Agricultural Policy Advisory Committee that “this is a program EIR...feasibility of mitigations would be assessed at the project level...a program level doesn't require this.” Mr. Ward further stated that the programmatic EIR only needs to examine the environmental impacts of a “specific policy or program, then that's part of the CEQA analysis...there would have to be a policy or program specific to that item, then we are assessing that.” That is, rather than conducting a CEQA analysis of the reasonably foreseeable environmental effects of the proposed policies and programs, the County used the programmatic nature of the GPU EIR to defer this consideration.

Some of the many examples of deferred mitigation and analysis in the EIR and the July 16 Revisions to the EIR include:

**Implementation Program COS-X:** GHG reduction policy enhancement program (see July 16 2020, Staff report “Revisions to the EIR”) states “for any additional future policies that may be adopted as part of the County's GHG reduction strategy (COS-10.1), the CEC may recommend new subprograms...the subprograms shall be recommended to the Board of Supervisors for consideration and approval no later than 2025.”

This mitigation measure does not describe any actual mitigation at all, but rather is merely a suggestion that, in the future, the County may (or may not) adopt unspecified subprograms for un-identified, undisclosed future policies as part of its mitigation measures for GHG emissions. Without disclosing specific information regarding how many new “subprograms” may be identified or approved, any specific details of such “subprogram” contents or language, performance measures and success criteria for how many and what type of “subprograms” this mitigation measure is trying to achieve, or even what the potential “additional future policies that may be adopted” may be, this mitigation measure is nothing more than an attempt to add additional policies and programs to the GPU without fulfilling the regulatory requirements

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<sup>14</sup> CEQA Guidelines §§ 15091(a), 15093(a).

<sup>15</sup> *Save Tara v. City of West Hollywood*, 45 Cal.4th 116(2008).

under the GPU process, and to evade environmental review. Furthermore, this call for future, unspecified actions renders the associated mitigation measure illusory.

**Policy HAZ-10.X** from Revisions to EIR (Health risk assessments for sensitive land uses near heavily traveled transportation corridors). This policy requires that discretionary development for land uses including sensitive receptors be located at least 1,000 feet away from any road with traffic volumes that exceed 50,000 vehicles per day. However, the County has failed to identify or disclose any impacts on future housing, facilities, services, etc. The County has not identified which roads (either in the General Plan or the Background report) that currently meet this standard and are anticipated to meet this standard in the future, precluding any meaningful ability of the public to evaluate this proposed mitigation measure against housing and business/industrial expansion goals, and goals for providing services (health clinics, schools, libraries) for underserved communities. Instead, the County proposes to defer the analysis to a later, unspecified time.

**MM AG-2:** Implementation program (Establish Agricultural Conservation Easement) requires an applicant to deposit funds with the County to “contract with a qualified third party agricultural economic consultant to review and advise the Planning Division and Agricultural Commissioner regarding the establishment and implementation of the agricultural conservation easements.” Rather than assess the feasibility of this mitigation measure itself in the EIR (as required under CEQA), the County explicitly defers the feasibility analysis to future EIRs. That analysis is required now, particularly in light of the attached study (see below) demonstrating the program is infeasible and will foreseeably result in significant environmental effects.

**MM PS-1 and New Implementation Program PFS-X:** Review of future projects for Law Enforcement security measures states “future discretionary projects shall be reviewed by the County Sheriff’s Department to determine whether the project includes adequate security measures...” The County fails to provide any definition or description of “adequate security measures” in the General Plan or the EIR, but instead is deferring disclosing the requirements and any associated analysis of impacts from the GPU to future EIRs. To the extent the EIR relies upon this mitigation measure for its conclusions regarding the effects of the GPU on law enforcement services, that reliance deprives the analysis of any substantial evidentiary support for its conclusion.

#### **Implementation Program COS-X and GHG Reduction Policy Enhancement**

**Program:** “For any additional future policies that may be adopted as part of the County’s GHG reduction strategy (COS-10.1), the CEC may recommend new subprograms...the subprograms shall be recommended to the Board of Supervisors for consideration and approval no later than 2025.” Even though this is not a mitigation measure, that statement that the County will defer the creation of some unknown number and type of mitigation measures to a later time, with no indication that these future, unknown proposed policies and programs will go through future CEQA analysis or the General Plan amendment process, represents a glaring omission in the GHG analysis and a definitive statement of the intent to defer mitigation. Further, it provides no information regarding any performance standards those “subprograms” are intended to meet, preventing any evaluation of their effects.

**MM CTM-3: Revised IP CTM-C:** The VMT reduction program states “the County shall update and adopt its initial study assessment guidelines no later than 2025 to address Vehicle Miles Traveled and safety metrics pursuant to CEQA Guidelines Section 15064.3. This program shall consider inclusion of the following components:

- Establishment of screening criteria to define projects not required to submit detailed VMT analysis
- Establishment of thresholds of significance for identifying VTM related transportation impacts
- Standard mitigation measures

In addition to failing to provide any information regarding the actual requirements for mitigating VMT impacts, this mitigation measure defers even defining which projects may or may not be subject to any VMT mitigation at all. In doing so it completely undercuts any mitigation assumptions in the transportation analysis in the EIR, and deprives the conclusions of substantial evidentiary support. Much like Implementation Program COS-X: GHG reduction policy enhancement program discussed above, CTM-3 is not a mitigation measure, but rather a statement that the County will defer the creation of mitigation measures to a later time, with no indication that these future, unknown proposed policies and programs will go through future CEQA analysis or the General Plan amendment process.

Revised Implementation Program P CTM-C: VMT reduction program states “to support climate change related goal and CEQA related VMT policies, the County shall develop a VMT reduction program no later than 2025. This program shall contain a range of project- and program-level mitigation measures and VMT reduction strategies . . .” Here, too, no evaluation of the VMT impacts of the GPU is possible in the absence of performance standards for these reduction strategies. Worse, as GHG impacts relate directly to VMT, this deferral also deprives the GHG analysis of evidentiary support. This is yet another area where evaluation of the Housing Element as part of the GPU—rather than impermissibly piecemealing these efforts—would have avoided confusion and conflict, as the GPU EIR could evaluate an accurate assumption regarding housing production and locations, which would then properly inform the VMT and GHG analyses.

#### **IV. THE GHG ANALYSIS IN THE EIR WAS FLAWED, INCOMPLETE, AND UNSUPPORTED, AND MUST BE RECIRCULATED AT A MINIMUM.**

In addition to the unenforceable and deferred nature of mitigation in the EIR, including mitigation for GHG emissions, the County persists in relying upon erroneous GHG emissions calculations and analysis.

##### **A. The County Acknowledged the Entire Basis of the GHG Analysis in the Draft EIR was Fundamentally Flawed and Required Replacement in Its Entirety.**

As detailed in our July 15, 2020 letter to the Planning Commission, the Final EIR attempts to replace, in its entirety, the fundamental analytic basis of the GHG analysis—the emissions inventory—by providing an entirely new GHG emissions inventory. The Final EIR claims to have

done this not in response to comments, but in recognition of the County's error, but the effect is the same: the GHG emissions inventory represents the entire basis of for the development of emissions reduction goals and policies, as well as the determination of significance in the EIR. The Final EIR, in its changes and Master Responses, claims that because the overall conclusion remains unchanged, and the Final EIR avoided designating a new or substantially more severe impact than was disclosed in the Draft EIR, that none of the criteria in section 15088.5(a) of the CEQA Guidelines is met, and recirculation is not required.

But this narrow and self-serving reasoning is neither adequate nor the end of the story. Section 15088.5(a)(4) also requires recirculation where analysis “was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.” Here, the very basis of the entire analysis is called into question. By acknowledging fundamental errors inherent in the analytic baseline, and the need for a wholesale reconstruction of the same, the County cannot seriously claim—as it appears to do so—that the public has received adequate opportunity to comment. A flawed and misleading baseline alone precludes informed consideration and comment, irrespective of whether the baseline is more or less favorable to the underlying project.<sup>16</sup> Consequently, a flawed baseline represents a prejudicial error as a matter of law. An error of this magnitude necessarily implicates the sufficiency of the resulting analysis for the purposes of informed public review and comment, and recirculation is clearly required.

**B. The GHG Analysis Includes Unsubstantiated and Double-Counted Reductions in Emissions.**

The County has failed to apply a consistent and standard approach to its GHG emissions calculations, granting itself “credit” for reductions while ignoring or “disregarding” any and all General Plan policies that will increase GHG emissions. For example, in COS-8.4 (Clean Power Alliance), the County “credits” itself for a reduction of GHG emission of MT CO<sub>2</sub>e reduced by -20,445, from the increase of electricity through renewable sources. But the County never acknowledges that, with the retirement of the peaker plants, there is no local electricity production in Ventura County. Any reductions in GHG emissions related to increased use of renewably sourced electrical power would occur outside of County boundaries. Even if CoLAB agreed with the County applying these out-of-County GHG emissions reductions to the EIR calculations, but this approach must be applied consistently throughout the document and the calculations.

But the County refuses to follow this approach when calculating impacts resulting from policies and programs. The County admits in the EIR that the policies and programs proposed in the GPU will increase the import of oil. However, the County states that as the admitted significant environmental impacts from implementing the GPU will occur “outside the County,” these impacts need not be evaluated or calculated. The County cannot cherry pick when and where it chooses to consider “outside” GHG emission impacts. If the County chooses to analyze those policies which will reduce GHG emissions outside of the County, it must, by the same argument,

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<sup>16</sup> See *Neighbors for Smart Rail v. Exposition Metro Line Constr. Auth.*, 57 Cal.4th 439 (2013).

also evaluate and fully analyze those policies which, by its own admission, would have a significant negative impact on GHG emissions outside of the County.

The County's calculations of the reduction of GHG emissions from implementation of COS-H (Tree Planting) are flawed. The County's calculations assume a 100% survivability rate for all trees planted. It also assumes the same carbon sequestration volume regardless of type of tree, size of tree, and whether tree is sapling or fully grown. As stated by Supervisors Park at the September 10, 2019 Board hearing, some of these newly planted trees "may be replacements" for existing trees. However, the calculation assumes that the entire number of trees planted is "in addition" to existing trees. If the County is replacing fully grown, mature trees with saplings, a long-term decrease will occur in the carbon capture, which renders the GHG emissions credit obtained by this calculation erroneous or, at the very least, unsupported.

Furthermore, during the July 28, 2020 discussion of General Fund costs to implement the GPU, Supervisor Parks stated that this program and its associated policy (COS-1.15) will be reliant upon the County receiving grant money. However, at no time or in any document has the County indicated that they have an assured measure of success for receiving grants for these policies and programs. The Conservation and Open Space element does not suggest that the County's grant application efforts will have any reasonable prospect for success. As such, this program and its associated policy are not adequately correlated with GHG emissions mitigation and cannot be applied to the County's calculations.<sup>17</sup>

**C. Mitigation Measure GHG-1 (Implementation Program HAZ-X)  
Violates CEQA and Does Not Support the County's Significance  
Findings or Statement of Overriding Considerations.**

As described above, several of the mitigation measures proposed for the EIR are unenforceable or impermissibly deferred due to the inclusion of language regarding "feasibility" and the assignment of unfettered discretion to County staff during implementation. Although MM GHG-1 does not contain that language, it nevertheless remains impermissibly vague, defers actual mitigation to future actions without analyzing the effects thereof, and fails to provide sufficient detail to support the County's proposed findings.

In order to be effective, a mitigation measure must actually result in a specific, identified level of impact reduction. Measures that contain only vague effects, and that defer potential reductions to future actions, violate CEQA. The County's determination that the underlying impact will remain significant and unavoidable does not allow it to evade the requirement for concrete mitigation. As the California Court of Appeals for the Fifth Appellate District found earlier this year, a County Board of Supervisors cannot support a Statement of Overriding Considerations under CEQA while relying on deficient mitigation.<sup>18</sup> Despite the revisions proposed by the

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<sup>17</sup> See *Concerned Citizens of Calaveras County v. Bd. of Supervisors*, 166 Cal. App. 3d 90 (1985).

<sup>18</sup> See, *King & Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814, 852, 870, as modified on denial of reh'g (Mar. 20, 2020) (noting that adopting a Statement of Overriding Considerations "does not negate the statutory obligation to implement feasible mitigation measure," and that "defects in the EIR's discussion of mitigation measures must be remedied and a revised EIR considered by the Board before it adopts any [Statement of Overriding

County and the explanations in the responses to comments on the Draft EIR (the “RTCs”), the County’s reliance on MM GHG-1 remains impermissible.

*First*, and as described above, revised MM GHG-1 clarifies that the County is deferring the potential imposition of any energy requirements for commercial, retail, hotel and other buildings to future, discretionary decisions concerning the feasibility of any such requirements. This is an improper deferral of mitigation. Delaying the evaluation of MM GHG-1 to some point after the Project is approved deprives both the decision-makers and the public of a full understanding of the measure’s effectiveness at the time the EIR would be certified and the Statement of Overriding Considerations adopted for significant and unavoidable GHG impacts.

*Second*, revised MM GHG-1 is directly contradicted by the County’s statements regarding the energy needs in the EIR. The County asserts that “the energy needs of residential and commercial buildings will be minimal, even if designed as all-electric buildings” and that no analysis of new energy infrastructure impacts is required.<sup>19</sup> The County also claims that future energy system impacts are adequately discussed in other sections of the EIR. However, Section 4.17 (Utilities) of the EIR provides almost no information concerning building energy demand growth and impacts while Section 4.6 (Energy) provides only a cursory discussion of potential energy demand.

Without any additional analysis, Section 4.6 projects that both electric and natural gas demand will increase by approximately the same amount (over 6 percent) through 2040. These projections directly conflict with the aims and intended effects of MM GHG-1, which is designed to preclude natural gas use in virtually all new buildings in the County and shift that demand to a single source of energy. If no change in energy use patterns is anticipated, then MM GHG-1 is ineffective. If MM GHG-1 will actually change energy use as intended, then the EIR’s discussion of future energy demand is inaccurate. In either case, the EIR fails to provide the public and the County’s decision makers with sufficient information concerning net energy and GHG impacts. This is a clear violation of CEQA.

*Finally*, the County’s assertion that the significance conclusions for Impacts 4.8-1 and 4.8-2 do not rely solely on MM GHG-1 fails to address the fundamental CEQA requirement that a Statement of Overriding Considerations be supported by a clear understanding of net impacts that remain significant and unavoidable after mitigation. If MM GHG-1 is a mitigation measure within the meaning of CEQA, it must result in a specific impact reduction that is disclosed to the public and the County’s decision makers. The RTCs further state that several of these other measures merely contemplate that the County would “develop recommended subprograms to implement policies that do not have associated implementation programs in the GPU.”<sup>20</sup> As such, these measures violate CEQA by impermissibly deferring mitigation and failing to generate specific impact reductions in the same manner as MM GHG-1. Whether or not the County’s significance conclusions rely solely on MM GHG-1, the County is obligated to disclose to the public the impacts that will remain significant and unavoidable after mitigation.

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Considerations].”

<sup>19</sup> EIR at 2-530, RTC O28-3.

<sup>20</sup> EIR at 2-528, RTC O28-2.



**V. THE EIR FAILS TO EVALUATE THE FEASIBILITY AND POTENTIAL SECONDARY EFFECTS OF POLICIES AND MITIGATION MEASURES.**

CEQA is clear that an agency must evaluate the effects of a mitigation measure that itself has the potential to create a new significant effects.<sup>21</sup> Here, several mitigation measures have the potential to cause environmental effects, and the EIR has failed to evaluate and disclose those effects.

**A. Mitigation Measure AG-2 is Infeasible and Will Result in Secondary Environmental Effects.**

A study prepared by Capitol Matrix regarding MM AG-2 (Exh. 18), concluded not only that the measure was infeasible, but that it will result in agricultural operations following agricultural land, which itself will have significant environmental effects, such as soil erosion, increased water use by other active farms, and the introduction of invasive plant species that impact local biological resources. CEQA requires the EIR evaluate and mitigate these foreseeable adverse effects.

**B. The EIR Fails to Evaluate the Effects of Policies Regarding Tree Plantings, Despite Foreseeable Environmental Effects.**

Policies COS-1.15 and COS-H were specifically cited in CoLAB's February 25, 2020 comment letter and in other comment letters as missing from the EIR's analysis. Without any consideration of these policies, the County cannot claim to have evaluated the GPU in its entirety, and to the extent additional policies and mitigation measures are proposed, unevaluated and unmitigated impacts remain.

GPU policy COS 1.15 purports to require the planting of two million trees in the County by 2040, with more than 1,000 trees planted annually. According to the report prepared by Padre Associates, Inc. (Exh. 15), a locally based biological consulting firm, the planting of these trees cannot be accommodated solely in existing, developed areas. Consequently, planting will have to occur in undeveloped areas or areas with other established uses, potentially including agricultural land. Yet the EIR contains no analysis of the foreseeable effects of these plantings on biological resources (including sensitive species and native habitat), water resources, increased wildfire hazards, and potential loss of agricultural resources. Without a full evaluation of these wide-ranging policies, the EIR deprives the public and decisionmakers of the information required for informed comment and decisionmaking, even though the EIR likely represents the only environmental review of tree planting programs proposed subsequent to the GPU.

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<sup>21</sup> *Cleveland Nat'l Forest Found. v. San Diego Assn. of Governments*, 17 Cal. App. 5th 413, 432 (2017).

**C. The GHG Analysis Fails to Evaluate the Feasibility and Effects of the Proposed Exclusive Use of Electrical Power.**

Here, the GPU's GHG Strategy (Appendix B) and the EIR establish a policy framework that would prohibit natural gas in new residential and commercial buildings. This framework consists of the following specific policies:

- **Goal COS-S (Building Code Update):** The County shall “update the Building Code to include a mandatory Energy Reach Code.” Goal COS-S is also included in the County’s Climate Action Plan, which is Appendix B of the GPU.
- **Goal COS-8.1 (Reduce Reliance on Fossil Fuels):** The County shall promote the development and use of renewable energy resources ... to reduce dependency on petroleum-based energy sources.
- **Goal COS-8.6 (Zero Net Energy and Zero Net Carbon Buildings):** The County shall support the transition to zero net energy and zero net carbon buildings, including electrification of new buildings.
- **COS-10.4 (Greenhouse Gas Reductions in Existing and New Development):** The County shall reduce GHG emissions in both existing and new development through a combination of measures included in the GHG Strategy, which includes new and modified regulations, financing and incentive-based programs, community outreach and education programs, partnerships with local or regional agencies, and other related actions.
- **MM GHG-1 (Implementation Program HAZ-X):** As revised in the final EIR, HAZ-X requires that the County “support the proposed reach codes under COS-S” by including “a new program in the Hazards and Safety element that prohibits the installation of new natural gas infrastructure in new residential development construction” and that the program “be extended to include new commercial development building types such as including but not limited to offices, retail buildings, and hotels.”

Taken together, these policies and GHG-1/Program HAZ-X (the “proposed single-source of energy policies”) establish a framework that prohibits natural gas in new residential and commercial buildings. This framework will control not only discretionary land use decisions for projects in unincorporated areas of the County, but will also compel municipalities within the County to adopt similar policies, including natural gas bans rather than promoting a more targeted use of natural gas and the development of clean, zero-emission and net negative emission gas supplies that are available to and benefit the entire community. Because the County’s single-source of energy policy will control discretionary approvals for years to come, the time to analyze the environmental impacts from the single-source of energy policies is **now** — not later. If the Board proceeds as recommended by the Planning Commission, doing so will subject the County to legal risk for improperly deferring CEQA review of the potential environmental impacts that will result from banning natural gas in new residential and commercial buildings and transitioning to a single source of energy.

Lastly, because “the General Plan will also serve at the County’s Climate Action Plan (“CAP”),”<sup>22</sup> subsequent discretionary projects seeking to streamline review of cumulative GHG impacts<sup>23</sup> will be required to adhere to applicable GHG reduction measures — including GHG-1. Because this streamlining mechanism is a less-costly alternative to preparing project-specific cumulative GHG impacts analyses, more and more projects in the County will be forced to comply with GHG-1’s prohibition on natural gas, leading to further certainty of a ban on natural gas usage and forced transition to a single source of energy

**1. The County Has Not Adequately Analyzed the Direct and Indirect Environmental Impacts of the Policy Framework Set Forth in the GPU, GHG Strategy, and MM GHG-1.**

Despite revisions to the EIR and explanations in Responses to Comments, the County’s CEQA analysis—of the effects of MM GHG-1 and the reasonably foreseeable transition away from natural gas that will occur under the single-source of energy policies—remains substantively and procedurally deficient.

As explained in greater detail below, the County has failed to sufficiently consider the direct and indirect impacts that will occur from building gas bans, as required by the single-source of energy policies. Also, as explained below, the County has failed to adequately consider the cumulative impacts of the single-source of energy policies. Numerous municipalities in California, including Berkeley, San Luis Obispo, San Jose, Mountain View, Morgan Hill, Milpitas, Monte Sereno, Saratoga, Los Gatos, Cupertino, Los Altos Hills, Campbell, Santa Monica, West Hollywood, Carlsbad, Brisbane, Davis, Healdsburg, Santa Rosa, and Palo Alto have already adopted Reach Codes which ban gas in new building and/or preclude natural gas use.

Thus, the County’s adoption of the GPU, GHG Strategy and MM GHG-1 will violate CEQA because the County has failed to sufficiently analyze the direct, indirect and cumulative impacts of its policy prohibiting natural gas in new residential and commercial structures. The County should reevaluate its reliance on MM GHG-1, an unproven measure that will result in sweeping and unstudied consequences.

**2. The GPU Policies and MM GHG-1 Are Preempted by Federal and State Law**

Taken together, Policy COS-S (Building Code Update) and MM GHG-1/Implementation Policy HAZ-X mandate the County to adopt a Reach Code amendment that will prohibit natural gas in future residential and commercial buildings. In addition to the fundamental CEQA deficiencies discussed above, this mandate is preempted by the California Constitution, state law and policy.

On the state level, the County must consider that the Public Utilities Commission has been delegated broad authority by the California Constitution and Legislature to supervise and regulate public utilities, including natural gas utilities. Cal. Const. Art. XII, sects. 3, 5, and 8; Cal.

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<sup>22</sup> GPU, Appendix B at B-1.

<sup>23</sup> CEQA Guidelines § 15183.5.

Pub. Util. Code § 701 (granting authority that includes taking all “necessary and convenient” actions). The CPUC is tasked with ensuring adequate, reliable, and efficient public utility service at reasonable rates, and even has authority to impose a moratorium on new gas hook-ups in limited circumstances, Pub. Util. Code § 2775.7. Under this state-wide regulatory scheme, a local ban on the use of natural gas interferes with the CPUC’s regulatory authority and is preempted.

In addition, by adopting MM GHG-1 and obligating itself to the HAZ-X Program in the GPU, the County would act contrary to state law and policy. California has established a policy to make natural gas service available to all residents; that residents be allowed to choose affordable and efficient sources of energy; that state policy should maximize the benefits of natural gas for Californians; and that diverse energy sources should be available to mitigate risk and to support the reliability and resilience of the state’s energy supply. Pub. Res. Code Section 25400 in particular states that the California Energy Commission must “encourage the balanced use of all sources of energy to meet the state’s needs, and to seek to avoid possible undesirable consequences of reliance on a single source of energy.” Ventura County would violate these policies by deciding that its residents, and in particular its disadvantaged community members, should not have access to natural gas service and that a sole-source energy system is the best approach on climate goals.

### **3. The GHG Strategy and MM GHG-1 Are Technologically Restrictive and Will Disproportionally Impact Disadvantaged Communities.**

The GPU and EIR obscure the unequivocal evidence that the single-source of energy policies will increase energy costs and disproportionately harm disadvantaged communities. Rather than acknowledging these effects, the County recites technical arguments that there is no clear “link between economic or social effects [of the single-source of energy policies] and physical environmental changes.” Yet it is clear that the single-source of energy policies cumulatively contribute towards the implementation of a single-source of energy strategy for California that will require, at minimum, millions of acres of new distributed energy generation, new bulk transmission throughout the western U.S., and a more than 15,000 percent increase in grid scale battery manufacturing and deployment that will have a direct and material effect on the quality of life in underserved communities. This undertaking is projected to drive a 20-40 percent increase in energy costs.

Multiple studies have documented that disadvantaged communities in California are disproportionately impacted by higher energy costs. For example, a 2020 study from UCLA’s California Center for Sustainable Communities found that per-capita levels of electricity and natural gas consumption in disadvantaged communities within Los Angeles County are, “on average, about half of those seen within their more affluent counterparts.” On a state-wide basis, millions of lower-income Californians are currently forced to allocate an increasingly and unsustainably larger percentage of household income for energy, a fact that significantly contributes to the state’s cost of living adjusted poverty rate, which is the highest in the U.S. Additionally, lower-income residents especially Black renters and homeowners pay significantly more for energy than other racial groups.

On average, natural gas costs are significantly lower than other forms of energy for the same amount of energy, and have been falling over time while the cost of other forms of energy has increased. The benefits of natural gas for disadvantaged communities have prompted civil rights leaders to advocate for new natural gas service in poorer urban communities due to concerns about the socially regressive impacts of natural gas bans.

Natural gas bans and single-source of energy strategies serve to further disadvantage California's working class families and underserved communities by encouraging programs and new technologies whose large upfront costs are not affordable, and therefore not equally available to all members of the community. As a result, certain clean energy incentives are inadvertently exclusionary and frequently end up subsidizing the cost of products that favor, and benefit wealthier Californians. The exclusionary impacts of high costs of living, including housing and energy, in wealthier California communities has been documented in multiple studies. Recent analysis has indicated that the incremental housing, energy, and business costs associated with gas bans, however unintentionally, increase exclusionary barriers.

In light of these and other studies, the County must address the substantial evidence in the record showing that natural gas bans that fail to consider feasible mitigation measures including the development of clean, zero-emission and net negative emission gas supplies implemented in accordance with MM GHG-1 and the other single-source of energy policies will result in regressive energy price impacts, and have an exclusionary effect on lower income and historically disadvantaged communities.

For example, Policy COS-W (Energy Efficiency and Conservation Program) under the GPU's GHG Strategy requires the County to develop a "behavior change program for energy efficiency and conservation." The program will, among other things, provide for "energy literacy training for low-income customers on buying energy-efficient products or using energy more efficiently...." Policy COS-W's inclusion of a program specifically tailored to low-income customers highlights the County's mistaken assumptions regarding energy consumption by such demographics, and casts doubt into the County's technology-driving policies which will disproportionately impact disadvantaged communities of color within the County. Directing focused efforts to "behavior change" and "energy literacy train" low-income consumers is both misguided and ill-informed, at best, and impermissibly targets economically disadvantaged members of the community *who already use energy at lower rates*. Further, the EIR failed to present any information or evidence that lower income households are a significant or even measurable contributor to GHG emissions, or that such programs would have a quantifiable effect on GHG emissions. Notably, the GPU has not proposed any policies that target residents of middle-class and wealthy households for focused "behavior change" or "energy literacy training" and cannot assume that these types of households will not increase their own GHG emissions. Yet the County has not created any policies that will focus "behavior change" efforts on any group other than low-income residents.

Recent, peer reviewed, published studies have shown that low income households are not the primary contributors of GHG emissions. The University of California, Los Angeles, released a study in June 2020 (Exh. 20) that indicated that wealthy and middle-class households have more than twice the energy consumption of lower income households. The National Academy of Sciences published a report on August 11, 2020 (Exh. 14) that concluded that residential energy

use accounts for roughly 20% of GHG emissions in the United States, and wealthier Americans have per capita GHG emission footprints approximately 25% higher than those of lower-income residents, primarily due to the housing attributes afforded by affluence (greater floor space, and associated construction, lighting, heating and air conditioning). In especially affluent suburbs, these emissions can be 15 times higher than nearby, less affluent, neighborhoods. As the County admits in the GPU and EIR, there is very little new housing forecasted to be constructed in the unincorporated area between 2020 and 2040,<sup>24</sup> so the analysis has no evidentiary basis to assume that middle-class and wealthy households will abandon larger homes and down-size to achieve any reduction in the GHG emissions associated with larger houses.

In addition, the County does not provide any performance measures, success criteria, or specific information regarding any actual measurable action associated with the “behavior change” effort. Yet despite having no performance measure or success criteria, the County somehow managed to calculate and credit themselves with an actual hard number (MT CO<sub>2</sub>e reduced by - 6,182) for GHG emissions reduction in Appendix D (Revised, July 16, 2020).

Program COS-W also assumes provision of “rewards” or “rebates for improved energy consumption.” but does not outline how the County will obtain these rebates. Funding “rewards” and “rebates” would be dependent on future approval future Supervisors or on receiving grant money from agencies over which the County has no control or influence. Without assurance that these assumed programs would actually materialize, the claimed reductions that depend on these programs are entirely speculative and fail to provide evidentiary support for the EIR’s conclusions.

The County also runs the risk of violating CEQA for failing to analyze the “social and economic impacts” that its policy determinations under the GPU will have on disadvantaged communities. The CEQA Guidelines provide that “[e]conomic or social effects of a project may be used to determine the significance of physical changes caused by the project. For example, if the construction of a new freeway or rail line divides an existing community, the construction would be the physical change, but the social effect on the community would be the basis for determining that the effect would be significant.” Before the County adopts MM GHG-1 and commits itself to the HAZ-X Program, it must consider the social and economic effects that decision will have on its disadvantaged communities that rely on natural gas as a low-cost source of home heating and cooking. Notably, about 90 percent of residential energy consumers in Southern California use natural gas for space and water heating. Further, Navigant Consulting reported in 2018 that replacing natural gas appliances in the household with all-electric appliances could cost single-family homeowners in Southern California “over \$7,200 and increase energy costs by up to \$388 per year.” Yet, the County has not analyzed these social or economic effects under CEQA, nor carefully considered how its policy determinations may burden disadvantaged communities with the increased costs of single-source energy in new residential and commercial buildings.

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<sup>24</sup> We note again that the assumptions of the GPU do not appear to align with the recent RHNA allocation for Ventura County, and may not align with the County’s own Housing Element, now under concurrent consideration.

**4. The GHG Strategy Will Result in Significant Harmful Effects to Agricultural Operations in the County.**

The 2040 General Plan takes measures to replace traditional farming equipment with all-electric/renewably sourced powered farming equipment (examples: Policy AG-5.2; AG-I and AG-J). But it is clear that the County has not conducted any research on this issue, spoken with any farmers or growers about local agriculture operational needs, or consulted with any experts in large-scale electric heavy equipment technology before drafting these policies and programs.

Peer-reviewed, published articles in international scientific and technology journals summarizing large scale, comprehensive studies conducted around the world indicate that the technology is simply not available to convert larger, more powerful tractors to all electric (Exhs. 1, 2, and 3). The scale of equipment needed for Ventura County agricultural operations cannot be achieved either in needed delivery of power or in necessary run times to conduct agricultural activities. Studies have also shown that the charging costs of large-scale equipment is prohibitively higher than the cost of operating fossil-fuel powered equipment, and these costs are not anticipated to decrease in the near future. Furthermore, as proven by the rolling black outs experienced in August 2020 across the state, there is no reliable power supply grid to allow for the near-constant battery re-charging necessary to operate all-electric farming equipment.

The referenced studies indicate that, with additional technological advances, at some unknown time in the future, hybrid technology (a combination of fossil-fuel/electric powered agricultural equipment) may be a viable option for the creation and use of functional large scale tractors with the capabilities of operations necessary for farming in Ventura County. But the County's General Plan policies have outright excluded this possibility, as they mandate only all-electric/renewably sourced electric powered equipment and do not allow for hybrid options.

**5. The RTCs Fail to Adequately Consider the Foreseeable Reduction in Energy Reliability and Safety Concerns Associated with a Single Energy Source.**

The RTCs ignore the increasing prevalence and impacts of Public Safety Power Shut-Off ("PSPS") events in California particularly in the County, by simply stating that "[PSPSs] are not physical environmental impacts of the GPU that require analysis in the EIR."<sup>25</sup> Given the rise of wildfires in recent years, the California Public Utilities Commission has required investor-owned utilities ("IOUs") to adopt, implement, and adhere to PSPS protocols to reduce the risk of catastrophic wildfires. IOUs have indicated that these planned outages may continue for several years in order to mitigate for fire risks and that high GHG-emitting back-up diesel generation may be required as a stopgap to provide electricity to affected customers.<sup>26</sup>

The RTCs concede, but dismiss, the substantial evidence that natural gas service provides significant public safety and health benefits by enhancing resilience, particularly during periods of extreme weather when electrical service may be curtailed. The County failed to consider

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<sup>25</sup> EIR at 2-533, RTC O28-6.

<sup>26</sup> Robert Bryce, The High Cost of California Electricity Is Increasing Poverty, July 8 2020, <https://freopp.org/the-high-cost-of-california-electricity-is-increasing-poverty-d7bc4021b705>.

alternative technologies such as fuel cells, which provide combustion-free electricity made from natural gas, eliminating the need for power lines. Fuel cells are designed to reduce risk and improve water pumping service reliability in wildfire prone areas or in communities that experience frequent PSPS events due to high winds. Fire suppression support notwithstanding, cooking food, and boiling water are basic human needs and are particularly important to maintain during extended electrical power curtailments. Households that are unable to cook, or boil water, will foreseeably experience much more significant health and safety risks than those that are served with natural gas.

The EIR's discussion of Impact 4.9-7 states:

“[T]here are over 80 square miles of the county that are within the high fire hazard severity zone (FHSV) of State Responsibility Area (SRA) lands and more than 500 square miles in the very high FHSZ of Local Responsibility Area (LRA) lands (Appendix B:11-45). As part of the Ventura County Fire Code adopted on October 15, 2019, the County also defines Hazardous Fire Areas (HFAs) as a location within 500 feet of forest or brush, grass, or grain covered land, exclusive of small individual lots or parcels of land located outside of a brush, forest, or grass covered area. Also relevant to this discussion are areas of where wildlands are directly adjacent to urban development, known as wildland urban interface (WUI). Because high and very high FHSZs, HFAs, and WUIs generally overlap throughout the county, they are collectively referred to as “fire hazard areas” and all are considered in this analysis. ... ***The addition of more human activity, vehicles, and new utility infrastructure, such as overhead electrical lines, could exacerbate the risk of wildfire in currently undeveloped areas.***”

Thus, substantial evidence demonstrates that natural gas is reliable and resilient even in extreme weather events, making it even more essential in the rising age of more frequent and longer duration PSPS events. Although the natural gas ban policy consistent with MM GHG-1 would foreseeably expand the need for alternative power distribution and increase fire risks per the EIR analysis, the County does not discuss this foreseeable impact. In addition, the County fails to consider the effectiveness of natural gas or alternative technologies like fuel cells as a mitigation measure to reduce or effectively respond to wildfire risks to the public.

## **6. The EIR Has Failed to Analyze the Following Reasonably Foreseeable Direct Impacts from MM GHG-1 and The Single-Source of Energy Policies.**

CEQA Guidelines section 15126.4 provides that if a mitigation measure would cause one or more significant effects in addition to those that would be caused by the project as proposed, the effects of the mitigation measure must also be discussed in the EIR (albeit in lesser detail).<sup>27</sup> While EIR Chapter 4.8 contains a qualitative discussion how GHG impacts of the project will

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<sup>27</sup> Cal. Code Regs. tit. 14 § 15126.4; *Stevens v. City of Glendale* (1981) 125 Cal.App.3d 986.



remain significant even with implementation of MM GHG-1, the EIR does not even *mention* the impacts stemming from MM GHG-1.

The EIR does not address potential impacts that will occur from the County's adoption of the single-source of energy policies and their natural gas ban policy framework. There is incontrovertible substantial evidence that a prohibition on natural gas in new residential and commercial development may lead to the following significant effects under CEQA:

- **Energy Impacts:** Under the CEQA Appendix G Checklist, a project may involve a significant environmental impact if it would result in “wasteful” or “inefficient” energy consumption. MM GHG-1 seeks to prohibit use of natural gas in new residential and commercial buildings. The EIR fails to analyze how MM GHG-1 may result in the “wasteful” use of natural gas resources and infrastructure, or the “wasteful” or “inefficient” expenditure for additional energy consumption to accommodate the HAZ-X Program.
- **Biological Resources, Noise and Water Quality Impacts:** The EIR fails to recognize or analyze how implementing Program HAZ-X may necessitate the need for additional energy resources to accommodate increased energy demand and load. Yet, the EIR fails to analyze the indirect environmental impacts of increased deployment of distributed energy generating facilities (and accompanying distribution and transmission assets). For example, the EIR does not analyze how the construction of additional distributed energy sources may impact federally and/or state protected species, result in increased construction and operational noise levels for sensitive receptors, and/or degrade water quality during project construction or operation. These impacts need to be analyzed and disclosed to the public and the County's decision makers before any formal action is taken to certify the EIR and adopt the GPU.
- **Utilities Impacts:** Under section XIX of the CEQA Guidelines Appendix G checklist, lead agencies must detail whether a project will “Require or result in the relocation or construction of new or expanded water, wastewater treatment or storage drainage, electric power, ... facilities, the construction or relocation of which could cause significant environmental effects.” Here, the EIR does not quantify increased energy demand, or whether additional generation, distribution or transmission assets may be needed to facilitate increased energy demand under Program HAZ-X. By merely assuming that the local grid has sufficient infrastructure to accommodate increased energy demand stemming from Program HAZ-X, the County has impermissibly skirted its obligation to analyze the impacts the GPU and MM GHG-1 will have on utility infrastructure.
- **GHG Impacts:** A host of academic reports demonstrate that the County cannot simply assume that a single-source energy program will reduce GHG emissions, or here, be an effective mitigation measure to reduce GHG emissions from a project. California continues to rely on natural gas for energy generation and to stabilize the state's power grid as additional intermittent energy sources are deployed. When intermittent renewable energy supplies are not deployed (*i.e.*, solar power at night when demand is highest), using energy sources that have less energy efficiency to meet building energy

needs can produce more GHG emissions than natural gas. Yet, the EIR has not analyzed, or even acknowledged, the potential GHG impacts that could occur from displacing natural gas in new residential and commercial structures with a single source energy. Doing so runs contrary to CEQA's clear requirement that lead agencies evaluate indirect or secondary effects that are reasonably caused by a project.<sup>28</sup>

**D. The EIR has Failed to Evaluate and Disclose the Cumulative Impacts of the GPU and of Proposed Mitigation Measures.**

CEQA requires public agencies to consider whether a proposed action will have significant cumulative impacts and implement feasible mitigation measures to reduce or avoid such impacts. CEQA Guidelines section 15355 states that cumulative impacts may occur from “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts,” including (a) “individual effects...resulting from a single project or a number of separate projects;” and (b) “the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects” and that “can result from individually minor but collectively significant projects taking place over a period of time.”

As described above, provisions of the GPU and EIR would implement a statewide effort to reduce California's total GHG emissions to approximately 86 million metric tons per year by 2050, an 80 percent decrease relative to 1990 levels. Certain policies under the GPU's GHG Strategy and MM GHG-1/Program HAZ-X (the “single-source of energy policies”) establish a framework that prohibits natural gas in new residential and commercial buildings and fails to consider development of alternative technologies offering clean, zero-emission and net negative emission gas supplies. Under this approach, state GHG emissions would be reduced primarily by implementing a single source of energy, banning natural gas in new buildings and developing new and expanded distributed energy sources (referred to herein as Single Source of Energy or “SSoE”). For CEQA purposes, the single-source of energy policies constitute an “individually minor” project that is “closely related” to “reasonably foreseeable probable future projects”—the implementation of SSoE throughout the state—that “when considered together, are considerable or which compound or increase other environmental impacts” for which cumulative impacts must be considered under CEQA.

The County must consider potentially significant cumulative impacts associated with the implementation of an SSoE prior to adopting the GPU and EIR, many of which have not been sufficiently addressed by state, regional and local public entities. As discussed below, several of these impacts would be feasibly reduced by revisions to the single-source of energy policies that incorporate a more targeted use of natural gas and the development of clean, zero-emission and net negative emission gas supplies consistent with published reports by technical consultants and other climate change policy advocates. Due to these considerations, the single-source of

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<sup>28</sup> CEQA Guidelines § 15358)(a)(2) (indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems).

energy policies must be removed from the GPU and EIR and these documents must be revised to include feasible mitigation to adequately address the project's significant cumulative impacts.

The single-source of energy policies are intended to ban natural gas use and implement a SSoE in the County. These policies have been primarily developed by a technical consultant, Energy and Environmental Economics, Inc. ("E3"), in a series of reports recently provided to various state agencies.<sup>29</sup> In 2019, E3 published a detailed description of the significant additional energy generation facilities that would be required to achieve the GHG reduction goals of these policies by 2050 ("E3-2019").<sup>30</sup> E3 also published a report for The Nature Conservancy ("TNC") analyzing 61 in-state and multi-state options for siting sufficient amounts of new energy generation facilities and provided an overview of the significant cumulative ecological, agricultural and other impacts associated with these deployment options ("E3/TNC-2019").<sup>31</sup>

The single-source of energy policies implement the SSoE within the County and contribute to foreseeable significant cumulative impacts for which all feasible mitigation must be implemented under CEQA. The following sections describe several of the significant cumulative impacts that will occur from SSoE implementation and feasible mitigation measures that must be incorporated into revised versions of the single-source of energy policies to reduce these impacts. These mitigation measures would not conflict with County and state GHG reduction objectives, and would facilitate SSoE implementation in a cost-effective manner while reducing the magnitude of significant cumulative impacts to agricultural, biological, air quality, and other important CEQA resources.

The reports cited herein provide substantial evidence that SSoE development will significantly and adversely affect agricultural resources, including large amounts of prime farmland, other cropland and grazing land in California and in out-of-state locations. These cumulative impacts will directly affect farmers and ranchers in Ventura County by converting lands currently in agricultural use for power generation, transmission and storage, and indirectly impact County agriculture by adversely harming the state and western U.S. agricultural infrastructure and capacity, including severe agricultural land area contraction.<sup>32</sup> As evidenced by the reports, the SSoE will also increase energy costs, which will cause a significant cumulative impact on

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<sup>29</sup> The most widely cited of these reports is Mahone et al., Deep Decarbonization in a High Renewables Future

Updated Results from the California PATHWAYS Model, June 2018, CEC-500-2018-012, <https://ww2.energy.ca.gov/2018publications/CEC-500-2018-012/CEC-500-2018-012.pdf>.

<sup>30</sup> Ming et al., Long-Run Resource Adequacy under Deep Decarbonization Pathways for California, June 2019 [https://www.ethree.com/wp-content/uploads/2019/06/E3\\_Long\\_Run\\_Resource\\_Adequacy\\_CA\\_Deep-Decarbonization\\_Final.pdf](https://www.ethree.com/wp-content/uploads/2019/06/E3_Long_Run_Resource_Adequacy_CA_Deep-Decarbonization_Final.pdf), underlying report for Olson, SB 100 Joint Agency Report: Charting a path to a 100% Clean Energy Future November 2019, Docket Number 19-SB-100, <https://efiling.energy.ca.gov/GetDocument.aspx?tn=230840>.

<sup>31</sup> Wu et al., Power of Place Land Conservation and Clean Energy Pathways for California, TNC, June 2019, [https://www.scienceforconservation.org/assets/downloads/Technical\\_Report\\_Power\\_of\\_Place.pdf](https://www.scienceforconservation.org/assets/downloads/Technical_Report_Power_of_Place.pdf).

agricultural operations that rely on energy equipment, including water conveyance and food processing operations.

There are several mitigation measures that should be incorporated into the 2040 General Plan's COS-S, COS 8.6 and MM GHG-1 (Program HAZ-X) to reduce the project's significant cumulative agricultural impacts, as required by CEQA

First, the County should prohibit involuntary energy generation and storage installation on agricultural and grazing lands without express landowner consent for any such development. This measure would reduce SSoE impacts on agriculture by ensuring that County farmers and ranchers will not be forcibly required to vacate their lands by the use of eminent domain or unreasonable regulatory constraints (commonly referred to as regulatory "takings").

COS-S, COS 8.6 and Implementation Program HAZ-X should be amended to expressly exempt agricultural operations, including in new construction, from mandatory SSoE requirements. Many agricultural operations cannot be feasibly accomplished without the use of energy sources other than electricity. Farmers and ranchers will require the flexibility to use other energy sources to control costs and provide essential and affordable food and agricultural products to the public.

COS-S, COS 8.6 and Implementation Program HAZ-X must also be amended to reflect, as documented in the E3-2019, E3/TNC-2019 and other published reports, the adverse land use impacts caused by the SSoE, including to agricultural and grazing land, disproportionately increase as the percentage of distributed energy generation rises. In particular, the magnitude of SSoE cumulative impacts increases as access to other clean energy sources, such as clean natural gas, renewable natural gas and blue and green hydrogen are reduced. As evidenced in the reports, E3 concluded that SSoE implementation would be infeasible without the retention of a significant amount of firm natural gas supply in 2050.

Figure 1 (below) indicates that there may be limited or possibly no practical pathway for achieving GHG emissions by using distributed energy generation and batteries for more than about 60 percent of the state's total energy requirements without the concurrent development of other clean energy sources, such as zero-emission and net-negative emission renewable and natural gas.

Based on these considerations, the County should revise COS-S, COS 8.6 and Implementation Program HAZ-X to allow for continued access to natural gas as well as development of clean, zero-emission and net negative emission gas supplies concurrently with SSoE implementation when the risks of overbuilding, expanded land use requirements and costs remain relatively low. As shown in Figure 1, these risks become increasingly acute as distributed energy generation provides 60 percent and increases to 80 percent of total energy generation. This revision would facilitate the concurrent expansion of distributed energy generation capacity to very high levels with the ongoing effort to develop clean and innovative natural gas technologies that would provide one of the essential alternative energy sources necessary to maintain public support for and feasibly implement the SSoE.

**Figure 1: Electrification Costs with and without Diverse Clean Energy Sources<sup>33</sup>**

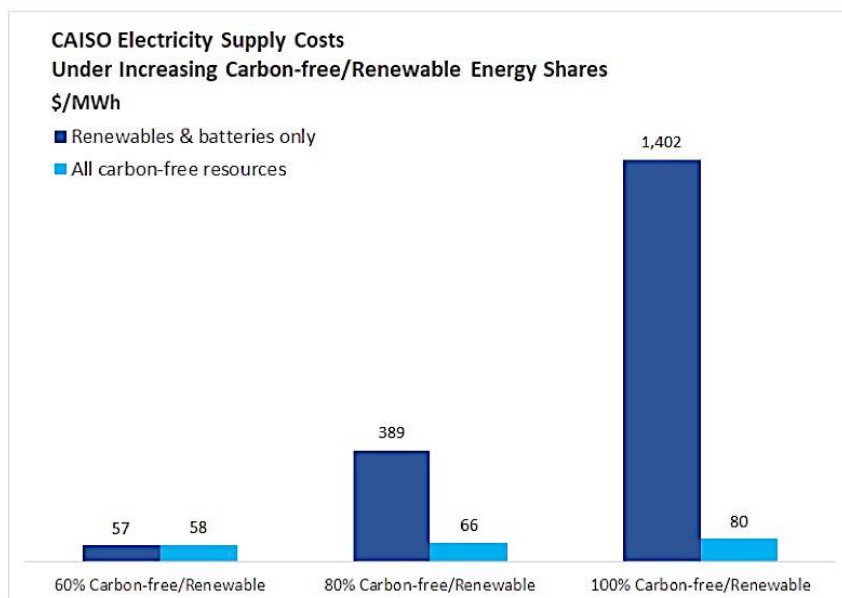


Figure 7. California energy systems costs with increasing shares of wind and solar, versus a mixed system including firm zero-carbon sources. Source: Clean Air Task Force calculated from CAISO data and aggressive assumptions on renewable energy and storage cost reductions.<sup>5</sup>

The availability of clean natural gas supplies, including renewable natural gas and hydrogen would be assessed by the County as SSoE implementation matures, and COS-S, COS 8.6 and Implementation Program HAZ-X would be revised as necessary in the 2040 General Plan or future General Plan updates. A mitigation measure such as this would increase the likelihood that complementary clean energy will be available in later phases of the SSoE, would reduce the risk of overbuilding, and would reduce the scope and scale of cumulative agricultural and grazing land impacts that would occur from avoidable, excessive levels of SSoE development.

Finally, the SSoE incorrectly assumes that GHG emissions from heavy equipment and industrial operations, including agriculture, would not be significantly reduced by the SSoE, apparently due to the difficulty of electrifying higher-energy operations. Based on years of experience with using natural gas for heavy equipment, including buses, waste management vehicles, and industrial operations, there is substantial evidence that converting heavy equipment that currently utilizes diesel or similar fuels to natural gas, renewable natural gas and hydrogen would generate significant GHG reductions as well as near-term air quality and health benefits. These natural gas conversions would increase the amount of GHG reductions achieved by the heavier industrial and agricultural sectors during SSoE deployment and reduce the

<sup>33</sup> Clean Air Task Force, Comments On SB 100 Joint Agency Report - Charting a Path to a 100% Clean Energy Future, September 19, 2019, Figure 7, <https://efiling.energy.ca.gov/GetDocument.aspx?tn=229800&DocumentContentId=61244>.

disproportionately heavy reliance on the building and transportation sectors for achieving County and state climate change goals. COS-S, COS 8.6 and Implementation Program HAZ-X should be revised to provide incentives for the use of natural gas, renewable natural gas and hydrogen to power heavy equipment, including agricultural equipment. Such a measure would reduce cumulatively significant impacts on agriculture and grazing by avoiding the need to overbuild distributed energy generation and storage facilities that impact agricultural and grazing land, and by providing agricultural and grazing operators with fuel flexibility that will also produce health and air quality benefits in the near term.

There is substantial evidence that the higher residential, commercial, industrial and other structural energy costs required to implement the SSoE will cumulatively and significantly impact the state's existing population and housing crisis. The relationship between living costs, physical relocation and adverse climate change outcomes has been recognized by the California Legislature, including in the Housing Crisis Act of 2019 (SB 330). When adopting the Act, the Legislature found that:

“California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.... The state ranks 49th out of the 50 states in homeownership rates as well as in the supply of housing per capita. Only one-half of California's households are able to afford the cost of housing in their local regions... The majority of California renters, more than 3,000,000 households, pay more than 30 percent of their income toward rent and nearly one-third, more than 1,500,000 households, pay more than 50 percent of their income toward rent.”

The Legislature further found that “[a]n additional consequence of the state's cumulative housing shortage is a significant increase in greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households. California's cumulative housing shortfall therefore has not only national but international environmental consequences.”

E3 and other technical consultants focusing on the SSoE predict that retail energy costs, will rise significantly by 2050 to pay for SSoE implementation. In turn, California households will be required to allocate more disposable income for energy and less income will be available to pay a mortgage or rent. The implementation of the SSoE will result in adverse income impacts that will cumulatively increase the severity of the state's existing housing affordability crisis. In addition, as the Legislature explicitly determined in the Housing Crisis Act of 2019, increased residential and business energy costs will induce population migration to higher emission locations that increase net GHG emissions and have national and international environmental consequences.

The County can feasibly mitigate and reduce significant cumulative population and housing impacts by implementing measures that reduce the cumulative size, scale and cost, of SSoE

deployment while meeting County and state GHG emission goals. COS-S, COS 8.6 and Implementation Program HAZ-X should be revised to allow for continued access to natural gas and the development of clean, zero-emission and net negative emission gas supplies concurrently with SSoE implementation to facilitate the concurrent expansion of wind and solar capacity with ongoing efforts to develop clean and innovative natural gas technologies. The availability of clean natural gas, including renewable natural gas and hydrogen would be assessed by the County as SSoE implementation matures, and COS-S, COS 8.6 and Implementation Program HAZ-X would be revised as necessary in the 2040 General Plan or future General Plan updates. This mitigation measure will increase the likelihood that complementary clean energy will be available in later phases of the SSoE, reduce the risk of overbuilding, and reduce the scope, scale and cost of SSoE implementation that cumulatively increase the severity of the state's existing housing affordability crisis and population and business relocations that increase national and international net GHG emissions.

Because the EIR improperly analyzed the significant adverse impacts of its SSoE policies, the County is required to recirculate a revised Draft Supplemental EIR to correct this omission, as well as identify mitigation measures and alternatives that can feasibly avoid these significant adverse impacts. Specifically, one additional alternative that must be considered to avoid these significant adverse impacts is to make revisions to the single-source of energy policies that incorporate a more targeted use of natural gas and the development of clean, zero-emission and net negative emission gas supplies consistent with published reports by technical consultants and other climate change policy advocates.

## **VI. THE COUNTY MUST CONDUCT AN ECONOMIC ANALYSIS OF THE IMPACTS OF THE GPU, BUT FAILED TO DO SO.**

Even before the COVID-19 pandemic, the County's economy was far from robust. Numerous studies and reports from multiple economists indicated that Ventura County's economy was not growing, that our workforce was shrinking, housing prices were increasing, and local jobs in the middle-income range were being lost. (*See, e.g.*, Exhs. 10 and 13.) Many people expressed concern that some of the proposed policies and programs in the General Plan would increase the rate of job loss and the cost of living and housing for Ventura County residents. In November 2019, over 1050 individually signed letters were submitted to the Board, all asking for asking for an Economic Impact Analysis on the proposed policies and programs in the GPU.

Now with COVID-19-related restrictions on all businesses, the need for this analysis is greater than ever. Not a single policy or program in the GPU addresses the negative fiscal impacts of COVID-19 on the businesses and residents of the County. Nor has a single policy or program in the draft General Plan been revised or amended to address the \$80 million anticipated County revenue shortfall. (*See* Exhs. 10 and 13.).

The proposed policies and programs in the GPU will tie the hands of future Supervisors for decades to come and limit future Board's ability to adjust and take measures to ensure a rapid recovery from the COVID-related shut down. The Board and the public must have some sense of the economic effects of the policies proposed. Without this information, neither the public nor the elected officials can possibly assess the feasibility of these policies (and the associated mitigation measures), or the economic trade-offs they are being asked to make.

## VII. CONCLUSION

For the foregoing reasons, the County should, at a minimum, revise and recirculate the GPU EIR to address the defects discussed above prior to taking any action on the GPU. Not only would this help provide a legally sufficient CEQA analysis, but it would afford stakeholders the opportunity to provide informed and meaningful comment. Further, it would provide the County the opportunity to resume processing the GPU and Housing Element—indisputably two components of a larger whole—together, avoiding piecemealed analysis and ensuring consistency among the analyses and conclusions.

Further, the County should schedule multiple Board hearings to afford adequate opportunities to speak. The County also should provide Spanish and Mixteco translations of executive summary documents (at a minimum), and conduct additional, focused outreach to organizations representing these residents. These actions would represent the absolute minimum effort encouraged by the OPR General Plan Guidelines for communities with non-English-speaking populations.

CoLAB and its members support the effort to produce an up-to-date and effective General Plan. However, the current version of the GPU and its accompanying EIR have several severe defects that the County must correct prior to consideration and adoption.

Very truly yours,



NEILL BROWER of  
Jeffer Mangels Butler & Mitchell LLP

**Exhibits** (concurrently transmitted via Dropbox link: file names provided in parentheses):

1. (27.14.pdf)

Du, J., Noguchi, R., and Ahamed, T. 2018. Feasibility study of motor powered agricultural tractors based on physical and mechanical properties of energy sources. Journal Of Agricultural Information Research. Vol. 27(2); pages 14-17.

2. (energies-13-02197.pdf)

Troncon, D. and Alberti, L. 2020. Case of the electrification of a tractor: electric motor performance requirements and design. Energies. Vol 13.

3. (Art83.pdf)

McFadzean, B. and Butters, L. 2017. An investigation into the feasibility of hybrid and all electric agricultural machines. Scientific Papers. Series A. Agronomy. Vol. LX.

4. (County-of-Ventura-Housing-Element\_Virtual-Community-Meeting\_ENGLISH.pdf).

Ventura County Planning Division (2020), 'Virtual Community Meeting Presentation in ENGLISH', available at: <https://vcrma.org/housing-element-update> (August 2020)



5. (VCCoLAB comments\_Agenda Item 48\_Subdivision Ordinance\_June 16\_2020.pdf) – regarding increased cost of permitting to agricultural industry
6. (Comments to BOS\_2019 Building Code Update\_1st reading\_10\_22\_2019) – regarding increased cost of permitting to agricultural industry
7. (CoLAB Letter EIR Comments\_FINAL.pdf) – February 25, 2020 comments on draft EIR
8. (Planning Commission Cure and Correct Demand for Brown Act Violations July 16 2020 hearing.pdf)
9. (GPU\_FEIR\_CoLAB Comment Letter\_Planning Commission July 16 2020.pdf)
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July 15, 2020

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Ventura County Planning Commission  
Hall of Administration  
Resource Management Agency/Planning Division  
Attn: Meighan Batinica  
800 S. Victoria Ave., L#1740  
Ventura, CA 93009-1740

Dear Chair White and Honorable Members of the Planning Commission:

Thank you for the opportunity to provide comments on the 2040 General Plan and Final Environmental Impact Report (EIR). Ventura County CoLAB represents over 500 members consisting of citizens, labor, organizations, businesses, and agricultural interests in Ventura County. We have been actively participating in the 2040 General Plan Update process since 2016 and hope that you will give our comments your full consideration.

A General Plan is one of the most important and long-lived land use documents that a local government creates. The General Plan sets the foundation for the regulations under which a community shall live and work for decades into the future – the "constitution" for a community's development. A General Plan must reflect both the concerns and the aspirations of the community for which it is written. Public engagement and due process are essential in the General Plan update process, particularly in a County with a significant minority community.

The Ventura County 2040 General Plan and EIR, and process for their consideration by elected and appointed officials, fall far short of the basic standard demanded by law. There are significant concerns with the 2040 General Plan, the Final EIR, and the current, needlessly fast-tracked public hearing process and community engagement. Therefore, and for the reasons described below, **we urge the Planning Commission to delay voting on the Recommended Actions today and schedule additional hearings.**

**One Hearing Before the Planning Commission Does Not and Cannot Permit Adequate Consideration of the Voluminous Record by Decisionmakers or the Public.**

The General Plan will establish the pattern of development throughout the County, as well as the policy framework to govern that development,

for decades to come. Accordingly, a process that provides the requisite opportunity for the public and decisionmakers to consider the General Plan and its associated EIR is of paramount importance. Consistent with this principle, on August 5, 2019, Ventura County Planning Director, Dave Ward, submitted a memorandum (enclosed) to the Board of Supervisors stating that "the public would have at least five more opportunities" to provide input and comments on the 2040 General Plan. This memorandum specifically lists two Planning Commission hearings and three Board of Supervisor hearings in 2020 (with the potential to schedule even more hearings, if needed).

This was consistent with the language of the General Plan itself as the January 2020 final draft 2040 General Plan states that "following the release of the Draft and Final Program EIRs, a set of hearings will be held" with the Planning Commission (pages 1-20 and 1-21). "Set of hearings" indicates multiple hearings will be scheduled.

But the County has scheduled only one public hearing with the Planning Commission. While State regulation only requires a planning department to hold two public hearings before adopting a general plan, the typical process for this stage of any General Plan Update is to hold several public hearings with both the Planning Commission and the Supervisors. The 2017 State Guidelines for General Plans (Guidelines) strongly recommend that planning departments "conduct more than the minimal number of hearings" and indicate that "many jurisdictions undertake extensive outreach that exceeds the minimum statutory requirements."

There are many reasons that postponing a decision today and scheduling multiple hearings are not only indicated, but necessary.

- Multiple hearings allow for more public engagement and closer scrutiny of the thousands of pages of highly detailed and technical documents that must be reviewed.
- Multiple hearings would create opportunities for essential workers who cannot attend the hearing on July 16<sup>th</sup> due to COVID-related responsibilities and are being denied the opportunity to engage in the process and provide their comments in real-time.
- Multiple hearings are necessary to allow for engagement by those members of the population who are unable to attend due to COVID-related health concerns and restrictions from the County's stay at home order.
- Since the County's last public outreach effort in May 2019, there have been over 130 new proposed policies and programs added to the draft General Plan. While the County expounds upon their earlier outreach effort, in truth, there have been no open houses, no workshops, no focus group meetings, and no opportunities for the public to provide testimony or comment on all the new proposed plans added after May 2019.

- The County did not release the Staff Report and exhibits for the Planning Commission hearing until 11:13 p.m. on July 9, 2020. There are 42 exhibits, not including the Staff Report – and over 10,000 pages - for the public to read, review, and provide comments.
- Further limiting the ability of the public to adequately review and provide comments, the County released additional documents, including several errata, at 6:42 p.m. on July 14, 2020 – less than two days before the hearing, and less than one day before the purported deadline to submit written comments.
- On July 14, two days before this hearing, CoLAB received written notice from our members that comment letters for this hearing that they had sent to the email address provided on the Planning Commission website (<https://vcrma.org/public-comments-for-planning-commission-hearings>) were erroneously and improperly rejected as "undeliverable" and "invalid recipient" (enclosed).

The unfounded rejection by the County of multiple comment letters from concerned citizens only demonstrates the County's determination to move forward and ignore the multiple defects in substance and procedure raised by concerned citizens—and particularly minorities, who have had little opportunity to participate meaningfully in the process. The rejections of comments not only add insult to injury, but deny the citizens of this County due process and the ability to conduct a review of and provide informed comment on this significant document and its environmental analysis. These rejections are all the more prejudicial in light of the County's last-minute "document dump" of substantial errata to the Final EIR, and revisions and multiple additional attachments to the staff report.

While there is no way to determine how many emails, and from whom, have been excluded from the record for this hearing, there is clear evidence that the administrative record fails to include all submitted public comment. As such, the Planning Commission cannot take action on the General Plan or the EIR, as both require consideration of "all comments and testimony prior to approving." The Planning Commission's consideration of the General Plan is substantively and procedurally deficient.

- Wildfire risk is an extremely important issue and of great concern to all County residents. But the public has not been given an opportunity to read and review approved comments from CalFIRE regarding wildfire risk and recommendations to mitigate that hazard.

The Staff Report states that the CalFIRE Board hearing will not occur until July 14 and 15, 2020. In place of approved recommendations on the potential insufficiencies in the General Plan with respect to fire hazard and safety, County staff have moved forward with proposed modifications to the General Plan based on the "anticipated recommendations" from CalFIRE. This is inappropriate and does not fulfill the requirements under state law regarding consultation by that agency.

Section 65302.5(b)(1) of the Government Code requires the County to provide its proposed Safety Element to the CalFIRE Board at least 90 days prior to an action on that element, and subdivision (b)(4) requires that the County "shall consider" the CalFIRE Board's recommendations. Further, if the County does not accept and incorporate the recommendations, the law requires the County to state the reasons why in writing. The Planning Commission simply cannot comply with the law without the final review and recommendations from the CalFIRE Board. Also, the County must treat differences between the CalFIRE recommendations and the General Plan and EIR as differences in mitigation or project alternatives and address them according to the requirements of CEQA. Therefore, the Planning Commission also cannot comply with CEQA without final recommendations from the CalFIRE Board.

This also creates a notice and participation problem: even if the CalFIRE Board adopts final recommendations at their July 14 and 15 hearing, the public cannot possibly review and provide comments on this document because the deadline to submit written comments to the Planning Commission is the same day (July 15). Holding the Planning Commission hearing on the 16<sup>th</sup> thwarts any possibility of informed participation and comment by the public on this crucial safety issue, including mitigation measures and alternatives the County may be asked to evaluate.

- The Planning Commission and the Board of Supervisors appear committed to approving the General Plan irrespective of any comment or problem with it or the EIR. CEQA Guidelines section 15352(a) notes "legislative action with regard to a project often constitutes approval." A key question is the agency's commitment to the project, and a project is approved pursuant to CEQA "even though further discretionary governmental decisions would be needed before any environmental change could occur." (*Save Tara v. City of West Hollywood* (2008) 45 Cal.4th 116, 134.) First, no serious dispute exists that the Planning Commission will recommend adoption of the General Plan and associated documents, including certification of the EIR. Moreover, the Board of Supervisors' direction to the Resource Management Agency was to present a General Plan to the Board "for approval" in Summer 2020, which indicates a prior commitment to substantive approval of the project, given the resources invested so far, irrespective of criticism or outcome. Within this context, the Planning Commission's recommendation undoubtedly commits the County to a course of action that leads to approval, both in law and as a practical matter. Therefore, the Planning Commission also must certify the EIR and make the appropriate findings. The Planning Commission cannot complete this required action: neither the hearing agenda nor the staff report to the Planning Commission provides for that required action, and therefore the Planning Commission's consideration of the General Plan is procedurally deficient.

### **The County has Failed to Engage and Facilitate Participation by Minority Communities.**

In addition to the very significant due-process and procedural issues listed above, the County has failed to meaningfully engage and notify the Latino community throughout the General Plan update process and to permit that community to provide informed comments throughout the EIR process. The County provided Spanish and Mixteco interpretation services at three of the seven County-hosted open house workshops and issued hearing notices in Spanish and Mixteco. However, none of the actual documents – or even summaries of any documents – have been translated into Spanish or Mixteco and distributed for the public. Even the County's General Plan website, which is available in alternative language translations, contains links that only take the reader to English-language versions of the documents, notices, and bulletins.

The Guidelines strongly recommend that "all communication should be done in the major languages spoken in the community. This includes any advertising and written background materials as well as live interpretation at key public events." While the Guidelines provide that translating a document such as an entire EIR in its entirety may be infeasible, they urge that "the planning agency should consider translating an executive summary into the major languages spoken in the community." For a County in which many of the residents are Spanish- or Mixteco-speaking, and in the context of the County's concession that translated meetings were necessary, the refusal to translate even a single summary document into Spanish or Mixteco is not only unfair and insensitive, but also represents an environmental justice and due process issue by preventing informed consideration and commentary by those communities, particularly where those communities are or could potentially be subjected to disparate environmental impacts from traffic, heavy industry, or other sources.

The Guidelines also recommend that a planning agency "...conduct early community engagement, particularly with low-income communities, communities of color, sensitive populations...as well as organizations focused on public health and EJ." And the Guidelines remind agencies that outreach efforts may need to be tailored to reflect the cultural and social needs of a community and may need to include "focused outreach...to specific groups that work on equity issues, such as local community-based organizations."

There is no public documentation that indicates that the County directly contacted or conducted outreach to local Latino organizations to try to increase engagement among the community and obtain their input. Exhibit 4 of the Staff Report, Community Engagement Summary, contains an overview of the County's outreach efforts. The County's actions regarding issuing notices in other languages and offering interpretive services at some of the workshops are one step in the right direction but fall far short of what is necessary for a community that has an almost equal proportion of White versus Latino citizens.

As a non-profit that champions public engagement and transparency in the legislative process, we are appalled that the County has scheduled only one Planning Commission hearing. Scheduling only one hearing, with multiple procedural deficiencies in the notification and public comment process, during a pandemic, two days after concerns regarding a surge of local COVID



hospitalizations forced the State Governor to order the closure of all indoor activities, is the very antithesis of government transparency. Furthermore, while Ventura County government has repeatedly stated that it is proud of its efforts to be transparent and encourage public engagement, they have failed to make any effort to hold specific, focused outreach to any Latino organizations, groups, or community representatives, disenfranchising and excluding hundreds of thousands of County residents.

**The County has Failed to Establish or Address the Feasibility of Proposed Mitigation, and/or Project Design Features and Policies, and to Respond to Comments Regarding that Feasibility.**

As a preliminary matter, the County does not appear to have addressed the economic feasibility of any of the proposed mitigation measures in the Draft EIR. This is a crucial omission because, without any concept of whether the measures are actually feasible, the County cannot determine that these measures will actually be implemented and effective in reducing significant effects. Without this, any conclusion regarding the potential reductions in impacts is unsupported and speculative, and does not provide any evidence—let alone substantial evidence—to support the EIR's conclusions or the findings necessary to support adoption of the EIR by the County.

In addition to this fundamental defect, the County has also failed to adequately address comments regarding the feasibility of mitigation measures, including and especially Mitigation Measure AG-2. As this measure is fundamental to the conclusions of the EIR regarding impacts to agricultural resources, this failure deprives the analysis of evidentiary support.

CoLAB, in Comment O32-17, provided extensive commentary, supported by substantial evidence, that Mitigation Measure AG-2 was infeasible. In response, the County reduced the mitigation ratio for agricultural easements from 2:1 to 1:1, based on the predominance of a 1:1 ratio in the jurisdictions referenced in the EIR, but provided no other relief, despite the substantial evidence provided by CoLAB that such relief is necessary and feasible. Mitigation Measure AG-2.

CoLAB has also researched other jurisdictions across the state which have adopted agricultural conservation easement requirements. In its response to comments, the County fails to disclose or consider that the majority of other jurisdictional agricultural conservation easement requirements also include a variety of exemptions, alternatives, fewer restrictions and limitations on easement location, "good faith effort" measures, in lieu fee options, options to purchase development rights rather than actual property, pre-established management of easements through existing and active local programs, and, in some cases, much higher conversion acreage totals to trigger the mitigation requirement. These options make the difference between economically feasible and infeasible mitigation requirements. Ventura County's proposed Mitigation Measure AG-2 contains none of these options or alternatives, and therefore, cannot be directly compared to the other jurisdictional programs in terms of either feasibility or effect. On the other hand, substantial evidence provided by CoLAB



demonstrates this mitigation measure remains infeasible, and the Final EIR was unresponsive to this comment.

In addition, any potential improvements to addressing the concern regarding the economic feasibility of Mitigation Measure AG-2 is negated by the new, additional requirements proposed by the County in their response to comments.

The County has added the following requirements to Mitigation Measure AG-2:

"The applicant shall also deposit funds with the County to contract with a qualified third-party agricultural economic consultant to review and advise the Planning Division and Agricultural Commissioner regarding the establishment and implementation of the agricultural conservation easement(s). The contents of the report shall be determined, reviewed, and approved by the Planning Division in consultation with the Agricultural Commissioner (hereafter referred to as the "reviewing agencies"), and shall include information necessary for the reviewing agencies and a qualified entity responsible for holding the conservation easement (e.g., a land trust organization) to determine the viability of the proposed mitigation site(s) for the establishment of a permanent agricultural conservation easement."

The County has not provided sufficient information for the reader to determine the total extent of the required funds and, therefore, has not provided sufficient data to refute that this mitigation is infeasible. For all other County Zoning Ordinance permit applications, the applicant provides contractor reports to the County and is not required to "deposit funds" for the County to contract a third party on the applicant's behalf. The County has not indicated how the mandating that the applicant "deposit funds with the County to contract with a qualified third-party" will have a greater reduction of impacts on agricultural land than allowing the applicant to obtain the report directly. The County's added requirement creates the impression that the County is attempting to fund projects and activities in a manner that circumvents the oversight and accountability process that would be part of funding any activities through the County's General Fund.

It must also be noted that the requirement to "deposit funds" for the County to contract studies is not a requirement found in the other jurisdictions' agricultural mitigation programs referenced in the Final EIR. Therefore, any argument that this mitigation measure is feasible because there are existing agricultural mitigation programs in other jurisdictions is false and cannot be applied.

Further negating the County's assertion that decreasing the required mitigation acreage from 2:1 to 1:1 addresses the measure's economic infeasibility, the County also proposed additional requirements to the proposed mitigation measure:

"Among the factors necessary for approval by the reviewing agencies, the proposed mitigation site(s) shall be located in the County of Ventura unincorporated area, must

not already have permanent protection, and must be equivalent to or greater than the type of Important Farmland (e.g., Unique farmland) that would be converted by the project, and must be of sufficient size to be viable for long term farming use as determined by the County. Among other terms that may be required by the reviewing agencies in consultation with a qualified entity, the terms of an agricultural conservation easement shall include a requirement that it run with the land. There must also be a provision for annual monitoring by the qualified entity or its representative to ensure adherence to the terms of the conservation easement. Project applicants are responsible for all costs incurred by the County and the qualified entity to successfully implement this mitigation measure. Proof of the successful establishment of an agricultural conservation easement shall be provided to the Planning Division prior to issuance of a zoning clearance for inauguration of the project."

The addition of a requirement that the County determine whether the mitigation acreage required under the 1:1 ratio is large enough for "long-term farming use" represents unfettered discretion, with no performance standards, criteria, or indicators, by County staff with no established or required level of expertise to make this determination. Not only does this ignore that the agricultural area proposed for replacement previously functioned, but it also represents impermissible deferral of mitigation, and precludes any determination of effectiveness in the EIR. Further, this required determination creates the potential to expand the agricultural mitigation ratios above 1:1, subject only to the whims of staff and with no expert review. This directly contradicts the County's unsubstantiated argument that a 1:1 ratio would be economically feasible, and appears to permit imposition of a larger mitigation ratio—which may meet or exceed 2:1—even in the face of the County's admission that a 2:1 ratio is infeasible.

The Final EIR also fails to provide a response to comments regarding the availability of Important Farmland for purchase within Ventura County. Without any attempt to identify potential donor or preservation sites for agricultural land, the EIR does not and cannot conclude the measure is feasible under any circumstances, whether in the short or long term. As the response fails to provide any information indicating parcels of Important Farmland are indeed available to purchase as mitigation acreage, the Final EIR fails to establish the feasibility of this mitigation measure or respond to the information provided in comments that established the infeasibility of the measure. This leaves the conclusions in the EIR unsupported. That the impact was already determined significant and unavoidable does not relieve the County of its State-law responsibility to propose and evaluate feasible measures to reduce impacts. Further, it precludes the required findings to adopt a Statement of Overriding Considerations as to the impact of the General Plan on agricultural resources.

Both the proposed General Plan and the County's response to comments disregard the very real impacts of implementing Policies AG-5.3 and AG-5.2 on the long-term viability and future economic development of local agriculture. The State Guidelines for General Plans state "policies related to all elements of the general plan greatly affect economic opportunity, development, and stability. Decisions regarding land use and circulation have direct and

indirect fiscal implications for local economies, and, in turn, economies of urban and rural centers affect the health, climate, and equity of communities. As with all general plan topics, even if addressed in a separate section, economic development must link and integrate with other elements in order to be successful." But not only has the County failed to consider the economic impact of all their policies, the County has (so far) refused even to conduct a review, as recommended in the Guidelines.

Conversion to the use of all-electric farming equipment is prohibitively expensive, and also infeasible. Despite substantial improvements in technology, battery power (specifically related to torque) and charging challenges continue to limit the scalability of electrically driven farm equipment (Future Farming, October 2019). Experts on this matter do not predict any improvement in the foreseeable future that would allow this conversion to occur on the commercial-scale agricultural operations existing here in Ventura County. This policy will not be achieved during the timeline of this General Plan Update. Not only does the patent infeasibility of this measure relate to agricultural operations, but to the extent the EIR relies upon these measures for its conclusions regarding GHG and other air emissions, the infeasibility of the measure renders also those conclusions unsupported.

The County's response to comments also fails to adequately address concerns regarding increased fire risk associated with the conversion of irrigation pumps to all-electric power. As learned from the Maria Fire on October 31, 2019, when electrically powered irrigation pumps became inoperable due to an Edison Public Safety Shutdown (which became a standard practice during fire season), the risk of harm to Ventura residents, agricultural operations and homes is very real and considerable. As a public safety precaution, this policy should be amended to prevent discouraging use of all available power sources. Further, if the County intends to retain this policy, the wildfire hazard analysis must account for the effect of the loss of power on any ability to use irrigation water for firefighting or fire prevention/site-wetting. The EIR does not provide this analysis, and therefore fails to disclose this significant impact regarding this foreseeable new and increased risk of wildfire severity and/or firefighting difficulty.

We continue to urge the County to consider alternative policies and programs that will improve the economic viability of agricultural operations, such as limiting the cost of water supplies for irrigation, streamlining permitting and reducing fees for projects that support agricultural operations, removing restrictions on pre-processing for agricultural products, and strengthening the Right to Farm Ordinance and its application.

The best and only way to protect agricultural land in Ventura County is to support the business of farming through good economic policy. Rather than adopting policies that add increasing costs and expenses to agricultural operations, the County must focus on keeping our agricultural industry healthy and productive. Farmers will continue to farm as long as there is an acceptable return on investment and they have the support of their urban neighbors – and this, in turn, will ultimately be the driving force that protects agricultural land from conversion to non-agricultural uses.

Throughout the entirety of the County's responses to comments, the County mischaracterizes comments submitted by organizations and individuals, ignores specific portions of comments, provides partial responses to comments, ignores and discredits technical evidence provided in comments without providing refuting expert testimony, and engages in "circular logic" by simply referring the commenter back to the flawed analysis in the EIR without providing additional information or data relevant to responding to the comment. Fundamentally, the Final EIR is totally unresponsive to comments.

As described above, one such example is the County's inadequate response to CoLAB's comments regarding the infeasibility of the proposed Agriculture Mitigation Measure AG-2.

This specific comment is raised in multiple comment letters, including comment letters from Aera Energy LLC (O5-30) and the Agricultural Policy Advisory Committee (A13-7). In every instance, Final EIR is totally unresponsive to this comment.

The County also failed to address CoLAB's specific comment (O32-10) regarding the legibility (and necessarily, the accuracy) of certain maps included in the Background Report. Our letter stated:

"The maps provided in the EIR and the Background Report are of such small size, low resolution and insufficient detail...In some instances, the maps are blurry and the notations on the map are illegible (such as Figure 9-7)."

The County responded:

"Figure 9-7 is provided with the Background Report...No further level of detail, such as for specific parcels, is required."

The County response fails to address CoLAB's specific comment regarding the legibility of the maps and instead has mischaracterized the comment and responded only to the comment they wished to respond to, not the actual comment. Under CEQA, the information provided in the Background Report must be of sufficient detail and quality to allow the reader to determine potential impacts resulting from the project. Providing a blurry map with illegible notations does not meet this very basic CEQA requirement. To date, the County has failed to provide the public with a legible map for review. The Final EIR is totally unresponsive to this comment. Further, it shows the County failed to learn from its systemic use of insufficiently detailed and ultimately erroneous maps as part of the recent creation of the County Wildlife Corridor.

The County has further mischaracterized and failed to adequately address CoLAB's comment regarding the impact on water supply for agriculture (O32-18). CoLAB commented:

"...the EIR admits in the Methodology discussion of this section that a decrease in water supply for irrigation will be an indirect impact of the 2040 General Plan."

The County's comments appear to merely seek to find fault with the verbiage in CoLAB's comment and fail to address the actual substance of the comment expressed. The County's response states:

"Contrary to the commenter's claim, the draft EIR does not conclude in the Methodology subsection...that a decreased water supply would be an indirect impact of the 2040 General Plan. The draft EIR instead states...examples of indirect losses of agricultural resources due to land use conflicts include...a reduction of available water resources for irrigation."

The County's response does not provide any substantive information in answer to our comment. The Final EIR is totally unresponsive to this comment and CEQA demands more.

In another example, the draft EIR did not meet CEQA requirements as it failed to evaluate the potential impacts on biological resources from policies mandating and encouraging tree planting, even though, at the August 6, 2019 Board of Supervisors public hearing, a local professional biologist provided testimony that the proposed planting of "two million trees" would have a significant negative impact on Ventura County's native landscape, native vegetation communities, and protected biological resources. The concern regarding the impact of tree planting on the native ecosystem was specifically stated in comment I45-2.

Chapter 8 (Natural Resources) of the Background Report describes Ventura County's existing vegetation as primarily chaparral and sage scrub. Neither of these native vegetation habitats supports vast numbers of trees. Native flora and fauna are dependent on the chaparral and sage scrub habitat and would be negatively impacted if the composition of these vegetation communities changes. As the County notes throughout its response to comments, CEQA demands that the EIR analyze any adverse physical changes to the environment. The planting of millions of trees into a landscape that is primarily chaparral and sage scrub would result in an adverse physical change to the environment that will impact the native vegetation and biological resources.

The County's response comment I45-2 was woefully inadequate, particularly in light of substantial evidence (here, expert testimony) regarding the potential for environmental harm posed by a proposed policy/mitigation measure, or to describe this controversy and explain its reasoning for its chosen path. In a familiar pattern, the County again mischaracterized the comment and responded to only the portions of the comment the County wanted to respond to, not the actual substance of the comment itself. The County made no attempt to describe how they would assess impacts to biological resources from these policies, much less how they would implement any mitigation measures to reduce the significance of impacts to biological resources. The Final EIR has both failed to conduct a thorough CEQA analysis of this impact and is totally unresponsive to this comment.

The Final EIR also fails to adequately respond to comments from multiple commenters (examples: O32-35 and O40-2) regarding the erroneous and unsupported analysis performed in

section 4.12-3 of the EIR. As stated in comments, this section fails to meet CEQA standards for analysis, as the EIR does not analyze the impact of the General Plan on access to oil reserves, but instead only speculates about the impacts from oil production on surrounding development.

Instead of providing a substantive informative answer to these comments, which pinpoint a major fault in logic and substance in the EIR, the Final EIR merely refers the commenter back to very analysis the comment demonstrated as flawed.

The Final EIR is totally unresponsive to these comments.

The Final EIR also ignores technical information and data from experts included in several comments. One such example is the response to comment O6-53. The commenter provides the County with specific data regarding the technical limitations of directional drilling. However, rather than offering a substantive response, the Final EIR attempts to disregard the data from this commenter by responding:

"Although the commenter makes specific factual assertions regarding the approximate volume of oil reserves and claims that the subsurface conditions could impair directional drilling, the comment does not explain or cite substantial evidence supporting its asserted facts. As a result, the comment's accuracy is not known and cannot be independently assessed."

On April 21, 2020, the County admitted that they do not have the expertise to respond to oil and gas-related comments of a technical nature (Board of Supervisors hearing, Agenda Item 35). This calls into question the entire evidentiary basis for the analysis of impacts to oil and mineral resources. Worse, the County's response to comment O6-53 did not provide a substantive response from a qualified expert, but merely attempted to mask the County's lack of expertise by mischaracterizing and ducking, rather than respond to, the technical expertise and evidence provided by the commenter. Here again, the County's failure to provide a substantive response to the comment is necessarily fatal to the legal adequacy of the Final EIR.

### **The Greenhouse Gas Analysis in the Draft EIR was Wholly Erroneous and Fails to Support its Conclusions, Despite the Claims in the Final EIR.**

The Final EIR attempts to replace, in its entirety, the fundamental analytic basis of the effects of greenhouse gas ("GHG") emissions by providing an entirely new GHG emissions inventory. The Final EIR claims to have done this not in response to comments, but in recognition of the County's error, but the effect is the same: the GHG emissions inventory represents the entire basis of for the development of emissions reduction goals and policies, as well as the determination of significance in the EIR. The Final EIR, in its changes and Master Responses, claims that because the overall conclusion remains unchanged, and the Final EIR avoided designating a new or substantially more severe impact than was disclosed in the Draft EIR, that none of the criteria in section 15088.5(a) of the CEQA Guidelines is met, and recirculation is not required.

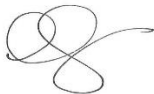
But this narrow and self-serving reasoning is neither adequate nor the end of the story. Section 15088.5(a)(4) also requires recirculation where an analysis "was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded."

Here, the very basis of the initial impact determination is called into question. By acknowledging fundamental errors inherent in the analytic baseline, and the need for a wholesale reconstruction of the same, the County cannot seriously claim—as it appears to do so—that the public has received adequate opportunity to comment. A flawed and misleading baseline alone precludes informed consideration and comment, irrespective of whether the baseline is more or less favorable to the underlying project. *See Neighbors for Smart Rail v. Exposition Metro Line Constr. Auth.* (2013) 57 Cal.4th 439. Consequently, a flawed baseline represents a prejudicial error as a matter of law. *Id.* An error of this magnitude necessarily implicates the sufficiency of the resulting analysis for the purposes of informed public review and comment, and recirculation is clearly required.

**The County Must Revise and Recirculate the EIR, and Must Provide Adequate Time for Public Review and Participation.**

Given the multitude of significant procedural and substantive failures, as well as the total unresponsiveness of the Final EIR to a range of comments, it is clear that County staff are merely trying to meet the mandate of the Board of Supervisors to bring them a General Plan "for approval in Summer 2020," rather than produce a General Plan that truly reflects the concerns and needs of the community at large. While we understand the political calculus of the earliest possible adoption of the General Plan, the law requires a full, fair, and evidence-based consideration of the plan and its potential environmental effects. **We urge the Planning Commission not to make any decision on the General Plan and EIR until the County can act to fully correct the procedural and due process issues outlined above, meaningfully engage the Latino community, and produce a Final EIR that is responsive to comments.**

Sincerely,



Louise Lampara  
Executive Director

Encl.



Enclosure:



## Memorandum

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

**Date:** August 5, 2019  
**To:** Supervisor Bob Huber, District #4  
**From:** Dave Ward Director, Planning Division  
**Subject:** General Plan Update and Response July 29, 2019 letter submitted by CoLAB

On July 29, 2019, CoLAB submitted a comment letter on behalf of several organizational stakeholders. The following concerns were expressed:

- The public has not had adequate time to review the Planning Commission's comments on the Preliminary Public Review Draft of the General Plan (draft General Plan).
- The four-hour work session scheduled with the Board of Supervisors on August 6, 2019 will not provide sufficient time for meaningful public comment or analysis by Board members.
- The schedule the Board of Supervisors has established for completing the project is "arbitrary," "unrealistic," and is not in keeping with the practices of other jurisdictions.

### GPU Process Highlights and Schedule Clarifications

1. The **Preliminary Public Review Draft**, which was publicly available beginning on May 9, 2019, was the community's *first* look at the draft General Plan. Likewise, the August 6<sup>th</sup> work session will be the *first* opportunity for the Board to receive and provide direction on the draft General Plan. As the project consultants explained to the Planning Commission in June, most communities do not generate a Preliminary Draft; it was integrated into our project Scope of Work to provide an early opportunity for public and decision-maker input into the GPU drafting process. As noted below, the public will have numerous additional opportunities to participate in the process and provide comments before the final General Plan is approved by the Board of Supervisors.
2. The Planning Commission work sessions on the draft General Plan were held on June 6<sup>th</sup>, 13<sup>th</sup>, and 20<sup>th</sup>. While it's true that unofficial Planning Commission minutes were recently distributed as part of staff's Board letter package, any interested party has had access to the recorded proceedings, which provides a verbatim record of the Planning Commission's comments. In addition, of the 119 proposed revisions made by the Planning Commission, only 28 of these include recommendations for wholly new goals, policies, or programs. The remaining 91 recommended revisions are proposed text changes to existing draft language, many of which are minor.



Response to Comment Letter  
August 5, 2019  
Page 2 of 2

3. The August 6th BOS Work Session is not limited to 4 hours, as the Board has on many occasions extended hearings until all public comments have been heard and adequate deliberations have concluded. Moreover, the draft document will not be "finalized" during this Work Session. This work session allows the BOS to provide input on the PC and public recommendations and to direct staff to begin the preparation of the Program level EIR.
4. The public will have at least five more opportunities (after the 8/6 Work Session) to participate in the public process.

**Draft General Plan and EIR**

- |             |                    |
|-------------|--------------------|
| • 4/16/2020 | PC Hearing 1 of 2  |
| • 4/23/2020 | PC Hearing 2 of 2  |
| • 6/15/2020 | BOS Hearing 1 of 2 |
| • 6/22/2020 | BOS Hearing 2 of 2 |

**Adoption**

- |             |                           |
|-------------|---------------------------|
| • TBD       | PC Hearing if needed only |
| • 8/14/2020 | BOS Hearing               |

5. To date, the GPU team has conducted the following community outreach:
  - More than 26 presentations to community groups including Ventura County CoLAB;
  - 2 public work sessions with the Board of Supervisors (including the August 6<sup>th</sup>, 2019 work session);
  - 3 joint public work sessions with Board of Supervisors and Planning Commission;
  - 4 public work sessions with the Planning Commission;
  - 25 community workshops and open houses;
  - 27 focus group meetings;
  - 21 meetings with additional advisory bodies including Municipal Advisory Councils and the Agricultural Policy Advisory Committee;
  - 9 educational installations at the County Fair, County Government Center, local libraries, and County parks.

Please feel free to contact me at 805.654.2481 if you have additional questions.

Enclosure:

**FW: General Plan**

Gary Cushing <ceo@camarillochamber.org>

Wed 7/15/2020 7:46 AM

To: Louise Lampara <llampara@colabvc.org>

---

**From:** Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@camarillochamber.onmicrosoft.com>

**Sent:** Tuesday, July 14, 2020 10:18 AM

**To:** Gary Cushing

**Subject:** Undeliverable: General Plan

**Delivery has failed to these recipients or groups:**

[meighan.batinica@ventura.org](mailto:meighan.batinica@ventura.org).

The format of the email address isn't correct. A correct address looks like this: someone@example.com. Please check the recipient's email address and try to resend the message.

**Diagnostic Information for administrators:**

Generating server: BYAPR18MB2392.namprd18.prod.outlook.com

[meighan.batinica@ventura.org](mailto:meighan.batinica@ventura.org).

Remote Server returned '550 5.1.3 STOREDRV.Submit; invalid recipient address'

**Original message headers:**

Received: from BYAPR18MB2392.namprd18.prod.outlook.com  
([fe80::21e7:469d:4efc:8537]) by BYAPR18MB2392.namprd18.prod.outlook.com  
([fe80::21e7:469d:4efc:8537:5]) with mapi id 15.20.3174.026; Tue, 14 Jul 2020  
17:18:23 +0000  
Content-Type: application/ms-tnef; name="winmail.dat"  
Content-Transfer-Encoding: binary  
From: Gary Cushing <ceo@camarillochamber.org>  
To: "meighan.batinica@ventura.org." <meighan.batinica@ventura.org.>  
Subject: General Plan  
Thread-Topic: General Plan  
Thread-Index: AdZaAmTOAyq+bZWqQqi9G9sZbNVa/Q==  
Date: Tue, 14 Jul 2020 17:18:23 +0000  
Message-ID:  
<BYAPR18MB23921CE318ED3BADF913F80DCF610@BYAPR18MB2392.namprd18.prod.outlook.co  
m>  
Accept-Language: en-US

Content-Language: en-US  
X-MS-Has-Attach: yes  
X-MS-TNEF-Correlator:  
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X-MS-PublicTrafficType: Email

Enclosure:

Changing how you view electric tractors - FutureFarming

<https://www.futurefarming.com/Machinery/Articles/2019/10/Chan...>

## Future farming

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Expert opinion

10 Oct 2019 1 comment

### Changing how you view electric tractors



**Matt McIntosh**

Correspondent North America

Electric motors are not new, but they have yet to make inroads when it comes to heavy-duty farm work.

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Indeed, battery power (specifically related to torque) and charging challenges continue to limit the scalability of electrically-driven farm equipment – despite exponential increases in the technology's overall effectiveness.

This is a reality, and a major reason why many of us, at least in my part of the world, remain skeptical of electric technology's ability to usurp diesel in the field. The scalability just doesn't seem there.

As I was recently reminded by experts working for my provincial agriculture ministry, though, pulling big iron isn't the only job on the farm – there are plenty of others, and it's in those tasks electric motors can make a major difference.

Text continues underneath image

Changing how you view electric tractors - FutureFarming

<https://www.futurefarming.com/Machinery/Articles/2019/10/Chan...>

Battery power and charging challenges continue to limit the scalability of electrically-driven farm equipment. - Photo: Fendt

Picturing electric-drive technology solely in the guise of large machines hauling tillage equipment is a limiting perspective. As the two aforementioned experts mentioned to me, electric motors are perfectly suited for low-duty tasks, such as operating manure pumps and shuttling implements around the farmyard.

This makes sense in a few ways.

First, it's easy to picture an electric tractor, or even a stationary electric motor in some cases, replacing a typical fossil-fuel tractor in these jobs. Really, tractors are not even needed for many of these tasks (e.g. scraping barn alleyways, operating a power take-off driven mill, etc.), though as often happens, whatever piece of equipment is available is generally assigned the task.

Not burning fuel means not burning money for every hour of work as well as idle time

Second, they don't burn fuel. Environmental considerations aside, that means they're not burning money for every hour of work as well as idle time. That's cash in my pocket, and certainly something to consider in determining the return-on-investment of such machines.

## Emergence of smaller and autonomous machines

Third – it's not a given that large-scale equipment itself will always be dominant. The trend towards larger equipment might be something experienced now and in the past, but what about the emergence of smaller and autonomous machines (the DOT Power Platform or Fendt's Xaver "swarm farming" units come to mind). On this scale, and in this style, in-field tasks requiring long hours seems like a much more attainable thing.

Text continues underneath image



Changing how you view electric tractors - FutureFarming

<https://www.futurefarming.com/Machinery/Articles/2019/10/Chan...>

The DOT Power Platform has been listed at \$300,000 per unit. How much diesel fuel would you have to save to make such an investment worthwhile?

Electric motors are also already replacing equipment components like traditional hydraulic systems. This is a very low-scale example, but it highlights how the technology can be used in non-tractor form.

Again, stationary electric motors shouldn't be discounted in this sense. Pound for pound, as my ministry associated pointed-out, more can be done with electric power on this scale.

## Cost-effectiveness and harder to quantify factors

I write to you from a small corner of North America. Here, electric motors have steadily been incorporated into many industries (e.g. automotive), as a replacement for labour and fossil-fuels for decades – but not so much on the farm.

Cost surely has something to do with it. The DOT Power Platform, for example, has been listed at \$ 300,000 per unit. The technology might be incredible, but can my family, as comparatively small field crop farmers, really justify that cost? How much diesel fuel would we have to save to make it worthwhile? What would the maintenance costs be generally, not to mention when something inevitably breaks? No technology works well all the time, after all.

In order to really take-off, electric motors need to afford the right amount of power (60 to 100 horse power range) while being cost effective.

Granted, fossil-fuel driven machinery isn't exactly cheap, so many of these cost-efficacy issues already apply. But in this case, at least we know the horse-power and how consistently the machine will run. Again, to quote my ministry associates, "I don't want to buy something that can't handle [the job]." In order to really take-off, electric motors need to afford the right amount of power (60 to 100 horse power range) while being cost effective.

I'm not an expert on this subject (as should be quite evident by now), but I'm prepared to believe this. And I can say, personally, if the technology does reach the right level of cost and job-effectiveness, I would love to stop burning cash in the form of diesel.

To comment, register here Or register to be able to comment.

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Draft Appendix C  
August 2021

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### AG-2

To minimize conflicts between agricultural operations and urban land uses.  
[Source: New Goal]

#### AG-2.1

##### **Discretionary Development Adjacent to Agriculturally Designated Lands**

The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands. (RDR) [Source: Existing GPP Policy 1.6.2.6, SOAR]

#### AG-2.2

##### **Impacts from Transportation Capital Improvements**

The County shall plan transportation and other County capital improvements so as to avoid or mitigate impacts to important farmland to the extent feasible. (SO)  
[Source: Existing GPP Policy 1.6.2.4, modified, SOAR]

#### AG-2.3

##### **Right-to-Farm Ordinance**

The County's Right-to-Farm Ordinance shall be maintained and updated as needed to protect agricultural land uses from conflicts with non-agricultural uses, as well as to help land purchasers and residents understand the potential for nuisance, (e.g., dust, noise, odors) that may occur as the natural result of living in or near agricultural areas. (RDR) [Source: New Policy]

#### AG-2.4

##### **Hillside Erosion Control Ordinance**

The County shall regulate hillside agricultural grading through the Hillside Erosion Control Ordinance and its oversight by the Public Works Agency. (RDR) [Source: Existing GPP Policy 1.6.2.2, modified, SOAR]

## 8.3 Innovative Specialty Agriculture

Ventura County's agricultural sector is a leading economic driver. The County has an opportunity to continue to support innovation and vitality in this sector through increased production of specialty agriculture, and utilization of Integrated Pest Management Strategies.

Ventura County's Mediterranean-type climate allows for tremendous diversity of production with over 60 different crops that each generate over \$1 million in gross receipts annually. The mild climate allows for significant crop production year-round allowing farmers to grow three and four crops annually in the same field. With that diversity, county farmers primarily grow "specialty crops," defined as "fruits and vegetables, tree nuts, dried fruits, and horticulture and nursery crops, including floriculture" by the United States Department of Agriculture (USDA).

Organic farming is a specialty agricultural sector regulated by the USDA and the Agricultural Commissioner. According to the USDA, organic operations must demonstrate that they are protecting natural resources, conserving biodiversity, and using only approved substances. In addition to increasing economic competitiveness, organic farming practices can result in fewer environmental impacts and help to maintain soil health. Organic farming emphasizes sustainable practices, including mixed-cropping patterns and crop rotation, which reduces water usage and maintains the soil structure.

Integrated Pest Management is an ecosystem-based strategy that focuses on long-term prevention of pests through a combination of techniques such as biological control, habitat manipulation, modification of cultural practices, and use of resistant crop varieties. Pesticides are used only after monitoring indicates they are needed according to established guidelines, and treatments are made with the goal of removing only the target organism.



**Key, Lori**

---

**From:** Jackson Piper [REDACTED]  
**Sent:** Monday, February 8, 2021 12:38 PM  
**To:** ClerkoftheBoard  
**Subject:** Agenda Item # 39

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to Spam.Manager@ventura.org

Dear members of the Board of Supervisors,

In skimming the draft Ventura County General Plan Housing Element Update, the following questions and comments came to mind:

1. Why does CUSCI University Glen project not have dedicated student housing units? I would think that at least a substantial percentage of new housing units developed in this location should be required to be set aside for student residence in order to reduce commuting to/from the campus by the student population.
2. On Draft Appendix C, p. 26 of 70, there is an option listed as “Replace commercial zoning with residential zoning to allow for housing.” Why was there no option for “Replace exclusive commercial zoning with mixed use zoning to allow for housing and commercial uses on the same properties, as well as exclusively commercial and exclusively residential uses.”?
3. Encourage wastewater treatment and reuse on-site and in surrounding locations, so that water can be recycled as graywater for non-potable uses on-and-off-site. Also, if possible, encourage individual projects and the County’s wastewater management system to treat wastewater to potable quality (toilet-to-tap) as Orange County’s water system has been doing. Finally, encourage projects to capture stormwater on-site via bioswales, rain capture walls, and other rainwater harvesting systems in order to minimize the need for imported water use on-site.
4. Create mixed-use zone designations appropriate for community types occurring within unincorporated Ventura County - for example: Rural Mixed Use, Mixed Use Village, Mixed Use Town Center, Mixed Use Corridor, Mixed Use Medium Density, Mixed Use High Density; allow vertical and horizontal mixed use development as well as exclusively residential development on properties within these zones.
5. Create a process to allow Accessory Commercial Units (ACUs) to be developed in residential areas to serve needs not met by local commercial developments. See <https://www.strongtowns.org/journal/2020/8/15/accessory-commercial-units> and <https://www.fastcompany.com/90530672/with-downtowns-staying-abandoned-put-tiny-businesses-back-into-residential-neighborhoods>

Thank you,

Jackson Piper

Newbury Park, CA

Linda Parks, chair  
Ventura County Board of Supervisors  
County Government Center  
800 S. Victoria Ave.  
Ventura, CA 93007

*Submitted via email: clerkoftheboard@ventura.org*

Feb. 8, 2021

**Re: Feb. 9 agenda item #39, Public Hearing to Receive a Presentation and Provide Comments on State Mandated Update of County of Ventura Draft Housing Element (2021-2029) (PL21-0004)**

Dear Chair Parks and Honorable Members of the Board,

On behalf of Farm Bureau of Ventura County and its members, I appreciate the opportunity to provide input as the county prepares revisions to the Housing Element of its General Plan. Specifically, I wish to draw your attention to the need to assure that the housing needs of our essential agricultural labor force are properly addressed.

In order to assure that this objective can be achieved most effectively and comprehensively, I encourage you during Tuesday's hearing to direct staff to revise the draft Housing Element language to clearly commit the county to coordinating, funding and conducting a comprehensive farm worker housing needs assessment.

Together with *House Farmworkers!*, upon whose Board of Directors I serve, Farm Bureau encourages you to include the following language in a revised draft Housing Element:

"The County, working with advocacy groups, agricultural organizations and others, will: One, take on a coordinating role to seek funding for, and to implement, a countywide survey of farm workers, employers, and housing providers to further define housing conditions, needs and barriers; Two, utilize survey results to develop targeted programs and strategies to address the verified needs of farmworkers and to support agricultural businesses with a stable and healthy workforce."

The most recent attempt to collect data on the makeup of Ventura County's farm worker households, and to quantify farm worker housing needs, was published in 2002. It was prepared under the auspices of the Ventura County Resource Management Agency's Planning Division, pursuant to direction by the Board of Supervisors through its adoption in 2001 of the County General Plan's 1998-2005 Housing Element. That document included the following language:

"The Planning Division will, in consultation with farmworker housing organizations and as part of the FY 2001-2002 budget, undertake a more detailed study of farmworker households, farmworker housing needs, and additional methods to address those needs."

The study included a survey of farm worker households to determine median family size, income, housing condition and housing costs. It also included analysis of agricultural trends and a projection of future labor and housing needs, as well as an evaluation of suitable sites for farm worker housing construction in the Open Space and Agricultural

**FBVC Board of Directors**

Exclusive zones of the unincorporated area. It concluded with recommendations for amendments to the county zoning ordinance to facilitate such development. The study was overseen by a committee of community stakeholders.

Much has changed in the housing market, agricultural labor force and county economy in the past 20 years. Yet the disconnect between farm worker income and local housing prices remains as profound as ever. We propose that the County of Ventura — in partnership with local cities — undertake a new and more comprehensive study of farm workers and their housing needs, coupled with a detailed stakeholder-driven strategy to wield the study's findings as a catalyst for specific policy changes and as a tool for public education.

Although a housing needs assessment is an integral part of the Housing Element development process in California, these can be fairly simplistic attempts to estimate future demand for low- and moderate-income housing. In the Southern California region, however, Ventura County is unique in the size and economic importance of its agricultural sector, and this is dependent on a large population of workers with specialized housing needs that are not well addressed by conventional planning approaches. Language barriers, fear of interaction with government authorities, and unconventional living situations make the size of this population and the range of its needs particularly difficult to estimate with any accuracy, requiring a more intensive assessment than the population in general.

More details of project deliverables and objectives can be developed in the coming weeks and months; the important task at hand is articulating a clear county commitment to the endeavor. Farm Bureau looks forward to continuing to work with county staff to develop a robust needs assessment that can help guide planning efforts by the County of Ventura and the incorporated cities, to make sure their policies and ordinances adequately address the special circumstances of farm workers and their families.

Sincerely,

A handwritten signature in black ink, appearing to read "John Krist", with a stylized flourish at the end.

John Krist  
Chief Executive Officer

**Key, Lori**

---

**From:** House Farm Workers [REDACTED]  
**Sent:** Monday, February 8, 2021 2:15 PM  
**To:** ClerkoftheBoard  
**Subject:** Feb 9 agenda item #39  
**Attachments:** PastedGraphic-5.tiff; VCo Draft HE Text changes requested by HFW..2-8-2021.pdf

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February 8, 2021

Ventura County Board of Supervisors

c/o Clerk of the Board <[clerkoftheboard@ventura.org](mailto:clerkoftheboard@ventura.org)>

Re: February 9 agenda item No.39, Public Hearing on Draft Housing Element

Dear Supervisor Parks and Honorable Members of the Board,

On behalf of *House Farmworkers!* I am writing to ask you to make some changes to the 2021-2029 Housing Element Draft which we believe will increase its impact on all members of the community. We urge you to do so because the Housing Element not only sets the County's Housing policies and goals for the next eight years but also is frequently viewed as a reference document that provides important background data.

We very much appreciate the opportunities we've had to give input to the planning staff including the January 27<sup>th</sup> Q&A session where we presented most of these suggestions.

Here is a general description of our recommendations. The specific text edits that we are requesting are attached.

CHAPTER 2 COMMUNITY PROFILE/SPECIAL NEEDS POPULATIONS (FARMWORKERS)

PAGE 21      OVERCROWDING. Add more information about the degree and impact of overcrowding on farm workers.

PAGE 28      TYPES OF FARMWORKERS. Add to and rework this section to give a more accurate and complete presentation about farmworkers and the types of housing needed.

PAGE 29      FARMWORKER HOUSING, OVERCROWDING. Add the impacts of the pandemic on crowded households of essential workers.

PAGE 29      FARMWORKER HOUSING, H-2A guest worker program. Add information about the increased use of the H-2A program and the impact on the availability of housing.

PAGE 30      FARMWORKER HOUSING. COMMUNITY RESOURCES. Add information about existing resources that support the provision of farmworker housing including pre-approved building plans created by the County Department of Building & Safety, community organizations that support and advocate for farm worker housing, and affordable housing developers that build and manage farmworker housing.

### CHAPTER 3    HOUSING REGULATIONS AND POTENTIAL CONSTRAINTS

PAGE 49      Clarify the issue of competing and/or government policies and regulations.

Add the role of the Local Area Formation Commission (LAFCo)

PAGE 52      Add new section that analyzes infrastructure and environmental policies that delay and add costs.

PAGE 72      Re government fee constraints, add mention of template building plans that reduce time and costs.

PAGE 75      Re barriers, add undocumented status as a barrier to qualifying for housing assistance: description of problem and resolution through expansion of less restrictive state and local funding.

## CHAPTER 5 HOUSING GOALS, POLICIES AND PROGRAMS

PAGE 105 POLICY 4.3 ADEQUATE INFRASTRUCTURE. Add alignment of competing County-imposed policies, procedures and regulations.

PAGE 108 PROGRAM D. INFRASTRUCTURE CONSTRAINTS. In addition to Area Plans, add alignment of County-imposed policies to support the Housing Element goals and policies.

PAGE 108 PROGRAM E. FARMWORKER HOUSING STUDY. Revise Study description as discussed at January 27 Q & A session and in Board letter.

PAGE 110 PROGRAM O. FUNDING FOR HOUSING TRUST FUND. Expand commitment of County contribution beyond 2022.

Thank you for your consideration of our requests. Please note we are available before, during, and after the public hearing to answer any questions or offer clarifications.

Sincerely,

Leslie Leavens, Chair

*House Farm Workers!*

Attachment: VCo Draft HE Text Changes Requested

# Ventura County Draft Housing Element of February 4, 2021

## Wording Changes Requested by HFW!

Page No.	Section/Topic	Text Changes (Track Changes)
21	Chapter 2, Overcrowding	Please add: <u>People familiar with farm worker housing conditions evaluate this data as likely seriously undercounting the pervasiveness of overcrowding among very low income workers and the resulting harm. The pandemic has starkly revealed the significance of overcrowding as a personal and public health risk for essential workers.</u>
28	Chapter 2, types of farmworkers	<p>The discussions revealed that <u>most farm workers residing in Ventura County work either seasonally or year-round on Ventura County. <del>the majority of agricultural laborers are permanent residents of the county, and m</del>Most of them needrequire housing which can accommodate families, such as single-family housingfamily homes, or multifamilyapartmentsunits. Farm labor experts surmise that 50-80% are undocumented.</u></p> <p><u>Two other groups also need appropriate housing:</u></p> <p><u>(1) However mMigrant individuals or families (defined as traveling to do farm work and unable to return to permanent residence on the same day). Numbers of migrant workers have declined in the past decade. Migrant workers need permanent homes. workers which perform agricultural labor either on a seasonal or temporary basis, still comprise a significant number of the farm labor force. Theinclude single farmworkers from other part of the country, Hispanic immigrants, and undocumented laborers who lack authorization to work legally in the United States.</u></p> <p><u>(2) H-2A crews of workers, under a federal guest worker program which requires a sponsoring employer, provision of housing, meals and transportation, and specifies a limited number of months (no more than 10) in the US before workers return to their country of origin.</u></p> <p><u>The numbers of H2A workers in Ventura County are increasing yearly due to a shortage of locally based farm workers available for seasonal work such as harvesting. According to the Mexican Consulate in Oxnard, there were 1500 H-2A visas issued in 2020 (?). During discussions conducted with the local Farm Bureau and other stakeholders, the housing for these single workers can be provided in the form ofH-2A workers can share homes or apartments or be housed in single occupancy rooms, bunkhouses, dormitory style living with common kitchen and bathroom facilities. dormitories or single occupancy rooms. Since very few bunkhouses exist, the employers of H-2A workers now compete with permanent farm workers for scarce affordable homes and apartments.</u></p>

29	Chapter 2, Farmworker Housing, overcrowding	Anecdotal information provided by sources close to the agricultural community indicates that many farmworker households reside in single family residences with multiple families or are sleeping in garages or detached accessory buildings. <u>The pandemic has reminded us that a safe and secure food supply in the US requires a healthy trained stable workforce living in affordable quality housing. Overcrowding has been a contributing factor in the 2020 high rate of COVID-19 virus infections among Latinos and farmworkers as essential workers.</u>
Page 29	Chapter 2, Farmworker Housing, H-2A visa program	According to the local Mexican Consulate in Oxnard, there were 1,500 H-2A visas <del>were</del> issued <u>in 2020. Agricultural businesses have significantly increased contracting H-2A workers over the past five years to ensure the employers have sufficient reliable labor at the right time, especially for harvesting. This increase in H-2A workers has impacted the supply of affordable housing in the county, when growers have purchased occupied houses or apartment buildings and displaced low income families.</u>
30	Chapter 2, Farmworker Housing, current housing resources, developers, project services, undocumented access to housing assistance	<p><u>A number of community resources exist:</u></p> <p><u>Two years ago, the County Building Division issued a set of template building plans for three sizes of employee housing. This was intended to help keep costs down because there is no charge for the plans, and reduced review time by County staff. Although County staff have held public Informational meetings about the plans, and received Statewide publicity about this innovation, further public outreach is recommended. County staff have plans to promote bilingual information on the County website. It could be helpful to interview stakeholders about why so few have taken advantage of the plans. For example, if the availability of financing construction of the units is a barrier, the County could consider facilitating the creation of a new mechanism for financial assistance.</u></p> <p><u>There is significant collaboration among organizations interested in farmworker housing in Ventura County, which includes: House Farm Workers! (HFW!), the Farm Bureau, COLAB, MiCOP, CAUSE, Friends of Fieldworkers, the Vulnerable Populations Group, and others.</u></p> <p><u>Affordable housing developers who are developing and operating farmworker and/or very low income housing include the Cabrillo Economic Development Corporation, Many Mansions, People's Self Help Housing, AMCAL, Housing Authority of Ventura County Area, and the Housing Authority of the City of San Buenaventura.</u></p> <p><u>The beautifully landscaped and well maintained farmworker housing developments are typically designed around a community center that offers an array of programs and services. Residents enjoy ESL and citizenship classes, computer lab, music classes and events, tutoring, holiday celebrations, and crafts onsite.</u></p>



		<u>However, affordable housing developed or operated with any federal funds requires tenants to be legal residents. This can be a significant barrier for farmworkers to access the housing since many farmworkers in California are undocumented. Eventually this might be resolved by federal immigration reform, but another solution involves committing local funds to supplement State funding to develop and maintain farmworker housing for any tenants.</u>
49	Chapter 3, Housing Regulations and Potential Constraints	Potential constraints to the provision of adequate and affordable housing can be created by <u>competing and/or overlapping</u> government policies and regulations as well as non-governmental factors such as costs associated with land and construction. These constraints may increase the cost of housing or may render residential construction economically <u>and/or politically</u> infeasible for developers. Housing production constraints can also significantly impact households with <u>very low</u> , low and moderate incomes and special needs <u>and farm worker households specifically</u> .
49	Chapter 3, Government Constraints	Local Policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls as summarized in Figure 20 below, site improvement requirements, fees, <u>regulations of the Local Area Formation Commission (LAFCo)</u> and permit processing procedures, among other things, may constrain the maintenance, development, and improvement of housing.
52	Chapter 3, Potential Government Constraints, Land Use Controls, competing policies	Add: <b><u>Infrastructure and Environmental Policies:</u></b> <u>Competing/overlapping government policies, requirements, and environmental regulations, especially related to infrastructure, can delay or prevent the development of farmworker housing. An example is sewer connections in projects that are close to City urban services but prohibited to connect because of LAFCO policies.</u>
72	Chapter 3, Potential Constraints, Template Building Plans	<b><u>Development and Planning Fees:</u></b> New housing is typically charged for site plan review fees, sewer and water connection fees, plan checking and building permit fees, and school impact fees. If the development is a subdivision, there are additional fees for processing the tentative and final maps. In addition, the developer may have to pay the cost of preparing environmental reports, traffic studies, and soils reports. <u>Two years ago, the County Building Department released sets of pre-approved plans for three types of farmworker employee housing. The goal was to streamline review and thus reduce costs, not just the cost of drawing up the plans, but also the review and processing time, thus cutting the fees charged for County staff time.</u>
75	Chapter 3, Potential Constraints, Access to housing assistance by undocumented	Add <b><u>Legal Status as Barrier for Low-Income People to Access Housing Assistance:</u></b> <u>Affordable housing developed or operated with federal funds requires tenants to be legal residents, which is a significant obstacle for farmworkers to access these housing units.</u>

		<u>The undocumented status of the majority of farmworkers in California is well known. There is a critical need for more ongoing unrestricted state and local permanent sources of funding in addition to the Ventura County Housing Trust Fund..</u>
105	Chapter 5, Goal 4	<b>Policy 4.3 Adequate Infrastructure</b> The County shall encourage water and sanitation providers to pursue available funding to upgrade, expand, or develop utilities including wastewater/sewer, water, broadband and other necessary utilities to serve existing and future housing at all income levels. <u>The County shall ensure that all County-imposed policies, procedures and regulations including those from other county governmental agencies are in alignment with and support the goals and policies of this Housing Element.</u>
108	Implementation Program D	As Area Plans are updated, especially in designated disadvantaged communities, <u>and/or as development proposals for farm worker housing as provided for in the 'SOAR Exemption' are submitted,</u> the County shall work with community service districts and local water purveyors to identify and overcome constraints to providing water, sewer services, and dry utilities for housing. <u>The County shall ensure that all County-imposed policies, procedures and regulations including those from other county governmental agencies are in alignment with and support the goals and policies of this Housing Element.</u> The County shall apply for funding as funding sources are available from the Community Development block Grant, infill infrastructure Grant Program, or other funding programs as available, to fund infrastructure design plans and infrastructure improvements supporting residential development in designated disadvantaged communities.
108	Implementation Program E: Farmworker Housing Study	The County will take on a coordinating role, working with advocacy groups <u>and neighboring jurisdictions and local cities,</u> to seek funding for, <u>and conduct a countywide survey of farmworkers and employers to further define Farmworker Housing Study.</u> <del>The comprehensive study will provide information on the number and type of farmworker households residing and/or working in the county, current and future housing and supportive service needs, in order to develop targeted programs and strategies to address the needs of farmworkers and support agriculture businesses with a stable, healthy workforce. and the local barriers and potential solutions to providing adequate farmworker housing.</del> Timeframe: <u>by 2023 2022-2024</u>
110	Implementation Program O: Funding for the Housing Trust Fund	The County shall continue to support the efforts of the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition and pre-development funding to developers of affordable housing. In July 2020, the County committed to \$300,00 in funding over a three-year period, <u>and shall contribute a minimum of \$100,000 each year in the remaining years of the Housing Element cycle (i.e. 2022-2029) from sources appropriate for the local match. Consider creating a dedicated funding source, for example, through the Mitigation Fee Program. .</u>

**Key, Lori**

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**From:** Bernardo Perez [REDACTED] >  
**Sent:** Monday, February 8, 2021 3:04 PM  
**To:** ClerkoftheBoard  
**Subject:** Agenda Item No. 39, Public Hearing on Draft Housing Element, BOS Meeting of 2/9/2021

Dear Supervisors and County Staff:

I want to thank you for language appearing within the Draft Housing Element (HE); my comments regarding the existing language along with my suggested edits and clarifications are contained in the letter submitted to you by *House Farm Workers!* We look forward to your thoughtful consideration and response.

Additionally, I want to expand on a problem addressed in the Draft HE under Government Constraints: "Local policies and regulations can impact the price and affordability of housing and, in particular, the provision of affordable housing."

Ventura County is a great place to live, work and raise a family but these opportunities are not readily accessible by all, particularly low-wage earning farm workers and their families. I believe this is partly due to valid yet conflicting policies within and across county agencies and governmental jurisdictions.

The County of Ventura Economic Vitality Strategic Plan (November 13, 2017) and the County of Ventura Strategic Plan (2014 Update) both have operative language in how to respond to the issue of conflicting policies. For example, the Housing Solutions Coalition (Economic Vitality Plan, Detailed Action Item A.2) was established "to raise public/policymaker awareness of housing affordability and availability issues."

"This Action Item focuses on raising public awareness of the critical connection between housing issues and Ventura County's overall economic vitality (e.g., the direct influence on workforce availability and recruitment, etc.). This topic needs to be viewed as an urgent economic vitality issue, and not as something peripheral to economic development. The public awareness campaign should directly address NIMBYism and other public opinions that have dampened political support for affordable housing development."

Agriculture remains a key economic engine for Ventura County. Farm Workers are now nationally recognized as essential workers, as we know they always have been. Agriculture, like any industry, needs an available workforce. Farm Workers, like other low-wage earners, need affordable housing to be that locally available workforce.

I urge the County to address the affordable housing issue constraint of conflicting government policies by continuing its role as Convener of the Housing Solutions Coalition, specifically including the ten cities and other responsible agencies.

Thank you for your attention and I look forward to your continued support for affordable housing, especially for those in most need.

Bernardo M Perez

House Farm Workers!

# EXHIBIT 12

## Summary of Revisions to the Draft Housing Element after February 9, 2021

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County of Ventura Housing Element Update  
(2021-2029)

County of Ventura  
Planning Commission  
PL 21-0004  
Exhibit 12  
Summary of Revisions to the Draft Housing  
Element after February 9, 2021

## Exhibit 12

### Summary of Changes made to the Draft 2021-2029 Housing Element after February 9, 2021<sup>1</sup>

PAGE NO.*	SECTION*	DESCRIPTION OF CHANGES*
<b>Global Changes</b>		
-		Correction of minor non-substantive typos.
-		Replaced "Draft" RHNA with "Final" RHNA numbers throughout the document. The Final RHNA was approved by SCAG on March 4, 2021 and approved on March 22, 2021 by HCD.
-		Updated all references to the "pending" Somis Ranch Farmworker Housing Project after project approval on February 2, 2021.
<b>Chapter 1 - Introduction</b>		
3	Jurisdictional Geography References	Added a new section to provide clarification on geographic terminology (e.g., "Ventura County" versus "County of Ventura").
4-8	Community Participation	Elaborated on the efforts undertaken by the County for bilingual engagement and added public engagement summaries for the virtual Q&A session held in January 2021 and Board of Supervisors Hearing on Draft Housing Element held in February 2021. Staff also expanded on how public comments were integrated into the Draft Housing Element.
<b>Chapter 2 - Community Profile</b>		
12-14	Educational Attainment/ Employment Trends	In response to public comment, this analysis was expanded to include skilled trade groups. Additionally, Table 5 was expanded to include mean wages for carpenters and construction laborers in unincorporated County.
19	Housing Age and Conditions	In response to comments from HCD, staff added additional analysis related to housing conditions by utilizing Code Compliance Division data and provided an estimated number of units requiring rehabilitation in the County. As a result, two programs (V and W) were added to address housing rehabilitation needs in the County.

\* References to the page numbers and chapters/sections in this table correspond with the August Draft Housing Element in tracked changes (Exhibit 11).

<sup>1</sup> The Draft Housing Element was first presented to the Board of Supervisors on February 9, 2021 (Exhibit 6)

<b>PAGE NO.*</b>	<b>SECTION*</b>	<b>DESCRIPTION OF CHANGES*</b>
30-35	Special Needs Population - Farmworkers	In response to public comment, significant revisions were made to this section. Most of the revisions addressed the overcrowded housing conditions faced by farmworkers and their families and the resulting serious health issues with COVID-19. Additionally, staff highlighted the various resources available for farmworker housing such as pre-approved plans for farmworker dwelling units, the County Farmworker Resource Program, and support from various non-profit organizations throughout Ventura County.
38	Coastal Building Activity	In response to comments from HCD, staff added information on the number of units demolished and new units constructed in the coastal areas and made a determination that no units are currently at risk of being converted from low or moderate income into above moderate-income units in the County's coastal areas.
38-91	Fair Housing Assessment	Added over 40 pages of analysis, including 21 maps, to comply with new HCD Guidance Memo on Affirmatively Furthering Fair Housing which was released six weeks after the March submittal of County's Draft Housing Element to HCD for its first 60-day review. As a result of this analysis, two programs (X and Y) were added to take meaningful actions against the fair housing issues identified in the section. Due to the extensive revisions of this section, staff conducted public outreach on the Fair Housing Assessment section of the draft Housing Element on August 4, 2021.
<b>Chapter 3 - Housing Regulations and Potential Constraints</b>		
105-109	Government Constraints – Allowed Residential Uses	In response to comments from HCD, staff added an explanation on the permitting criteria related to reasonable accommodation and residential care facilities for seven or more persons, and on the definition of "family". As a result, amendments were made to Program N to ensure permitting requirements for residential care facilities for seven or more persons and reasonable accommodations are consistent with state laws and fair housing requirements.
113	Government Constraints – Infrastructure Access	In response to public comments, staff added a constraint analysis on "infrastructure access".

*\* References to the page numbers and chapters/sections in this table correspond with the August Draft Housing Element in tracked changes (Exhibit 11).*

<b>PAGE NO.*</b>	<b>SECTION*</b>	<b>DESCRIPTION OF CHANGES*</b>
114	Government Constraints – Development Review Process	In response to comments from HCD, staff added information on the criteria used to make findings for residential projects processed with a Planned Development Permit and presented historical Planned Development Permit approval rates to show that current criteria are not a barrier to housing in the County. To ensure that the process does not act as a constraint for future residential applications, amendments were made to Program J to include a monitoring program for Planned Development Permits.
122	Non-Governmental Constraints – Community Opposition to Housing Development	In response to public comments, staff added a non-governmental constraint analysis on “community opposition to housing development”.
122	Government Constraints – Local Efforts to Remove Non-Governmental Constraints	In response to comments from HCD, added a summary of efforts made by the County to remove non-governmental constraints.
<b>Chapter 4 - Resource Inventory</b>		
125	Dry Utilities	In response to comments from HCD, staff added a section that describes the availability of dry utilities to support residential development.
130-132	Approved Residential Projects	In response to comments from HCD, staff provided additional detail on project phasing and affordability assumptions.
132-133	Accessory Dwelling Units	In response to comments from HCD, staff adjusted the ADU forecasting numbers and added Program Z which proposes to track ADU permitting and determine if projections are meeting lower income housing needs in 2025.
136	Table 41 Housing Inventory Summary for Lower, Moderate, and Above Moderate-Income categories	Revised table based on updated ADU projection numbers.
<b>Chapter 5 - Housing Goals, Policies, and Programs</b>		
145, 147, and 150	Policies 1.2, 2.2, and 4.4	In response to comments from HCD, staff added references to implementation programs from other elements in the General Plan to show how those policies will be implemented.
152-164	All Programs	In response to comments from HCD, most programs were modified to include metrics and milestones, further fair housing goals, and include specific timeframes for implementation.
155	Program E – Farmworker Housing Study	The Farmworker Housing Study program was revised to reflect public input.

*\* References to the page numbers and chapters/sections in this table correspond with the August Draft Housing Element in tracked changes (Exhibit 11).*

<b>PAGE NO.*</b>	<b>SECTION*</b>	<b>DESCRIPTION OF CHANGES*</b>
159	Program N – Zoning Code amendments for Special Needs Housing	In response to comments from HCD, the program was amended to ensure permitting requirements for reasonable accommodation and residential care facilities for seven or more persons are consistent with state law and fair housing requirements.
162	Program V – Code Compliance	In response to comments from HCD, these programs were added to address rehabilitation needs in the County.
163	Program W – Home Rehabilitation	
163	Program X – HomeShare	These programs were added in response to fair housing issues identified in the updated fair housing assessment.
163	Program Y – Inclusive Community Representation	
164	Program Z – ADU Monitoring	In response to comments from HCD, an ADU monitoring program was added.
<b>Chapter 6 - Glossary of Housing Related Terms</b>		
166	Housing Related Terms (Additions)	Added the following definitions pursuant to the HCD Guidance Memo on Affirmatively Furthering Fair Housing: <ul style="list-style-type: none"> <li>- Affirmatively Furthering Fair Housing</li> <li>- Disparities in Access to Opportunity</li> <li>- Disproportionate Housing Needs</li> <li>- Fair Housing Choice</li> </ul>
168	Housing Related Terms (Amended)	In response to public comment, the definition for “Farmworker Housing” was modified.
<b>Appendix A: Residential Land Inventory Tables</b>		
A-2 to A-6	Site Address	In response to comments from HCD, the site address column was modified to correspond with the project name utilized in Chapter 4.
A-2	Maximum Density	In response to comments from HCD, the maximum density indicated for RHD zones was corrected.
<b>Appendix B: Review of Previous Housing Element Programs (2013-2021)</b>		
B-3, B-4 and B-6	Housing Preservation Program 3.3.3-3(2), Housing Rehabilitation Program 3.3.3-4(1), and Housing Opportunity and Diversity Programs 3.3.3-5(1-2)	In response to comments from HCD, the evaluation of the previous housing element programs was updated to include quantitative results of the number of units and households served as a result of the programs.
<b>Appendix C: Public Outreach and Engagement</b>		
C-49 to C-54	Virtual Q&A on Draft Housing Element	Added Q&A Summary and attendance list
C-55 to C-157	Board of Supervisors Hearing on Draft Housing Element	Added the Housing Element fact sheet and public comments received

*\* References to the page numbers and chapters/sections in this table correspond with the August Draft Housing Element in tracked changes (Exhibit 11).*



# EXHIBIT 13

Comment letter received on  
August 5, 2021

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County of Ventura Housing Element Update  
(2021-2029)

County of Ventura  
Planning Commission  
PL 21-0004  
Exhibit 13  
Comment letter received on August 5, 2021



August 5, 2021

Supervisor Linda Parks  
Board of Supervisors Chair, Ventura County  
Delivered via email to linda.parks@ventura.org

Director Dave Ward  
Planning Director, Ventura County  
Delivered via email to Dave.Ward@ventura.org

Re: Updated Housing Elements and Zoning Codes Must Meet Regional Housing Needs Allocation (RHNA) Targets **and Comply with Federal and State Housing Laws Including** Attainable Homeownership, Authorizing Housing That is Affordable by Design Without Reliance on Lottery Outcomes and Taxpayer Subsidies, Affirmatively Further Fair Housing, and Ending Residential Racial Segregation

Dear Supervisor Parks and Director Ward,

The Two Hundred is a civil rights homeownership advocacy group that was founded and remains comprised of veteran civil rights leaders, former legislators and cabinet secretaries, retired judges, and other diverse housing advocacy leaders. Many of us worked for our entire careers to enact federal and state fair housing laws to end agency “redlining” practices such as denying communities of color access to insured home mortgages and veterans’ loans, and promoting residential racial segregation through razing historic minority neighborhoods through “redevelopment” and siting freeways to protect “public harmony” by dividing our communities.

California’s severe housing shortage, and astronomical (and still-rising) housing prices, have undone decades of civil rights progress. As confirmed by scholars at UC Berkeley, residential racial segregation is worse in the Bay Area than it was before the enactment of civil rights reforms in the 1960s – a pattern repeated in wealthier counties statewide. <https://belonging.berkeley.edu/segregationinthebay> As we explain in our *Redlining* video, minority homeownership rates, which in the early part of this century had finally started to attain parity with white families who had access to government programs like federally-insured low cost mortgages, plummeted during the Great Recession of 2009. With the full support of regulatory agencies, as of 2010 lenders engaged in more than a decade of predatory loans and foreclosures that wiped out trillions of dollars of the multi-generational wealth that our communities had finally accumulated through homeownership. Our communities now stagger from housing costs that are so high the US Census Bureau has confirmed that our state has the highest poverty rate in the country! When added to the other high costs of living in California, including the highest electricity and gasoline prices of any state other than California, almost

40% of our residents cannot reliably pay routine monthly expenses even after receiving public assistance to help buy food and medical care. [United Ways of California - The Real Cost Measure in California 2019 \(unitedwaysca.org\)](#) California leaders should not brag about creating Silicon Valley billionaires without also recognizing the crushing burdens of decades of hostility to starter homes and other housing needed by our communities, nor can California's leaders lawfully hide behind unfunded rhetorical commitments to fund 100% "affordable" rental housing and again force our communities into segregated rental housing "projects."

We write because you have been entrusted with the decade's most important housing task, which is assuring that your agency complies with civil rights housing laws and updates your General Plan and Zoning Code to accommodate your community's share of new homes in compliance with your Regional Housing Needs Assessment (RHNA).

Both federal and state civil rights laws, as well as United States Supreme Court decisions, have long prohibited agencies from directing new "affordable" housing for lower income residents to a limited geographic subarea, and instead require the dispersal of new housing at all affordability levels throughout the community. In 2018, the California Legislature strengthened this longstanding civil rights requirement in AB 686 (effective January 1, 2019) which requires all public agencies to "affirmatively further fair housing" (AFFH) in California. As explained by the Housing and Community Development (HCD) agency, quoting from the new law, **"[p]ublic agencies must now examine existing and future policies, plans, programs, rules, practices, and related activities and make proactive changes to promote more inclusive communities."** [AFFH / Fair Housing \(ca.gov\)](#)

Before the AFFH was enacted in 2018, and based on a complex set of planning, zoning, and environmental laws, policies and principles, most California cities and counties did in fact adopt "policies, plans, programs, rules, practices and related activities" that constrain housing supplies, and raise housing prices so high that our hard working families – the majority of which now include members in our communities of color – can no longer afford to buy, and in many neighborhoods cannot even afford to rent, a home. These status quo housing policies result in unlawful racial segregation, and violate the affirmatively furthering fair housing laws. Our families, many of which are led by the essential workers each community relies on such as teachers, first responders, workers in construction, health care, hospitality, small business employees, and laborers – cannot and should not be asked to wait to have their name drawn in an "affordable" housing lottery, or wait for "magic money" to appear from the repeal of Proposition 13 (or capitalism). State and local agency actions violate civil rights laws, including California's new AFFH, must stop – and housing production, of market-rate housing that can be purchased by median income families, must increase more than tenfold under the current RHNA cycle.

We hereby formally and respectfully request that these civil rights housing legal violations be corrected in your General Plan Housing Element and Zoning Code updates which feasibly, based on your median income families and your available funding resources today, plan for housing typologies and locations that meet your assigned RHNA targets. We identify below the worst offenders, and practical solutions, to assure that you do not adopt General Plan and Zoning Code updates that violate civil rights housing laws.

1. **Charging Country Club Initiation Fees for New Housing is Racist and Exclusionary.**

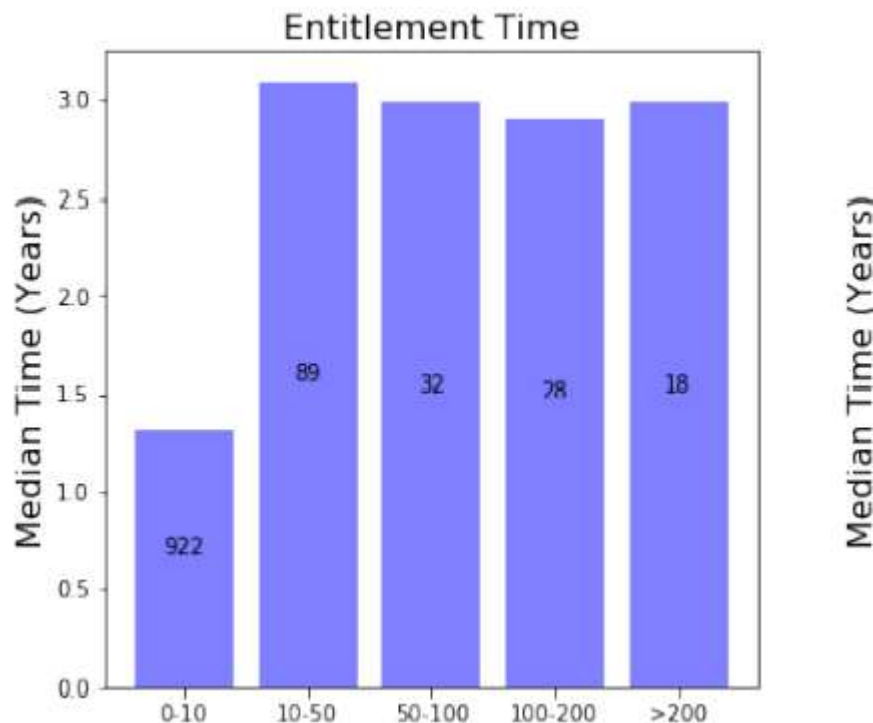
Country clubs often charge initiation fees of \$50,000 or more, with the express intent to select wealthier members and exclude “those people” who cannot afford steep fees. Many local agencies have imposed fees on new housing that wildly exceed even \$50,000, such as San Francisco which has charged fees of \$165,000 per apartment! While we appreciate that new homes need to pay for their “hard” infrastructure needs like water and sewage services, too many jurisdictions have allowed well-meaning special interests seeking additional funds for important local priorities like art, affordable housing, and recreational programs to pile these fees onto new housing rather than obtain funding (as or if needed by special assessments or taxes approved by existing residents) equitably, which means paid for equitably by the city’s existing (not just future) residents. As documented by UCB, excessive and wildly different housing development fees increase housing costs and decrease housing production and affordability – and these fees are passed along to new residents. [Development Fees Report Final 2.pdf \(berkeley.edu\)](#) Most cities and counties defend high fees on new housing with “nexus” studies, based on made-as-instructed reports prepared by consultants paid by cities. “Nexus” may pass constitutional muster, but violates civil rights housing laws by excluding housing – and “those people” (us) from your community.

**Civil Rights Compliant Solution to Exclusionary Fees:** *Residents of new housing should pay no more in fees than existing taxpayers. For example, if a city has 50,000 existing homes and a RHNA obligation to produce 5,000 more homes, housing fees should be capped at the levels paid by taxpayers. If existing city residential households subsidize arts program with \$500,000, residents of new housing should pay no more than the same share (\$100 per new home). If existing city residents contribute nothing to build affordable housing, then neither should residents of new housing: existing policies created the affordable housing shortage and crisis, and solving this problem on the backs of those shut out of the housing market creates an unfair, unlawful and racially discriminatory burden on new residents. Stop imposing discriminatory fees on new residents.*

2. **Housing Delayed is Housing Denied.** While some jurisdictions have streamlined the housing project review and approval process, most have not. The two most commonly-identified delay factors in the housing project approval process are multi-step, multi-department review processes with no intra-agency deadlines or housing accountability production metrics, and the California Environmental Quality Act (CEQA) review process. As shown in Figure 1, in one recent study of the San Francisco entitlement process, all but the smallest (less than 10 units) took about three years to complete this combined bureaucratic and CEQA process.

**Figure 1: Housing Project Entitlement/CEQA Process Time in San Francisco  
(by Project Size/Unit Count)**

[Measuring the Housing Permitting Process in San Francisco - Turner Center \(berkeley.edu\)](#)



A. **End Bureaucratic Delays to Housing Approvals.** Also as explained by UCB, “[t]he most significant and pointless factor driving up production costs was the length of time it takes to for a project to get through the city permitting and development process” which in turn caused even higher costs as projects stuck in bureaucratic review proceedings were required to repeatedly modify their projects to deal with the “additional hoops and requirements” that “pop up” at various stages of the permitting and development process.

[San Francisco Construction Cost Brief - Turner Center January 2018.pdf \(berkeley.edu\)](#), p.

2.

**Civil Rights Compliant Solution to Housing Delays Caused by Bureaucrats.** *This too has a simple solution: prescribe, disclose, enforce, and publish outcomes of housing review and approval deadlines on every city department (and responsible unit within each department), and hold responsible managers in each department accountable in performance evaluations and promotion decisions to meeting (or beating) deadlines. This is a housing production accountability metric that should be expressly added to General Plan Housing Element implementation mandates.*

B. **End Anti-Housing CEQA Abuse.** Before a misguided appellate court decision, issued without Legislative direction in 1984, CEQA did not apply to city and county approvals of housing that complied with General Plan and zoning ordinances. For several decades, however, increasingly fussy academics and planners insisted that zoning codes require a “conditional use

permit” (CUPs) even for code-compliant housing, to allow local agencies to apply a “we know it when we see it” open-ended level of discretion to allow, deny, or condition housing approvals – the same standard the Supreme Court applies to obscenity. In 1984, this CUP process – brought to us all by the same generation of planners that (obscenely) insisted on single-family only residential zoning and outlawed even duplexes that had previously been allowed and common throughout California – unleashed the full force of CEQA delays and lawsuits even on fully compliant housing in “infill” neighborhoods. [Friends of Westwood, Inc. v. City of Los Angeles \(1987\) :: California Court of Appeal Decisions :: California Case Law :: California Law :: US Law :: Justia](#) By 2008, housing had become the most frequent target of CEQA lawsuits – and the tool of choice for both those seeking to block housing and those seeking financial and other payoffs for threatening CEQA lawsuits. In one study of all anti-housing CEQA lawsuits in the Los Angeles region, for example, 14,000 housing units were targeted in CEQA lawsuits – 99% of which were located in existing urbanized areas (not “greenfields”), 70% of which were located within ½ mile of transit, and 78% of which were located in the region’s whiter, wealthier, and environmentally healthier communities. [In the Name of the Environment Update: CEQA Litigation Update for SCAG Region \(2013-2015\) | Insights | Holland & Knight \(hklaw.com\)](#) Instead of facilitating housing near jobs and transit, CEQA had been distorted into this generation’s anti-housing, anti-“those people” (us) redlining tool of choice.

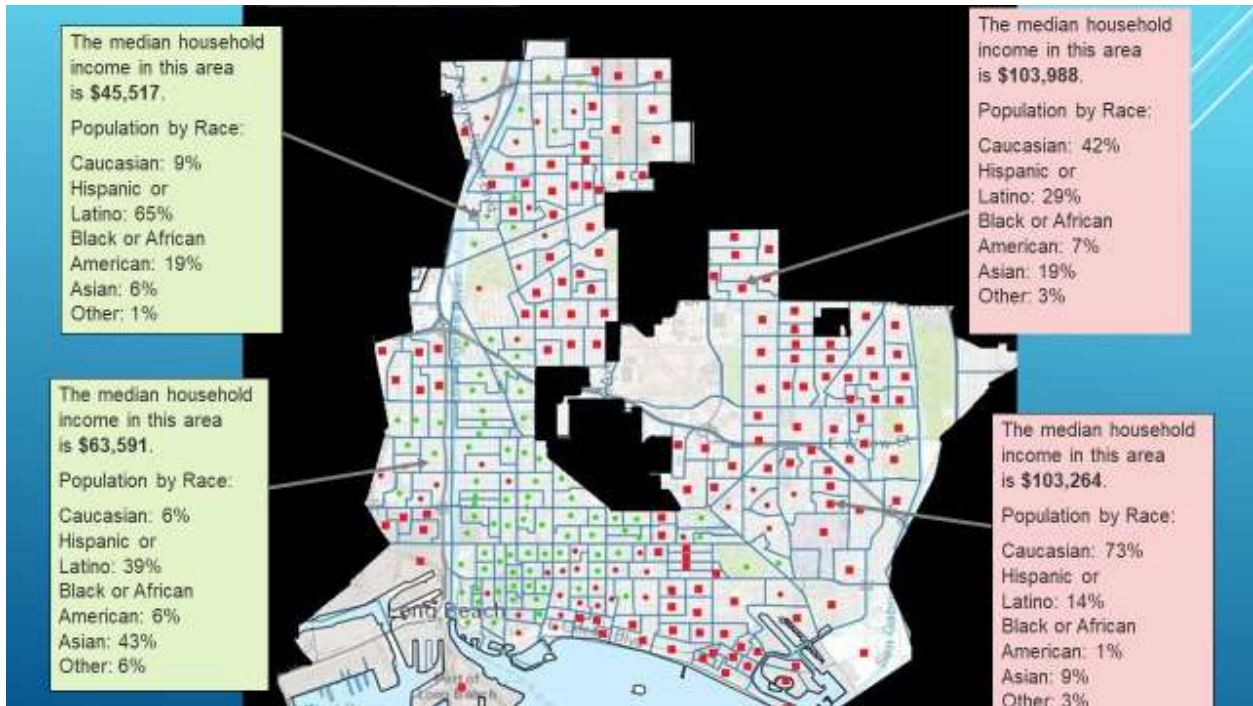
***Civil Rights Compliant Solution to Anti-Housing CEQA Abuse.*** *Under the Housing Accountability Act, cities and counties no longer have the discretion to disallow housing, require fewer units, or impose fees and exactions that make housing projects infeasible. Local control determines the allowable location and density of housing, but these cannot be “paper housing” that is never actually approved (or approved with feasible conditions). Only housing that causes a demonstrable and specific significant adverse consequence to human health or safety can be downsized, delayed, or conditioned with costly obligations.* [Housing Accountability Act Technical Assistance Advisory](#) Housing Element implementation procedures should expressly acknowledge this state law as a prohibition on the local agency’s exercise of its discretion on any issue other than a demonstrable and specific adverse health or safety risk caused by the proposed housing project, and eliminate or limit subsequent CEQA review under conforming zoning requirements to prescribed objective health and safety standards specifically caused by the proposed housing project. As determined recently by the California Supreme Court, local government may still preserve exterior architecture and design review processes that do not create discretionary authority to add new conditions addressing CEQA topics. [McCorkle Eastside Neighborhood Group v. City of St. Helena :: 2019 :: California Courts of Appeal Decisions :: California Case Law :: California Law :: US Law :: Justia](#). Local General Plan and zoning codes following this recommendation avoid mandatory CEQA processing and litigation risks, and are a mandate – especially in the whiter, wealthier and healthier communities such as most of Marin County that have elevated their “no growth” environmentalism into open and flagrant racist conduct such as intentionally segregating its public schools by race. [First desegregation order in 50 years hits Marin schools - Los Angeles Times \(latimes.com\)](#)

3. **Avoid Exacerbating Racial Segregation with Special Interest Demands that Retard Housing Production and Increase Housing Costs.** Increased production of housing that is affordable that working families can purchase has been repeatedly blocked by many California's environmental organizations and their state agency allies. We and our families experience, and agree we should reduce, pollution – and we too enjoy and want to protect California's spectacular natural resources. We also support California's climate leadership, but do not agree that our working families and poor should be collateral damage in the state's war on climate. Much as California led the nation in past decades in the involuntarily sterilization aimed primarily at women of color in the name of discredited "science," and unleashed civic "redevelopment" schemes that wiped out once-thriving (and now forgotten) Black and Latino communities in the name of discredited economic theories, we now face demands that new housing consist of small rental apartments located near non-operating bus stops with rental rates of more than \$4000 per month to reduce "Vehicle Miles Travelled" (VMT). California leads the nation in buying, supporting, and ultimately mandating electric vehicles – but VMT housing policy is redlining, pure and simple.

The Southern California Association of Governments (SCAG), which includes 197 cities and 6 counties where collectively the majority of Californians live, was on the verge in 2020 of adopting a VMT-centric regional housing plan that prioritized agency-decreed VMT reductions above all other laws, including federal and state anti-discrimination and housing laws. Under this plan, which conflicted with and undermined almost all city and county General Plans by assuming the massive demolition of existing residential and commercial neighborhoods and replacement with high density apartment housing near planned bus routes, historical and existing residential racial discrimination was intentionally worsened. Figure 2, for example, shows where new housing in Long Beach should be located – noted with green dots in polygons called "Traffic Analysis Zones" (TAZ), which includes many of the most densely-populated, poorest neighborhoods in Long Beach – communities of color highly vulnerable to displacement and gentrification. The TAZ maps showing "red" dots or squares are dominated by single family residences, where even "infill" housing such as townhomes on former strip malls is excluded from SCAG's VMT-reduction housing plan. The "no new housing" neighborhoods are far whiter, and far wealthier, than the neighborhoods slated to receive many thousands of new housing units in a haunting repeat of the "slum clearance" schemes that wiped out minority neighborhoods in years past.



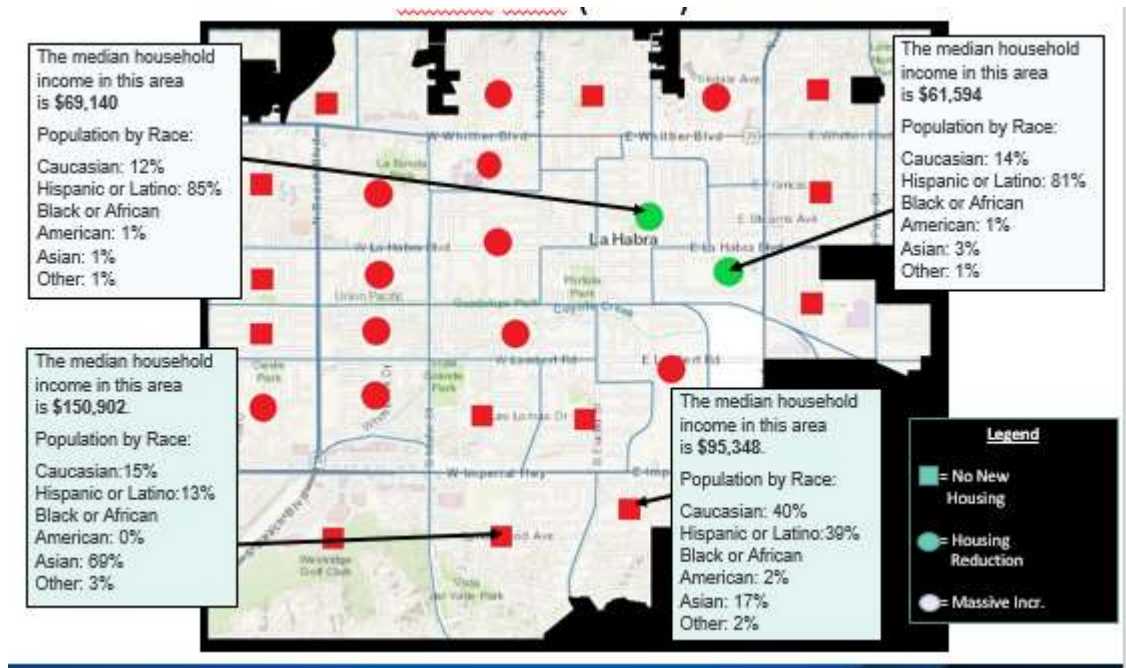
**Figure 2: Long Beach VMT Reduction Housing Plan (SCAG 2020)**



When applied to smaller communities, such as the small town of La Habra in Orange County, SCAG’s VMT-reducing housing scheme was even more blatantly racist. As shown in Figure 3, SCAG decreed that housing belonged in the city’s two poorest TAZ zone neighborhoods – majority Latino – and excluded from the adjacent “nice” homes in nearby hills occupied primarily by Whites and Asians.

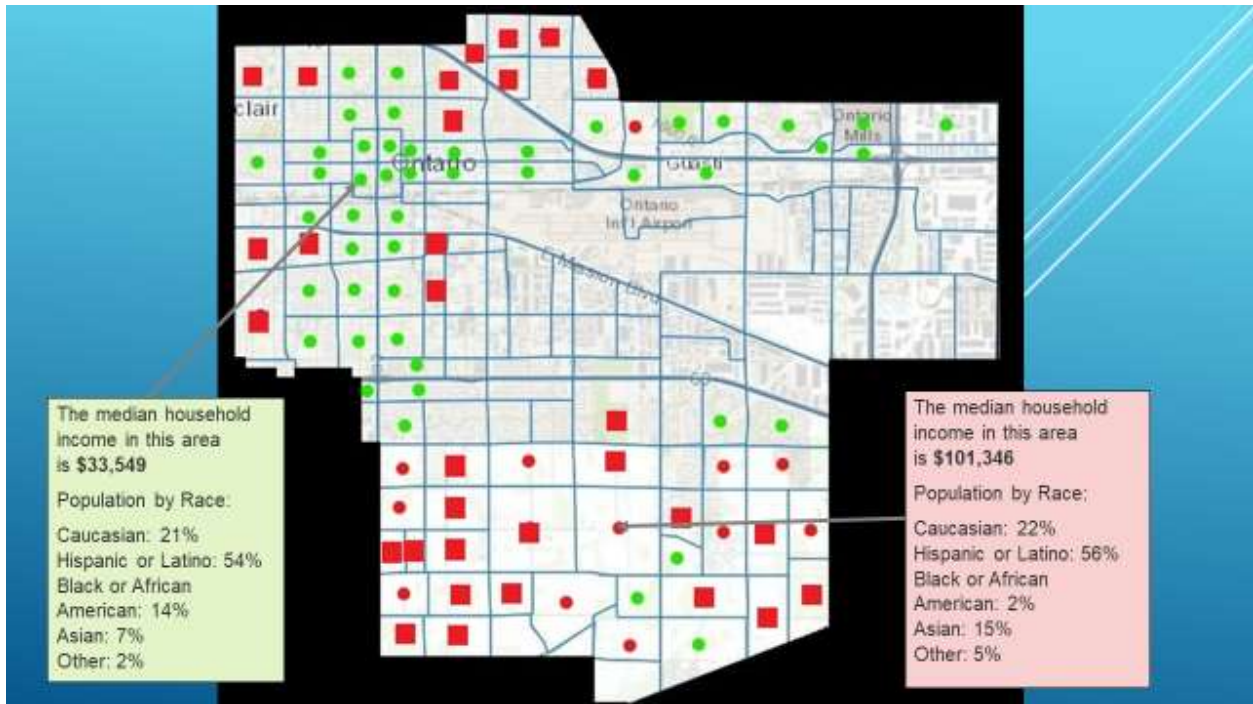


**Figure 3: La Habra VMT Reduction Housing Plan (SCAG 2020)**



SCAG's VMT-based housing plan would also have created new obstacles under CEQA even to the buildout of approved housing. Figure 4 shows Ontario, with new housing planned along a heavily-commercial freeway corridor (Interstate-10) that also has an express bus route, and along another bus route through existing poorer parts of the city that are also near a bus route. (The bus was not operating in 2020, during COVID, and had consistently low ridership even pre-COVID.) The SCAG VMT-based housing plan wanted no more housing built in southern Ontario, which is actually the best selling new community in all of California – with an affordable price for new homes, and a majority Latino and other minority new home purchasers.

**Figure 4: Ontario VMT Reduction Housing Plan (SCAG 2020)**

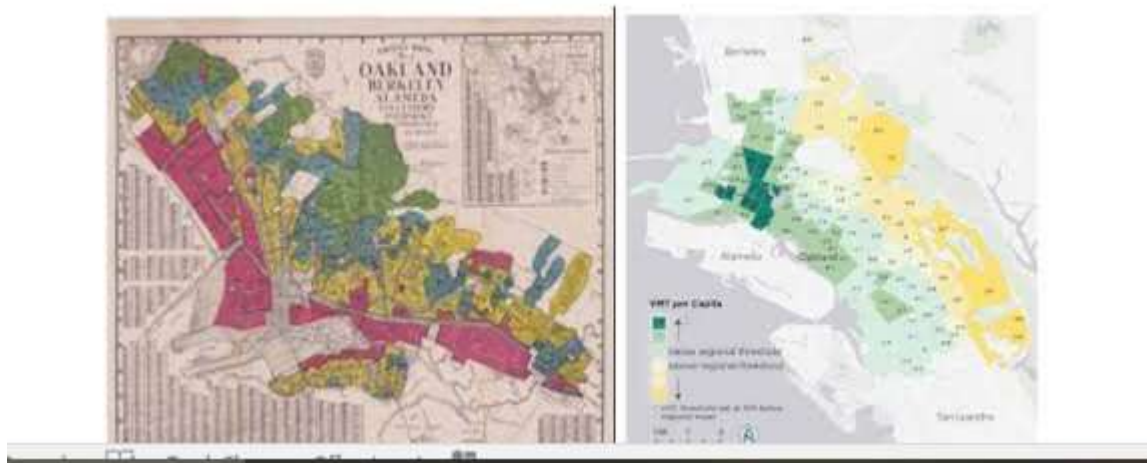


To its credit, when SCAG realized the redlining consequences of its VMT-reduction housing plan, it disavowed the plan and forbade its use in any context (including RHNA and CEQA) in a Regional Council approval Resolution that recognized the “conflict” between California’s housing and climate goals. We can achieve climate goals without worsening racial segregation, demolishing disadvantaged communities (again), and ending attainable homeownership even within existing cities for the majority-minority families that have been shut out of the California homeownership market by catastrophic planning and policy decisions (many brought to us by the same advocates and bureaucrats who invented reducing VMT for electric cars as a “necessary” climate mandate) over the past two decades. In fact, the California Legislature has repeatedly declined to mandate reductions in VMT – and has repeatedly found that the housing crisis harms both existing California residents and exacerbates climate change by driving Californians to worse climate states like Texas to find a house they can afford to buy.

Although the VMT data is most accessible in the SCAG region of Southern California, it is critical that your agency recognize that this same discriminatory outcome occurs everywhere. In Figure 5, for example, we compare Oakland’s historic “redlining” maps where federal bureaucrats refused to approve low cost loans in Black neighborhoods and other communities of color (colored red) with the majority white communities where low cost mortgages were available (colored green and yellow). Oakland’s “low VMT” map (where housing is demanded by today’s special interests based on claimed climate “science”) is the redlined area of Oakland that has already lost much of its historic Black residents, businesses, and civic institutions – the remainder of which would be

wiped out by high density, transit-oriented housing near BART and bus lines. Oakland's "high VMT" map, where housing should not be built, is those lush, wealthy, white, and historically segregated hills.

**Figure 5: Oakland Redlining and VMT Map Comparison**



Both the future of work, and the future of transportation, are in flux. Even before COVID, however, more people were working from home in the SCAG region than riding fixed-route public transit – with bus ridership suffering the most substantial declines. Fixed-route transit ridership plunged during COVID, and has not recovered. VMT has increased over the past month with the re-opening of the state, although peak hour volumes (and trip durations) have diminished. From remote work, to the explosion of new electric technologies for short-distance localized trips, to the massive expansion of app-based rides and carpools, it's important to know what we don't know – which is the future – and what we do know, which as UCLA's transportation experts repeatedly confirmed, is that low income workers rely on low cost used personal vehicles instead of the bus: people can perform multiple trips (drop kids off at school before, carpool kids to soccer after school), and can reliably access more than twice as many jobs in less than half as much time. <https://www.its.ucla.edu/publication/transit-blues-in-the-golden-state-analyzing-recent-california-ridership-trends/>

There are two other inconvenient truth about this VMT-based housing policy civil rights violation.

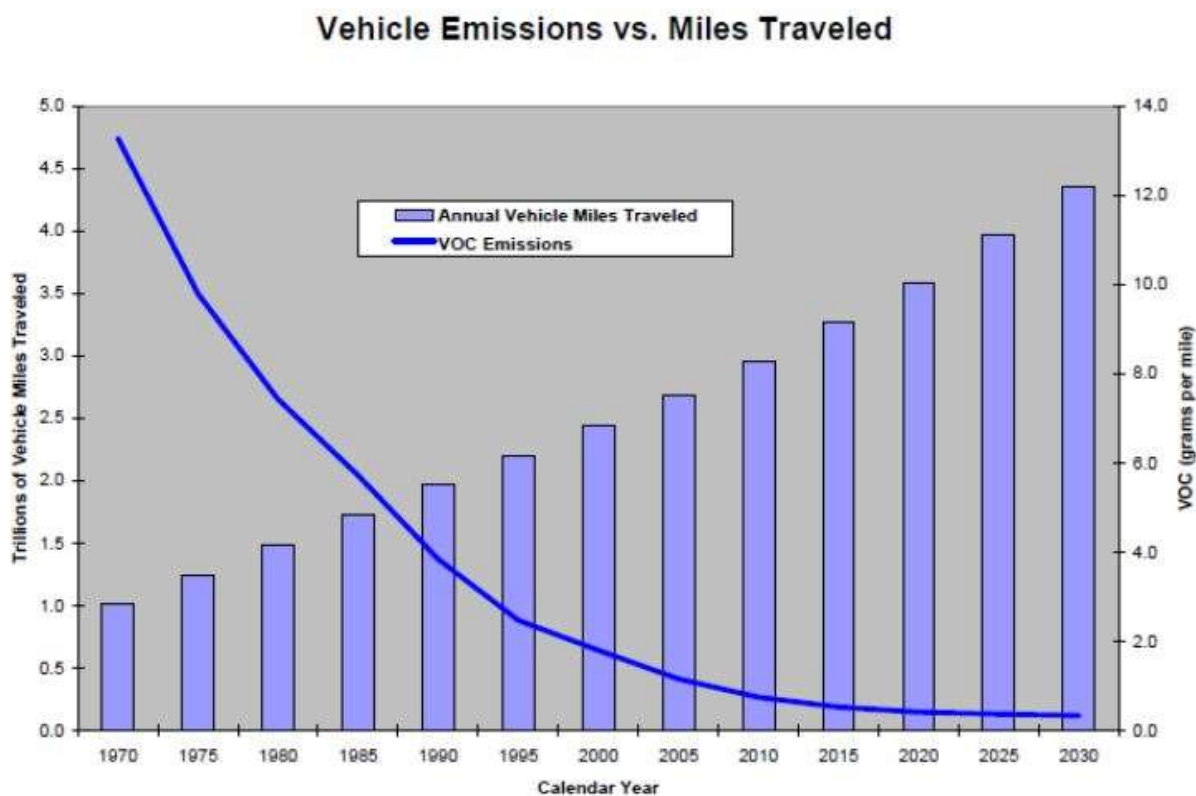
First, there are no proven, or effective, ways of "mitigating" VMT to "below the level of significance" demanded by the state's CEQA lead agency, the Office of Planning & Research (OPR), for unsubsidized housing bigger than about 10 units that is located in a suburban scale existing community not served by high frequency transit. Using the methodology demanded by OPR, San Diego County calculated that the majority of the housing they have approved over the past decade – which helped meet their RHNA housing goals, and had been approved by state climate agencies – would have had significant unmitigated VMT impacts. Again using OPR-endorsed "mitigation" methodologies, for which there is insufficient evidence of effectiveness, San Diego County determined that VMT mitigation fees alone would add \$50,000 - \$690,000 *per housing unit*. San Diego County further acknowledged that it could not meet its RHNA

obligation if this VMT scheme was enforced as proposed by OPR.

<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80d032bb>

Second, although the purported purpose of this VMT policy is to reduce greenhouse gases, there are many – many – alternatives to imposing a massive car tax on new housing that are more effective at reducing GHG without engaging in racially discriminatory housing policies. When smog was first identified as a problem in Los Angeles during World War II, initially scientists speculated it was a poison gas attack by the Japanese – only to later learn that smog was domestically produced by our own activities. When the Clean Air Act was passed in 1972, the same no growth special interests initially demanded that that cars and other smog sources be banned, but as shown in Figure 6 we instead banned lead in gas, and used catalytic converters and now clean engine/fuel mandates to cut vehicular emissions by more than 98% while VMT – cars driven by actual people to actual jobs etc. – rose steadily alongside population and employment, as reported by President Obama in 2016:

**Figure 6: Reduction in Tailpipe Emissions from Vehicles (line) v. Increase in Vehicle Miles Travelled from Population/Job Growth (bar columns)**



***Civil Rights Solution to Special Interest Exclusionary Housing VMT Scheme: Comply with Civil Rights Housing Laws including Affirmatively Furthering Fair Housing.***  
*The current housing emergency, which disproportionately harms our communities, is not the appropriate forum to “experiment” with a housing density scheme dependent on fixed-route bus ridership and high density, high cost rental housing. Housing locations,*



*densities, and typologies need to match the needs of our communities, including respecting – not just paying lip service – to racial equity and housing civil rights laws we helped enact to create equitable access to the American Dream of homeownership. We have sued the state agencies responsible for this VMT scheme, and the state has been unsuccessful in dismissing our civil rights claims – while engaging in years-long stall tactics like forcing us to file a Public Records Act lawsuit for VMT documents they attempted to hide (a lawsuit we won). VMT is simply a measure of the transportation options – even of 100% clean vehicles – available in a community. It must now be studied under CEQA (at least until our lawsuit is resolved), but it should not distort your Housing Update to worsen residential racial segregation, shield majority-white wealthy neighborhoods from housing in violation of the AFFH laws, and again wipe out our communities in unfunded displacement schemes.*

4. **Paper Zoning for Economically Infeasible Housing is Illegal and Racist.** Partly in response to no growth anti-homeownership schemes like VMT, and partly because existing laws requiring that housing meet the actual needs of actual Californians alive today have become as routinely ignored by academics and bureaucrats as civil rights laws, some cities may be tempted to “solve” for RHNA allocations by assuming that mid-rise and high rise apartments costing in excess of \$4000 in monthly rent for even for one-bedroom units are lawful housing compliance pathways under RHNA. In fact, because that rental rate – and other real life obstacles to lower cost condo development – are entirely unaffordable to median income households, a Housing Element update that assume high cost higher density product types that cost more than 2.5 times more to build than single family homes, duplexes and townhomes as even admitted by an overly-optimistic UCB study that demanded an “all-infill” higher density housing future for California is a violation of housing civil rights law. (<https://www.next10.org/publications/right-housing>) The same study also acknowledged that to accommodate what has only grown to ever more severe housing unit shortfalls, “tens or even hundreds of thousands of single family homes” would need to be demolished to make way for the new high density units. We have seen these academic conclusions before, and we have seen the horrendous outcome of targeting the least expensive – aka neighborhoods housing people of color – and thus least costly/most profitable housing demolition/expensive new housing scheme. What is astounding is how often, whether in the name of openly racist segregation goals, or veiled “public harmony” goals, or “urban revitalization” double-speak, and now special interest NIMBY environmentalism, overwhelmingly white academics, bureaucrats, and hired gun consultant “experts,” keep finding new ways to destroy our communities and deprive our people of the right to achieve the American Dream of homeownership.

These same “experts” have now inserted yet another poison pill into state housing law, which is that when property designated in a General Plan for housing includes economically infeasible higher densities – which in most communities includes even mid-rise six story structures over podium parking – is approved for lower density economically feasible housing types like townhomes, local governments must transfer the unbuilt infeasible units to a different property that must accept even higher densities than included in the General Plan Housing Element update. Because the impacts of that receiving site’s additional spillover housing itself triggers CEQA, an applicant for an economically feasible housing project must also assume the cost, schedule, and litigation burdens of CEQA compliance for whatever unrelated receiving housing site is designated by the city – at an unknown point in the process – to add more density than

allowed in the General Plan Housing Element. Housing Elements that assume non-existent conditions (e.g., repeal of Proposition 13, end of capitalism, vast new tax revenues dedicated to missing middle housing to fund the millions of additional housing units, etc.) are illegal, as are Housing Elements that prescribe economically infeasible higher density housing and fail to plan for the vast majority of “missing middle” and “affordable” housing required by RHNA, are illegal. The San Francisco Bay Area has led the state in assuming that \$4000 per month high rise apartments will be financially feasible in suburbs where median incomes can pay \$1500 for housing – or \$2000 per month for a mortgage. This “paper zoning” of high rise transit-oriented neighborhoods at every bus stop has resulted in a massive out-migration of higher paid Bay Area workers to Stockton and the Central Valley, Salinas and the South Bay, and Sacramento and beyond – which in turn results in unattainable housing prices for those with local jobs in those areas. This paper zoning academic fiction, pursued for more than two decades by some “woke” Bay Area “experts” alongside “urban limit lines” and “ecosystem service taxes” paid by urban residents to non-profit “stewards” of natural lands, is the modern day form of Jim Crow strategies to deprive the hard working families in our communities access to attainable homeownership.

***Civil Rights Solution to Paper Zoning for Infeasible Housing.*** Just don’t do it. Townhomes, stacked flats, quadplexes, garden clusters, and small lot homes are just some of the many examples of lower cost housing that once dominated the “starter” housing market before academics, planners, and special interest no-growthers decided they could intentionally create a housing crisis and nobody would notice because the people most harmed don’t earn enough to donate to political campaigns. Housing densities, and locations, need to be designed for the people who need housing. “Move-up” housing for higher income families forced to rent or spend four times more for a home than they would spend in a neighboring state is also needed. General Plan Housing Element updates should include in the disadvantaged community/environmental justice analysis housing affordability criteria to designate housing typologies, densities, and locations, as well as expedited approval processes, to make new housing needed to meet RHNA targets “affordable by design” so that median income families without taxpayer subsidies or winning lottery tickets can buy a home. As recognized by the Legislature itself, solving the housing crisis will help achieve California’s climate targets by keeping our families here, in new housing that is hugely more energy efficient, and climate friendly, than existing housing or housing built in our competitor states like Texas, Arizona and Nevada. The more new housing (and people) your agency plans for, the lower your per capita greenhouse gas emissions – a feasible, just, and civil rights compliant outcome that will actually help achieve California (and global) climate goals.

When longtime civil rights champion Amos Brown was recently asked whether “the Bay Area is a safe haven for Black people and other people of color” he was unambiguous: “No. . . Since 1970, we have lost Black people who were pushed out of this city. The 70’s Black population was between 15-16%. Well now it’s down to about 4%. That didn’t happen by accident and it wasn’t just economics. This happened because of public policy.”

<https://www.sfchronicle.com/lift-every-voice/article/Amos-Brown-16219697.php>

Beyond the COVID pandemic, 2020 brought us yet another year of race riots and yet another round of rhetoric about the need to “address” the new race avoidance buzzwords of

diversity and inclusion. The time for rhetoric around housing justice should have ended before it started, and we thought for sure was made illegal with the 1960s civil rights laws. We were wrong: as Mr. Brown reports, “public policy” keeps shoving our communities out of neighborhoods that become desirable to white families. Stop it. Just stop it. Comply with civil rights laws, comply with RHNA, and plan for housing that can be purchased by median income households – not just for low income and homeless families, and not just for the wealthy. Housing experts like to call us the “missing middle” – we aren’t missing at all. We just aren’t being seen by housing “experts” and bureaucrats and special interests who get paid by the wealthy to advocate full-time while members of our communities hold down the essential jobs that make communities work. In fact, some sneeringly dismiss us entirely by concluding the “ship has sailed” on homeownership – and yep, communities of color weren’t allowed on the ship, and then got tossed off it with predatory foreclosures, but that’s just too bad we should wait for our lottery ticket to come in and move back into the projects if or when they are ever built.

**Systemic discrimination doesn’t happen by accident – it happens because of bad policy**

Come to your senses. Plan housing for people. Welcome us to your communities, not just to work but to live. Let’s restore our common love for California and build those diverse and inclusive communities your agency, and its advisors and consultants, have been talking about since our country’s racial reckoning last year. Do the right thing, and adopt the right Housing Element and Zoning Code updates.

Please contact me at [robert@thetwohundred.org](mailto:robert@thetwohundred.org) if you’d like to discuss any of this further. We can sue – and we have and will continue to sue to enforce civil rights housing laws – but doing right is by far the cheaper, faster, easier, and just pathway to doing your share to solve the housing crisis.

We look forward to hearing back from you at your earliest convenience.

Respectfully,

A handwritten signature in black ink that reads "Robert Apodaca". The signature is written in a cursive, flowing style.

Robert Apodaca  
Vice-Chair and Director of Public Policy  
The Two Hundred  
[www.thetwohundred.org](http://www.thetwohundred.org)



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## MEMORANDUM

**Date:** September 1, 2021

**To:** Clerk of the County of Ventura Planning Commission and Planning Commissioners

**From:** Dave Ward, AICP, Director of the Planning Division  
Jennifer Butler, Case Planner ([Jennifer.Butler@ventura.org](mailto:Jennifer.Butler@ventura.org))

**Subject:** Amendment to September 2, 2021, 8:30 a.m. Agenda Item # 6A, Public Hearing Regarding Proposed Amendments to the County of Ventura General Plan by updating the County's Housing Element for the 2021-2029 planning period (PL21-0004).

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The following revisions to Exhibit 3 and Exhibit 11 are submitted as an amendment to your Planning Commission packet for item No. 6A on the Planning Commission Agenda of September 2, 2021. These revisions are summarized below and will be explained in more detail during the staff presentation.

Note: Inclusions and deletions to sections within the exhibits are indicated in **red text** with underline and ~~strikeouts~~ respectively.

### 1. Addition of HCD Tables in Exhibit 3.3

Appendix 5.A Residential Land Inventory consists of three mandatory data tables provided by HCD. Staff accidentally omitted Tables B and C in Exhibit 3.3. These tables have been added to Exhibit 3.3 as Pages 5A-18 and 5A-19 (See Attachment 1 of the Errata).

### 2. Addition of Housing Related Definitions and Acronyms, Exhibit 3.2

The following definitions have been revised or added to Chapter 12, Glossary and Acronyms, in Exhibit 3.2 and Pages 166-167 in Exhibit 11.



**Accessory Dwelling Unit (ADU).** Shall have the same meaning as “accessory dwelling unit” defined by Government Code section 65852.2(j), as may be amended.

**Junior Accessory Dwelling Unit (JADU).** Shall have the same meaning as “junior accessory dwelling unit” defined by Government Code section 65852.22(h), as may be amended.

**Regional Housing Needs Allocation (RHNA).** A projection generated by the California Department of Housing and Community Development of the housing needs of current and future residents of every region in the state, which is in turn allocated to every local jurisdiction by a regional Council of Governments. A local government is required by State law to demonstrate in its Housing Element that its housing needs allocation can be accommodated over the Housing Element’s planning period.

The following acronyms have been added to Chapter 12, Glossary and Acronyms, in Exhibit 3.2.

**JADU**      **Junior Accessory Dwelling Unit**

**HUD**      **U.S. Department of Housing and Urban Development**

### **3. Minor Revisions for Clarification and Consistency**

Text in the following sections was amended in the following manner to provide clarification and consistency throughout the document:

**Exhibit 3.1, Page 3-8 and Exhibit 11, Page 51**– the following text was amended for consistency.

The County recognizes the importance of extending equal housing opportunities for all persons, regardless of race, color, national origin, religion, sex, family status (including marital status and sexual orientation), ~~ancestry, national origin, color,~~ age, ~~physical or mental~~ disability status, ~~sexual orientation~~, source of income, or any other arbitrary factor. The County is a participant in the regional planning efforts to reduce impediments to fair housing choice and to affirmatively further fair housing through education, testing and enforcement activities. To affirmatively further fair housing in the County works with regional and local partners to identify, address and eliminate housing discrimination as identified in the Regional Analysis of Impediments to Fair Housing Choice (AI).

#### **HE-5.2      Equal Opportunities in Housing Market**

The County shall continue to promote equal opportunity in the housing market for all persons regardless of race, color, national origin, religion, sex, family status (including marital status and sexual orientation), age, disability status,

~~marital status, ancestry or national origin, employment, physical condition, family size or, source of income, or any~~ other arbitrary factors.

**Exhibit 3.3, Page 5-17 and Exhibit 11, Page 18** – the following text was amended for clarification of the neighborhoods intended in the original description.

As summarized in **Error! Reference source not found.**, approximately 44 percent of the housing units in the unincorporated County were constructed prior to 1970 and may be in need of rehabilitation or replacement. Although age does not always correlate with substandard housing conditions, neighborhoods with a concentration of homes 50 years old (or more) are more likely than newer neighborhoods to experience housing problems stemming from deferred maintenance, inadequate landscaping, and outdated utilities. Examples of neighborhoods with dwellings over 50 years old in the unincorporated area include Meiners Oaks, Casitas Springs, North Ventura Avenue, Saticoy, East Santa Paula, Piru, Camarillo Heights, Home Acres, ~~and the neighborhoods near Chatsworth at the Los Angeles County line,~~ Santa Susana Knolls, and Box Canyon.

**Exhibit 3.3, Page 5-41 and Exhibit 11, Page 40** – the following text was amended for consistency of the population and housing numbers previously referenced in the Community Profile section of the Housing Element.

Ventura County is a diverse area that is home to ~~840,830~~ 848,112 people and comprised of ~~268,970~~ 271,226 households. Ventura County is located northwest of Los Angeles County and the Los Angeles Metropolitan Statistical Area. It is comprised of over 1,800 square miles, though just over ~~50 percent~~ half of this land is undeveloped and comprises a sizeable portion of the Los Padres National Forest. The largest population centers within the county are along the Highway 101 corridor.

#### **4. Correction of Typographical Errors in Exhibits 3.1 and 3.3**

The following edits were made to correct minor typographical errors that were identified in Exhibit 3 and Exhibit 11.

##### **Exhibit 3.1, Page 3-1**

The housing element is a mandated element of the General Plan and must address the existing and projected housing needs of all economic segments of the community, either a city or county. The purpose of the housing element is to identify the community's housing needs; state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the

community will implement to achieve the stated goals and objectives. The State mandates housing element updates ~~s~~ every eight years.

#### **Exhibit 3.1, Page 3-7 and Exhibit 11, Page 150**

HE-4

Continue to reduce ~~i~~ and ~~i~~, where feasible and practical, remove County-imposed constraints that impede the development of affordable housing.

#### **Exhibit 3.3, Page 5-16 and Exhibit 11, Page 17**

The Census defines a housing unit as any of the following: a house (includes mobilehome and trailers), an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. The characteristics of the housing stock including growth, type, age and condition, tenure, vacancy, costs, and affordability are important in determining the housing needs for the community. This section details housing characteristics and trends that affect housing needs in the County.

#### **Exhibit 3.3, Page 5-95**

Greenbelts are voluntary agreements between the County and one or more cities to limit urban development in agricultural areas within the unincorporated county. Between 1967 and 1986, the county and many cities adopted greenbelt agreements. They are unenforceable but politically important policy statements designed to set aside agricultural “greenbelts” and physically separate the cities from one another. There are seven greenbelts in Ventura County ~~25~~<sup>25</sup>. Most, if not all of this land, is also protected by SOAR initiatives, described below.

#### **Exhibit 3.3, Page 5-126**

High land values are a major factor in the cost to build housing and they vary dramatically in different areas of the unincorporated County. Land costs vary depending on lot size, zoning, location, access to services, existing improvements, and by community. Based upon June 2020 online listings on Zillow.com, the average land cost per acre in the unincorporated areas of the County was around \$346,000 ~~28~~<sup>28</sup>. Lot sizes of the vacant land listed for sale ranged from 0.25 acre to 46.50 acres. The average lot sales price was around \$424,000.

**Exhibit 3.3, Page 5-132**

As of January 2021, the water purveyor to the neighborhood where all four RHD zoned sites in El Rio are located is Cloverdale Mutual Water Company (part of the United Wholesale District). Upgrades to the current water storage and distribution system will be necessary to accommodate high density housing. In 2020, the County Public Works Agency approved a ~~WAL~~ Water Availability Letter, where they outline plans to increase capacity from 271 connections to 354. However, there are now plans to merge two independent water purveyors that serve the El Rio community, Cloverdale Mutual Water and Vineyard Avenue Acres Mutual Water. The two purveyors are finalizing a feasibility analysis that would connect the two systems together and construct two new above ground water storage tanks with a combined operating volume of 339,000 gallons, a new booster pump station, and emergency back-up generator with automatic switch-gear.

If you have any questions concerning the information presented above, please contact Jennifer Butler, Project Planner, at (805) 654-2495 or by email at [jennifer.butler@ventura.org](mailto:jennifer.butler@ventura.org).

**Attachments:**

Attachment 1: Tables B and C in Exhibit 3.3 Appendix 5.A

## APPENDIX A

Table B - Sites Identified to be Rezoned to Accomodate Shortfall Housing Need

ATTACHMENT 1 - Tables B and C in  
Exhibit 3.3 Appendix 5.A

APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/ Nonvacant	Description of Existing Uses
Enter the Assessor Parcel Number (APN)	Enter the street address	Enter the Project name, if available	Enter the local jurisdiction tracking ID, if available	For each site, list the number of units that are affordable to very low-income households	For each site, list the number of units that are affordable to low-income households	For each site, list the number of units that are affordable to moderate-income households	For each site, list the number of units that are affordable to above-moderate income households	Select No Net Loss, Unaccommodated Need, or Shortfall of Sites	Enter the size of the parcel in acres	Enter the new General Plan Land Use designation. If no change was made, enter the current designation	Enter the new zoning designation for the parcel. If no change was made, enter the current zoning designation	Enter the minimum density allowed on each parcel. This is the density after any zoning amendments are made.	Enter the maximum density allowed on each parcel. This is the density allowed after any zoning amendments are made.	Enter the estimated realistic unit capacity for each parcel.	From the drop-down list, select if the parcel is vacant or nonvacant.	Enter a description of existing uses.

**APPENDIX A**  
**Table C - Land Use**

<b>Zoning Designation (From Table A, Column G)</b>	<b>Land Uses Allowed</b>
RHD	High-Density Residential
AE	Agricultural and Low-Density Residential
OS	Open Space and Low-Density Residential
RPD	Low to High-Density Residential (Suffix)
RE	Rural Residential

# Planning Commission Hearing September 2, 2021

## County of Ventura 2021-2029 Housing Element *Case No. PL21-0004* *Item No. 6A*



**COUNTY of VENTURA**  
Resource Management Agency

County of Ventura  
Planning Commission  
PL21-0004  
Exhibit 15  
Staff's Powerpoint Presentation

**Resource Management Agency, Planning Division**  
**Jennifer Butler, Project Planner**

# For Spanish Translation

- For Desktop users,
  1. Click **Interpretation**
  2. Select the language
  3. Click **Mute Original Audio**, to only hear Spanish translation
- For smart phone users,
  1. Tap **More**
  2. Tap **Language Interpretation**
  3. Select the language
  4. Tap the toggle to **Mute Original Audio**





# Planning Commission Public Comments

**CASE NUMBER PL21-0004 –  
Agenda Item #6A**

**Please email your comments, 250  
words or less, to:**

[Planning.PCcomments@ventura.org](mailto:Planning.PCcomments@ventura.org)

**Please indicate in the Subject Line:  
Agenda Item #6A**

**Staff will read your comment to the  
Planning Commission**

**NÚMERO DE CASO PL21-0004 –  
Punto en el Orden del Dia #6A**

**Envíe sus comentarios por correo  
electronico, 250 palabras o menos, a:**

[Planning.PCcomments@ventura.org](mailto:Planning.PCcomments@ventura.org)


**Por favor, indique en la línea de  
asunto: Punto del Orden del Dia #6<sup>a</sup>**

**El personal leerá su comentario a la  
Comisión de Planificación**

# Today's Hearing

- 1) Project History
- 2) Housing Element Overview
- 3) Regional Housing Needs Allocation (RHNA)
- 4) Residential Sites Inventory
- 5) Housing Implementation Programs
- 6) CEQA Compliance and Findings
- 7) Recommended Actions
- 8) Next Steps





# Housing Element Update Project History

# Housing Element Overview



Required element of the General Plan



Reviewed and certified by CA Department of Housing and Community Development (HCD) for compliance with State law

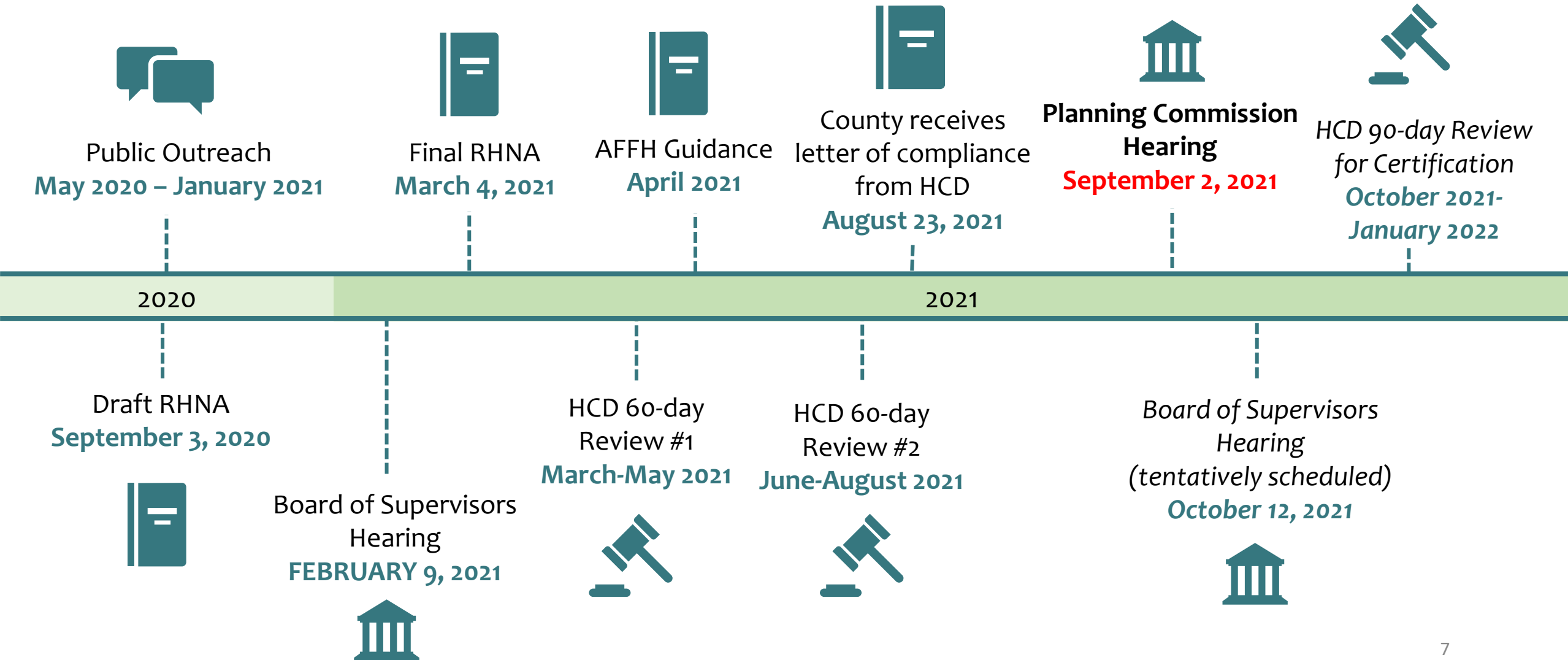


8-year State-mandated update schedule



Plan for accommodating the County's "fair share" of the regional housing need

# Mapping a Path to Certification



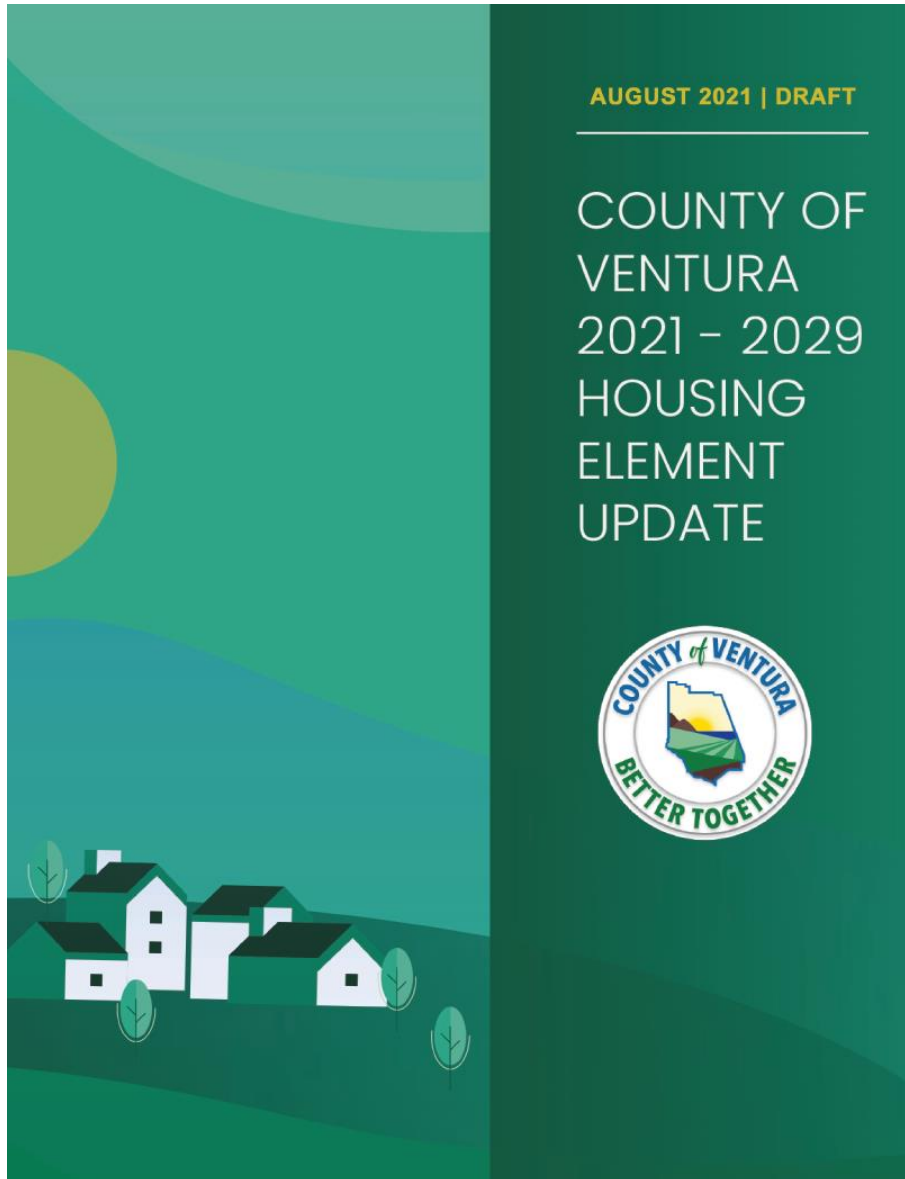
# Public Outreach and Hearings

Opportunity for Public Input	Date
ADU Survey	May - June 2020
Housing Element Update Public Workshop Webinar*	August 26, 2020
Housing Element Survey*	September – November 2020
Q&A Session Webinar on the draft Housing Element *	January 27, 2021
Board Hearing on the draft Housing Element*	February 9, 2021
Webinar on Fair Housing Assessment in the draft Housing Element *	August 4, 2021
Stakeholder Meetings	March 2018 - May 2021

*\* Indicates opportunities provided for participation in Spanish*

**Project Webpage:** [vcrma.org/housing-element-update](http://vcrma.org/housing-element-update)

# Draft Housing Element



## Historical Review Drafts:

- **February Draft (Exhibit 6)**
- **March Draft (Exhibit 7)**
- **June Draft (Exhibit 9)**
- **August Draft (Exhibit 11)**



# Draft Housing Element

County of Ventura's 2021-2029 Housing Element is made up of the following sections:

1. **Housing Element – Chapter 3 of the General Plan (Exhibit 3.1)**
2. **Glossary and Acronyms – Chapter 12 of the General Plan (Exhibit 3.2)**
3. **Housing – Chapter 5 of the General Plan Background Report (Exhibit 3.3)**





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# Housing Element Overview

# New Housing Element Laws

- Obligation to Affirmatively Further Fair Housing (AB 686)
- New Site Inventory Requirements (AB 1397, AB 1486, AB 686, and SB 6)
- No Net Loss Law (SB 166)
- Accessory Dwelling Unit Plan (AB 671)
- Low Barrier Navigation Centers (AB 101)
- Additional Analysis Requirements for Governmental and Nongovernmental Constraints (AB 879)



# Required Contents of the Housing Element



Analysis of existing and projected housing needs



Inventory of available sites for housing



Analysis of potential constraints on housing



Fair housing analysis (NEW)



Evaluation of previous housing element



Goals, policies, and implementation programs

# What is considered affordable housing?

## 2020 AFFORDABILITY CATEGORIES VENTURA COUNTY

Income Limit	Annual Income Limit (4-Person Household)	Monthly Housing Cost (30% of income)
Above Moderate (>120% of AMI)	>\$117,350	>\$2,934
Moderate (<120% of AMI)	\$117,350	\$2,934
Low (<80% of AMI)	\$90,350	\$2,259
Very Low (<50% of AMI)	\$56,450	\$1,411
Extremely Low (<30% of AMI)	\$33,850	\$846

# Housing Affordability

## Ventura County (incl. incorporated Cities)

**\$81,972**

2018 Median  
Household Income



**\$583,000**

Ventura County  
Median Existing Home Sales Price

## Unincorporated County

**\$73,344**

2018 Median  
Household Income



**\$769,000**

Unincorporated  
Median Existing Home Sales Price

**-\$8,628**

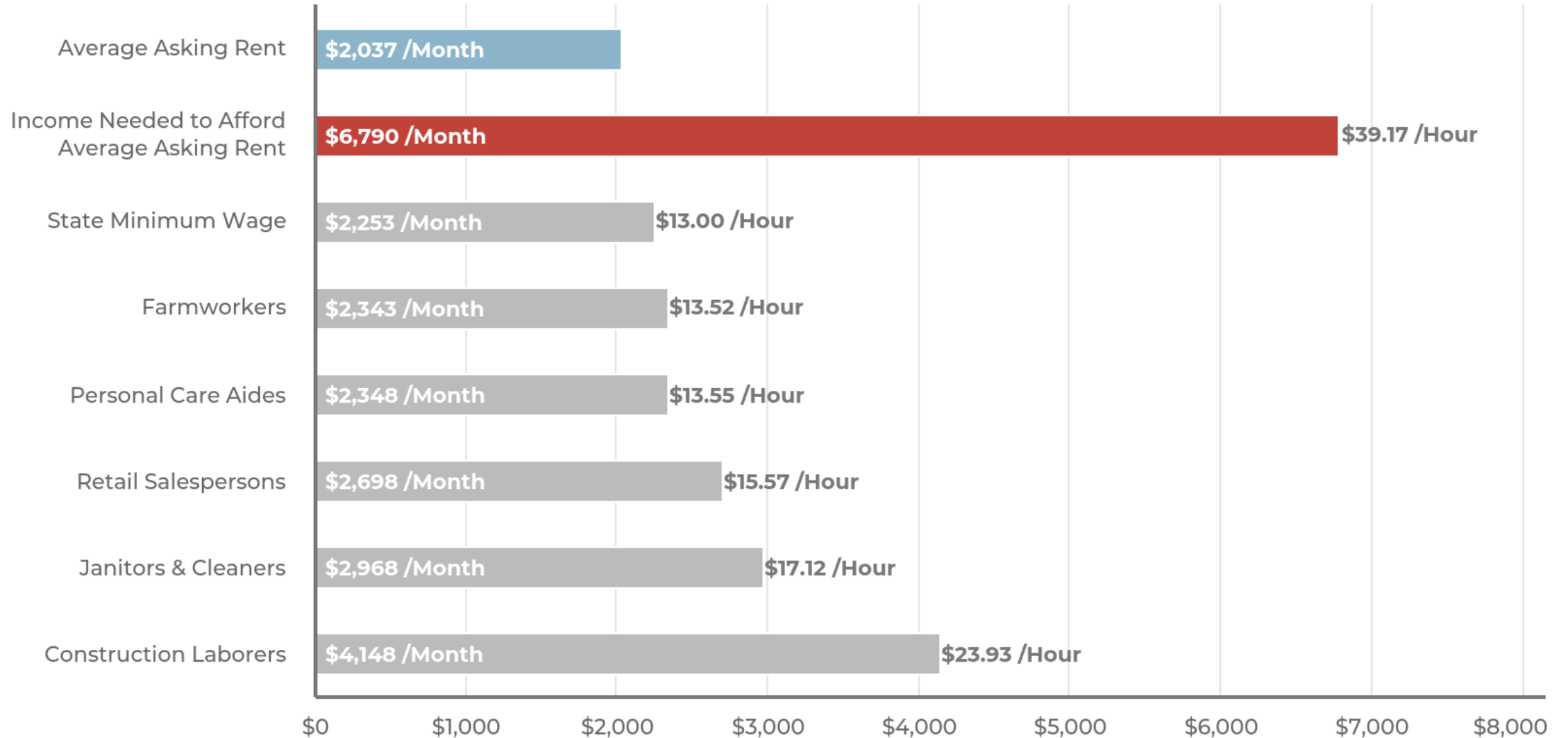
Lower Household  
Income

**+ \$186,000**

Higher Home Sales Price

## WHO CAN AFFORD TO RENT (2020)

Renters need to earn **3 times** minimum wage to afford the average two-bedroom asking rent in Ventura County.



# Tenure and Overpayment in Ventura County

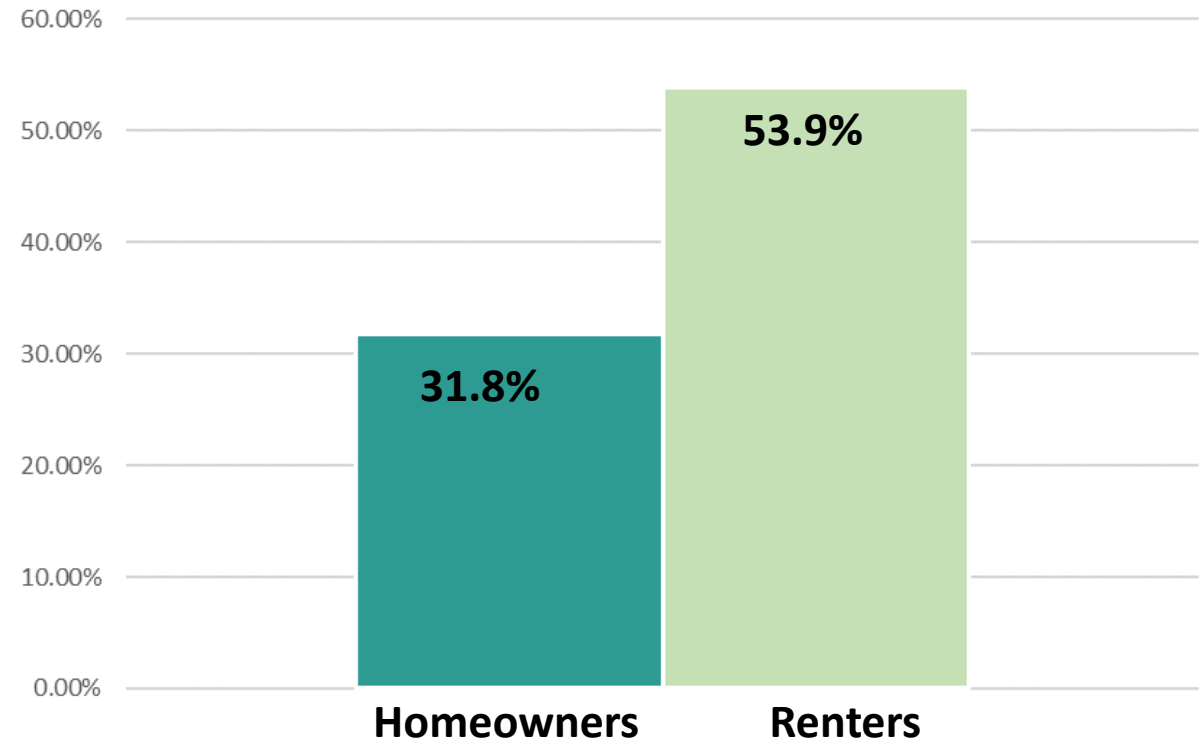
**68% of households  
own their home**  
(compared to 54.6% Statewide)



## Cost-Burden / Overpayment

- **54% of renter households are cost-burdened**

Ventura County Cost-Burdened Households: 2016





# Regional Housing Needs Allocation (RHNA)



# Regional Housing Needs Assessment

**STATE**



**REGION**



**CITIES &  
COUNTIES**

**California**

(Housing and Community Development)



**SCAG**

(Southern California Association of Governments)  
Regional Housing Needs Determination (RHND)

1,344,740 units



**Local Jurisdictions**

Regional Housing Needs Allocation (RHNA)

Unincorporated Ventura County's  
2021-2029 RHNA = 1,262 units

## 2021-2029 Regional Housing Needs Allocation

<b>Jurisdiction</b>	<b>Very-Low Income</b> (<50% of median)	<b>Low Income</b> (50-80% of median)	<b>Moderate Income</b> (80-120% of median)	<b>Above- Mod. Income</b> (>120% of median)	<b>TOTAL</b>
Camarillo	353	244	271	508	1,376
Fillmore	73	61	72	209	415
Moorpark	377	233	245	434	1,289
Ojai	13	9	10	21	53
Oxnard	1,840	1,071	1,538	4,100	8,549
Port Hueneme	26	16	18	65	125
Ventura	1,187	865	950	2,310	5,312
Santa Paula	102	99	121	335	657
Simi Valley	749	493	518	1,033	2,793
Thousand Oaks	735	494	532	860	2,621
<b>Unincorporated County</b>	<b>319</b>	<b>225</b>	<b>250</b>	<b>468</b>	<b>1,262</b>
<b>Ventura County Total</b>	<b>5,774</b>	<b>3,810</b>	<b>4,525</b>	<b>10,343</b>	<b>24,452</b>

Source: SCAG 6<sup>th</sup> Cycle Final RHNA Allocation Plan (approved by HCD on 3/22/21 and modified on 7/1/21): <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1625161899>



# Residential Sites Inventory

# Housing Types and Affordability

Housing Element basic assumption: **Density = Affordability**

Above Moderate Income

Moderate Income

Lower Income



Large-lot single family home



Townhome



Mobile/Manufactured home



Small-lot single family home



Duplex and Triplex



Accessory dwelling



Multifamily housing (20 units/acre)

# How will the County meet the lower-income RHNA?

1. **Vacant/Underutilized Residential High-Density Sites**  
(allows 20 dwelling units/acre)
2. **Farmworker and Accessory Dwelling Units**
3. **Approved Projects**





# Residential High-Density (RHD) Sites

## Site #1: Cortez St and El Rio School Ln



**Max. Capacity:** 16 units

**Size:** 0.8 acres

**Zoning:** RHD-20

**Existing Use:** Non-vacant,  
vehicle storage, no structures

**Parcel Number:** 145-019-0390

# Residential High-Density (RHD) Sites

## Site #2: Cortez St and El Rio School Ln



**Max. Capacity:** 163 units

**Size:** 8.1 acres

**Zoning:** RHD-20

**Existing Use:** Nursery

**Parcel Numbers:** 145-018-004, -005, -006 (3 parcels)



# Residential High-Density (RHD) Sites

## Site #3: Santa Susana Pass Road (Across from Metrolink Railroad)



**Max. Capacity:** 41 units

**Size:** 2.1 acres

**Zoning:** RHD-20

**Existing Use:** Vacant

**Parcel Numbers:** 647-012-005, -006  
(2 parcels)



# Farmworker and Accessory Dwelling Units

## Farmworker Dwelling Units

- 6 units permitted from Jan 2014 – Dec 2019
  - Assumes **1 unit per year** over 8 years

## Accessory Dwelling Units (ADUs)

- New ADU law passed Jan 2017
- Projecting **560 ADUs** (70 ADUs/year) over 8 years
  - Assumes 46% of total ADUs (258 units) to be lower income



Picture location: Limoneira Farmworker Housing, Santa Paula

# Approved Projects

## Somis Ranch Farmworker Housing Complex



**200 units** planned for Phases 1 & 2

- one-, two-, and three-bedroom apartments
- community center
- play fields
- tot lots/playgrounds
- basketball court
- community garden area
- network of pedestrian walkways



# Approved Projects

## CSU Channel Islands – University Glen Phase 2



### 600 units

- 120 for-sale homes
- 310 apartments
- 170 affordable, age-restricted units

# Approved Projects

## Rancho Sierra Supportive Housing



### 50 units

- Permanent supportive housing for seniors
- 49 one-bedroom affordable units for seniors
- One (1) two-bedroom unrestricted manager's unit.
- 4,000 sq. ft. indoor community space



# Approved Projects

## Piru Expansion Area – Reider Subdivision



**49 townhome units**

- 5 lower income units
- 44 moderate income units

# Summary of Lower Income Site Capacity

Housing Type/Project	Number of Dwelling Units
Existing Residential High-Density Zoned Sites (20 Units/Acre)	220
Farmworker Dwelling Units (based on historical average)	8
Accessory Dwelling Units (based on HCD pre-certified methodology)	258
Somis Ranch Farmworker Housing Complex (approved)	200
Rancho Sierra Supportive Housing (approved)	50
Piru Expansion Area – Reider Subdivision (approved)	5
CSU Channel Islands – University Glen, Phase 2 Senior Housing (approved)	170
<b>Projected Capacity</b>	<b>911</b>
<b>2021-2029 RHNA Lower-Income Target</b>	<b>544</b>
<b>Projected Surplus Capacity (percent of RHNA)</b>	<b>367 (67%)<sub>32</sub></b>

# Estimated Residential Capacity in the County Compared to RHNA Targets

Housing Type/Project	Lower Income	Moderate Income	Above-Moderate	Total
Residential High-Density Zoned Sites (20 Units/Acre)	220	-	30	250
Farmworker Dwelling Units	8	-	-	8
Accessory Dwelling Units	258	235	67	560
Approved Projects	425	467	182	1,074
Vacant and Underutilized Sites	-	-	201	201
<b>Projected Capacity</b>	<b>911</b>	<b>702</b>	<b>480</b>	<b>2,093</b>
<b>2021-2029 RHNA Target</b>	<b>544</b>	<b>250</b>	<b>468</b>	<b>1,262</b>
<b><i>Projected Surplus Capacity (percent of RHNA)</i></b>	<b><i>367 (67%)</i></b>	<b><i>452 (181%)</i></b>	<b><i>12 (3%)</i></b>	<b><i>1,262 (66%)</i></b>

# No Net Loss (Government Code Sec. 65863)

## Maintain the sites inventory at all times

- County must maintain adequate sites for lower-income housing throughout the 8-year planning period.
- **IF** a development is approved on a housing element site with either ***fewer units*** or a ***different income category*** (i.e., market rate) and remaining sites in the inventory are not adequate,
- **THEN** the County must identify and make available a replacement site within 180 days.





# Housing Implementation Programs

# Fair Housing Assessment

The following five categories must be assessed:



Fair Housing  
Enforcement  
& Outreach



Segregation  
& Integration



Disparities in  
Access to  
Opportunity



Disproportionate  
Housing Needs/  
Displacement



Racially /  
Ethnically  
Concentrated  
Poverty

# Fair Housing Issues Identified

1. **Patterns of Segregation, including presence of Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)**

Meaningful Actions: Programs: A, B, C, D, E, L, Q, U, and X

2. **Disproportionate Access to Homeownership**

Meaningful Actions: Programs: R, V, and W

3. **Discrimination in Housing**

Meaningful Actions: Programs: L, N, T, and Y

# Goals, Policies, and Programs

## 2021-2029 Draft Housing Element includes:

- **5** Goal Statements
- **32** Policies
- **26** Implementation Programs



Picture location: New housing, Piru

# Ongoing and Continued Programs

## Ongoing Programs from the 2013-2021 Housing Element

**Program A:** Housing Grants

**Program B:** Mobilehome Park Rent Control

**Program J:** Compliance with State Housing Laws and PD Permit Monitoring

**EJ Program L:** Fair Housing Program (new state law)

## Continued Program from the 2013-2021 Housing Element

**Program K:** Inclusionary Housing Ordinance and Housing Impact Mitigation  
Fee Assessment

# New Programs

**EJ** Program C: ADU Homeowner Tools (new state law)

**EJ** Program D: Infrastructure Constraints (new state law)

**HC** **EJ** Program E: Farmworker Housing Study

Program F: Annual Progress Report (new state law)

Program G: RHNA Transfer

Program H: RHD Zone Ordinance Amendments (new state law)

Program I: Participation in Regional Planning Efforts

Program M: Density Bonus Ordinance Update (new state law)

# New Programs

**HC Program N:** Zoning Code Amendments for Special Needs Housing  
(new state law)

**Program O:** Funding for the Housing Trust Fund

**HC Program P:** Maintain Senior Housing at Mobilehome Parks

**Program Q:** Housing Choice Vouchers

**Program R:** First-Time Homebuyer Assistance

**Program S:** Development Review Committee Fee Waiver

**EJ Program T:** Publish Clear Permit Approval Procedures

**Program U:** Modular Accessory Dwelling Units and Garage Conversion  
Building Plans (new state law)



# New Programs

**Program V:** Code Compliance

**Program W:** Home Rehabilitation

**Program X:** HomeShare

**Program Y:** Inclusive Community Representation

**Program Z:** ADU Monitoring

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# CEQA Compliance and Findings

# CEQA Compliance

**The recommended CEQA document is Addendum No. 1 to the certified 2040 General Plan EIR.**

- The certified General Plan EIR identified three potentially significant impacts and adopted mitigation measures (**Exhibit 4.1**)
- The certified General Plan EIR identified twelve significant environmental impacts that could not be fully mitigated, or where feasible mitigations did not reduce the impacts to a less-than-significant level. Such impacts were determined to be significant and unavoidable.

The Board adopted a **Statement of Overriding Considerations** in order to certify the General Plan EIR (**Exhibit 4.2**)

# Required Findings

1. **The legislative body must deem that the proposed GPA is in the public interest (Gov. Code §65358).** Section 65580 of the Government Code states the following:

The Legislature finds and declares as follows:

- (a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- (b) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

# Required Findings

- 2. The Housing Element must be Consistent with Article 10.6 Housing Elements Provisions of the Government Code (Gov. Code §65583).**
- 3. Upon adoption of the General Plan Amendment, the General Plan must be internally consistent (Gov. Code §65300.5, §65359).**



# Errata (Exhibit 14)

# Summary of Revisions

1. **Addition of HCD Tables B and C in Exhibit 3.3, Appendix 5.A**
2. **Addition of Housing Related Definitions and Acronyms in Exhibit 3.2**
  - Accessory Dwelling Unit
  - Junior Accessory Dwelling Unit
3. **Minor Revisions for Clarification and Consistency in Exhibits 3 and 11**
4. **Correction of Typographical Errors in Exhibits 3.1 and 3.3**





# Recommended Actions

# Recommended Actions

1. **CERTIFY** that your Commission has reviewed and considered this Staff Report and all exhibits thereto, including General Plan Amendment PL21-0004 (**Draft Housing Element; Exhibit 3**), the 2040 General Plan EIR (**Exhibit 4.1**), Statement of Overriding Consideration (**Exhibit 4.2**), and proposed addendum thereto (**Addendum No. 1; Exhibit 4.3**) and has considered all comments received during the public comment process; and

# Recommended Actions (contd.)

- 2. ADOPT** a resolution (**Exhibit 2**) recommending that the Board of Supervisors take the following actions:
- a) **CERTIFY** that your Board has reviewed and considered the Board letter, the Planning Commission staff report and all exhibits thereto (**Exhibit 1; Staff Report**), including General Plan Amendment PL21-0004 (**the Draft Housing Element; Exhibit 3**), the 2040 General Plan EIR (**Exhibit 4.1**), Statement of Overriding Considerations (**Exhibit 4.2**), and proposed addendum thereto (**Addendum No. 1; Exhibit 4.3**) and has considered all comments received during the public comment process; and
  - b) **FIND** on the basis of substantial evidence in the record that none of the conditions have occurred or exist as set forth in CEQA Guidelines sections 15164(a) and 15162 to require the preparation of a subsequent or supplemental environmental impact report for the project, and that the addendum to the certified General Plan EIR (**Addendum No. 1; Exhibit 4.3**) satisfies the environmental review requirements of CEQA; and

# Recommended Actions (contd.)

- c) **APPROVE** and **ADOPT** proposed Addendum No. 1 to the certified 2040 General Plan EIR (**Exhibit 4.3**); and
- d) **FIND** based on the substantial evidence presented in Sections A, B, C, D and E of the Staff Report, and the entire record, that General Plan Amendment PL21-0004 (**Exhibit 3**) is consistent with Government Code section 65583, the Goals, Policies, and Programs of the General Plan, and good planning practices and is in the interest of public health, safety or general welfare; and
- e) **APPROVE** and **ADOPT** General Plan Amendment PL21-0004 (**Exhibit 3**); and
- f) **SPECIFY** the Clerk of the Board of Supervisors at 800 S. Victoria Avenue, Ventura, CA 93009 as the location and custodian of the documents and materials that constitute the record of proceedings upon which this decision is based.

**The Board of Supervisors hearing is tentatively scheduled for  
October 12, 2021**



# Next Steps

# Housing Element Update Project Timeline



**Planning  
Commission  
Hearing**

**September 2, 2021**



Staff submits adopted  
Housing Element for  
HCD 90-day Review

**October 2021**

**2021**

County received  
compliance letter  
from HCD

**August 23, 2021**



Board of Supervisors  
Hearing  
(tentatively scheduled)

**October 12, 2021**



Certified County 2021-2029  
Housing Element  
(Anticipated)

**January 2022**





Questions?





# Planning Commission Public Comments

**CASE NUMBER PL21-0004 –  
Agenda Item #6A**

**Please email your comments, 250  
words or less, to:**

[Planning.PCcomments@ventura.org](mailto:Planning.PCcomments@ventura.org)

**Please indicate in the Subject Line:  
Agenda Item #6A**

**Staff will read your comment to the  
Planning Commission**

**NÚMERO DE CASO PL21-0004 –  
Punto en el Orden del Dia #6A**

**Envíe sus comentarios por correo  
electronico, 250 palabras o menos, a:**

[Planning.PCcomments@ventura.org](mailto:Planning.PCcomments@ventura.org)

**Por favor, indique en la línea de  
asunto: Punto del Orden del Dia #6<sup>a</sup>**

**El personal leerá su comentario a la  
Comisión de Planificación**