

EXHIBIT 5

Current Housing Element (2013-2021)

County of Ventura Housing Element Update
(2021-2029)

County of Ventura
Board of Supervisors
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

2019 Decision-Makers and Contributors

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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)
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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)
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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
Appendices:	
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:

<i>Extremely Low-Income Units</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Upper-Income Units</i>
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 5th 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:

<i>Extremely Low-Income Units</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Upper-Income Units</i>
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
Countywide Total	753,197	823,318	828,383	888,900	954,300

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
Countywide Total	243,234	266,920	266,958	292,000	317,500

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
Ventura County Total	347,900	379,000	410,800

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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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

Amendments

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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"> • The Planning Division maintains the "Build It Smart" information and news web site to encourage energy- and resource-efficient building practices. • 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. • 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. • 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. • 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.

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"> ○ Increase density, where appropriate, to reduce the cost of land per unit. ○ 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. ○ 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. 	<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"> • 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. • 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. • Update the Planning Division's website to include information regarding special needs housing. 	<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"> • Annually survey the number of homeless persons in the County; • Seek feasible and effective strategies to prevent homelessness and house homeless persons and families; • Research the funding sources available to deal with homelessness; and • Participate on the Interagency Council on Homelessness to implement the 10-Year Strategy to End Homelessness for Ventura County (ongoing). 	Ongoing. 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"> • 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). • Prepare informational brochure and website information regarding Farmworker and Animal Caretaker Dwelling Units and Farmworker Housing Complexes (2011). 	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"> • Solicit and assemble pre-approved building plans for Second Dwelling Units, and update informational brochures and website to include this information (2012). • 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). 	<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"> • 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). • Prepare an EIR covering the development impacts of the Board-selected parcels (2009-2010). • 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). 	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 5th 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"> • Consistency with adopted regional population forecasts. • 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. 	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"> • 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). 	<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 percent¹.

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 Forecasting², 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.

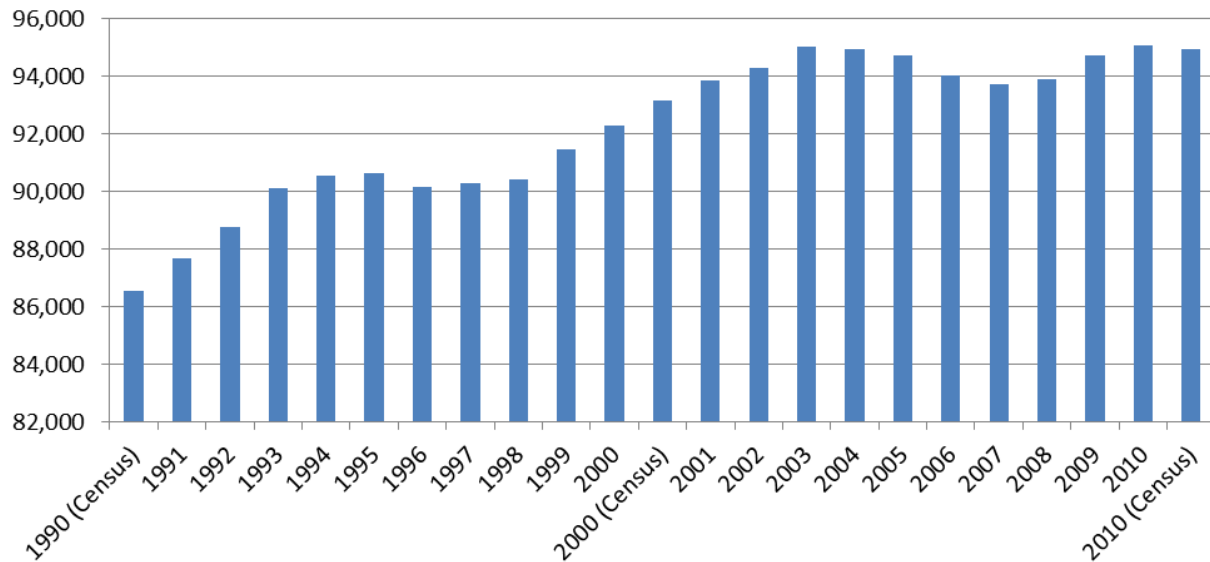
The majority of the Ventura County population resides in its ten incorporated Cities. The population distribution within Ventura County is the result of a 1969 County-City agreement, called the Guidelines for Orderly Development, which directs urban-level development to incorporated Cities in Ventura 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).

¹ *Profile of the Unincorporated Area of Ventura County*, SCAG (May, 2011)

² *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 1990³. 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%

³ *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%
Countywide Total	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)⁴. 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.

⁴ *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 2007⁵, 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.

⁵ *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 ⁶
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

⁶ 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
Subtotal	8,873	100%	3,777	4,153	943
% of Households		100%	42.6%	46.8%	10.6%

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 Forecast⁷ 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 Star⁸, 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

⁷ UCSB Ventura County Real Estate and Economic Outlook (2007)

⁸ *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
Countywide Total	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."⁹ 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

⁹ *County of Ventura 2012 Homeless Count*, Ventura County Homeless and Housing Coalition April 2012. Copies available at 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.
Alcohol and Drug Services		
Khepera House	Ventura	Residential drug/alcohol recovery program and graduate houses for men. http://www.kheperahouse.org/
Lighthouse Recovery	Oxnard	Residential recovery program for women and women with children http://www.vcrescuemission.org/index.php/en/lighthouse-recovery-program
Prototype Women's Center	County	Housing and recovery services for women (and their children) with drug and/or alcohol problems. http://www.prototypes.org/treatment-programs/residential/
Salvation Army/ARC	Canoga Park	Residential recovery program for men and women http://satruck.org/national-rehabilitation
Teen Challenge	County	Residential recovery program for men and women over the age of 18. http://www.teenchallenge.org/site/c.inKLKROuHqE/b.5551317/k.F417/Residential_Program.htm

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
Victory Outreach	Oxnard	Recovery home for men and women facing drug and alcohol addiction, gang involvement, and prostitution. http://www.victoryoutreachoxnard.org/recovery-home/
Homeless & Housing Services		
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. http://cabrilloedc.org/
Catholic Charities	Ventura, Moorpark, Oxnard, Thousand Oaks	Emergency shelter vouchers, temporary emergency material aid. Counseling. Rental assistance, food pantries. http://www.catholiccharitiesusa.org/
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. http://ca-vc.org/Programs/Family.aspx?menu=2
Community Assistance Program	Ojai Valley	Case management, laundry, food, employment and referral services http://www.helpofojai.org/what-we-do/programs/community-assistance-program-cap/
Housing Rights Center	County	Support and promote fair housing through education, advocacy and litigation. http://www.hrc-la.org/default.asp?id=6
Human Services Agency Homeless I & R Program	County	Information and referral. Outreach, assessment and brief casework for homeless individuals and families. http://portal.countyofventura.org/portal/page/portal/VCHSA/HomelessServices
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. http://portal.countyofventura.org/portal/page/portal/VCHSA/HPRP
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. http://pathprogram.samhsa.gov/Super/Path/About.aspx
Project Understanding	Ventura	Small loans and grants for move-in expenses, eviction prevention, and other non-housing related assistance.
	Oxnard	Transitional housing http://projectunderstanding.org/who-we-are/
Lutheran Social Services	Thousand Oaks, Simi Valley	Eviction prevention, move-in assistance and other non-housing related assistance. Seniors-Caring Neighbor Program. http://www.lsssc.org/
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. http://manymansions.org/
Mental Health Housing/ STAR	County	Provide access to mental health and alcohol and drug prevention, intervention and treatment services. http://www.wellnesseveryday.org/families-of-adults/for-more-information#faq-item-4
Salvation Army - Oxnard Corps	Oxnard	Emergency winter shelter and other non-housing related assistance. http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-dynamic-arrays/ACEBE360E86E201A8525784C006FE670?openDocument&charset=utf-8
Salvation Army - Service Extension	Simi	Short-term lodging vouchers, other non-housing related assistance. http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-dynamic-arrays/ACEBE360E86E201A8525784C006FE670?openDocument&charset=utf-8

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
Salvation Army - Ventura Corps	Ventura	Short-term lodging vouchers, other non-housing related assistance. http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-dynamic-arrays/ACEBE360E86E201A8525784C006FE670?openDocument&charset=utf-8
Samaritan Center	Simi Valley	Provides a variety of services including: winter overnight shelters, food, showers, clothing, case management, etc. http://www.thesamaritancenterofsimivalley.org/
Turning Point Foundation	Ventura	Drop-in Center and shelter for homeless mentally ill and clients in west Ventura, other non-housing related assistance. http://www.turningpointfoundation.org/
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. http://www.ccc.ca.gov/Pages/default.aspx
Candelaria American Indian Council	Ventura	Emergency assistance (food and shelter) and job linkage for American Indian clients and veterans. Information and referral. http://www.candelariaamericanindiancouncil.com/
Center For Employment Training (CET)	Oxnard	Provides job training, remedial education, vocational English instruction and human development training. http://cetweb.org/
East County Job & Career Center	County	Access to job search and placement assistance, on-site services include use of computers, printers and fax machines http://www.venturacountyjcc.org/gsipub/index.asp?docid=541
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. http://www.vchca.org/behavioral-health/crisis-team
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. http://pathprogram.samhsa.gov/Super/Path/About.aspx
Mental Health Liason		
STAR	County	Screening, Triage, Assessment and Referral (STAR) Program. Assesses the individual mental health needs. http://www.vchca.org/behavioral-health/
Turning Point Foundation	Ventura/Oxnard	Drop-in center for homeless mentally ill and clients in west Ventura. Other non-housing related assistance. http://turningpointfoundation.org/

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
Senior Citizens Services		
Adult Protective Services	County	Investigates allegations of abuse and neglect, assesses client needs, and provides short-term case management and linkage to other services. http://portal.countyofventura.org/portal/page/portal/VCHSA/AdultProtectiveServices
Area Agency on Aging	County	Provides information and various programs for persons aged 60 and over. http://portal.countyofventura.org/portal/page/portal/VCAAA/
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. http://www.vchca.org/behavioral-health/mental-health-services-act-(mhca)
Ombudsman Services	County	Provides specially trained and certified individuals who advocates for quality care for senior citizens residents in long term care facilities. http://www.ombudsmanventura.org/index.html
Senior Nutrition	County	Utilizes the Congregate meals and Home-Delivered Meals program to provide food for seniors. http://portal.countyofventura.org/portal/page/portal/VCAAA/SeniorNutrition/
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
Mentally Ill and Dually Diagnosed:			
Turning Point – Appleton House	Simi Valley	6	SMI Adults
Turning Point – Wooley House	Oxnard	8	SMI Adults
Turning Point – River Haven	Ventura	19	
Subtotal		33	
Families and General Homeless:			
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
Subtotal		248	
Countywide Total		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
Year Round Shelter Beds(2011):			
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
Subtotal		125	
Winter Shelters(2012):			
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
Subtotal		240	
Countywide Total		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 Disability¹⁰
Total Disabilities Reported	77,649	9.6%
Population under 5 years:	667	1.2%
With a hearing difficulty	405	0.7%
With a vision difficulty	344	0.6%
Population 5 to 17 years:	6,052	3.9%
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%
Population 18 to 64 years:	39,316	7.8%
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%

¹⁰ 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 ¹⁰
With an independent living difficulty	13,452	2.7%
Population 65 years and over:	31,614	34.2%
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 city¹¹. 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

¹¹ "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 citizens¹²:

- 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.

¹² "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.¹³

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

¹³ 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.¹⁴

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

¹⁴ 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"> • 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). • 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).
Mentally Disabled Persons	<ul style="list-style-type: none"> • More affordable housing in proximity to mental health services (cities and unincorporated Urban or Existing Communities adjacent to cities). • More supportive housing programs connected to mental health services.
Physically Disabled Persons	<ul style="list-style-type: none"> • More affordable housing (for rent or purchase) at a variety of household income levels (cities and unincorporated Urban or Existing Communities adjacent to cities). • More rental units designed with accessibility in mind (for wheelchairs, etc.) (all residential areas) • More second dwelling units to accommodate on-site caregivers (all residential areas).
Senior Citizens	<ul style="list-style-type: none"> • 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). • More second dwelling units to accommodate on-site caregivers (all residential areas). • More smaller and/or single-story homes for population aging in place.
Large Families	<ul style="list-style-type: none"> • 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).
Female Headed Households	<ul style="list-style-type: none"> • 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).

Special Needs Group	Identified Housing Needs
Farmworkers	<ul style="list-style-type: none"> • 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"> ○ Low cost housing available to both permanent and seasonal farmworkers; ○ Low cost housing for families with more bedrooms to accommodate larger family size; and ○ Low cost housing for individual farmworkers.

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 11th through the 21st 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

**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.			

County Mentally Ill Housing Program		
Program Objective		2011-2012 Accomplishments
Develop safe and comfortable quality housing units for mentally ill adults—Casa de Esperanza		30 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

Inclusionary Housing Requirements for the Piru Redevelopment Project (within Piru Redevelopment Project Area) through 2012 (due to the Dissolution of all Redevelopment Agencies)	
Forecasts/Requirements	Units (Unit numbers have been rounded*)
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**

Jurisdiction	Census 2000	Census 2010	DOF 2011	Forecast 2020	Forecast 2035
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
Countywide Total	753,197	823,318	828,383	888,900	954,300

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
Countywide Total	243,234	266,920	266,958	292,000	317,500

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
Countywide Total	3.10	3.08	3.10	3.04	3.01

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%
Countywide Total	23.5%	16.5%	18.6%	41.4%

Source: 5th 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
Countywide Total	4,516	3,095	3,544	8,003	19,158

**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 Ordinance¹⁵**

Residential Uses	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP
Dwellings:										
Dwellings, Single-Family	Δ	Δ	Δ	Δ	Δ	Δ	Δ	⊗		Δ

¹⁵ 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			⊗	⊗	⊗	⊗	⊗	⊗		
Agriculture and Agricultural Operations:										
Farmworker Dwelling Units	Δ	Δ	Δ							Δ
Animal Caretaker Dwelling Units	Δ	Δ	Δ							Δ
Care Facilities:										
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
Dwellings:									
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			⊗	⊗	⊗	⊗	⊗	⊗	⊗
Agriculture And Agricultural Operations:									
Farmworker Dwelling Unit		○							
Farmworker Dwelling Unit – nonconforming lot		⊗							
Farmworker Dwelling Units (more than one)		⊗							
Care Facilities:									
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
Care Facilities:						
Intermediate And Residential, Care of 7 or More Persons	⊗		⊗			
Hotels, Motels And Boarding Houses			○			
Uses And Structures, Accessory:						
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 nd 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 ≥ 4.32 ac.; 900 sq ft on ≥ 5.06 ac.; 1,200 sq ft on > 5.82 ac.) and the Ojai Traffic Impact Area (700 sq. ft. on ≥ 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 ¹⁶	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			5'	10'									
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.												
RE	10,000 sq. ft.	20' ¹⁷												
R1	6,000 sq. ft.													
R2	7,000 sq. ft. ¹⁸													
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 ¹⁹	Per General Plan or Area Plan	As specified by permit				35'	As specified by permit						

¹⁶ Exceptions are made for non-conforming lots.

¹⁷ 15 feet with swing driveways.

¹⁸ Minimum lot area per dwelling unit is 3,500 square feet.

¹⁹ 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.		42%	20'						
CR1	7,000 sq. ft.									
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. ²⁰									
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.

²⁰ 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**

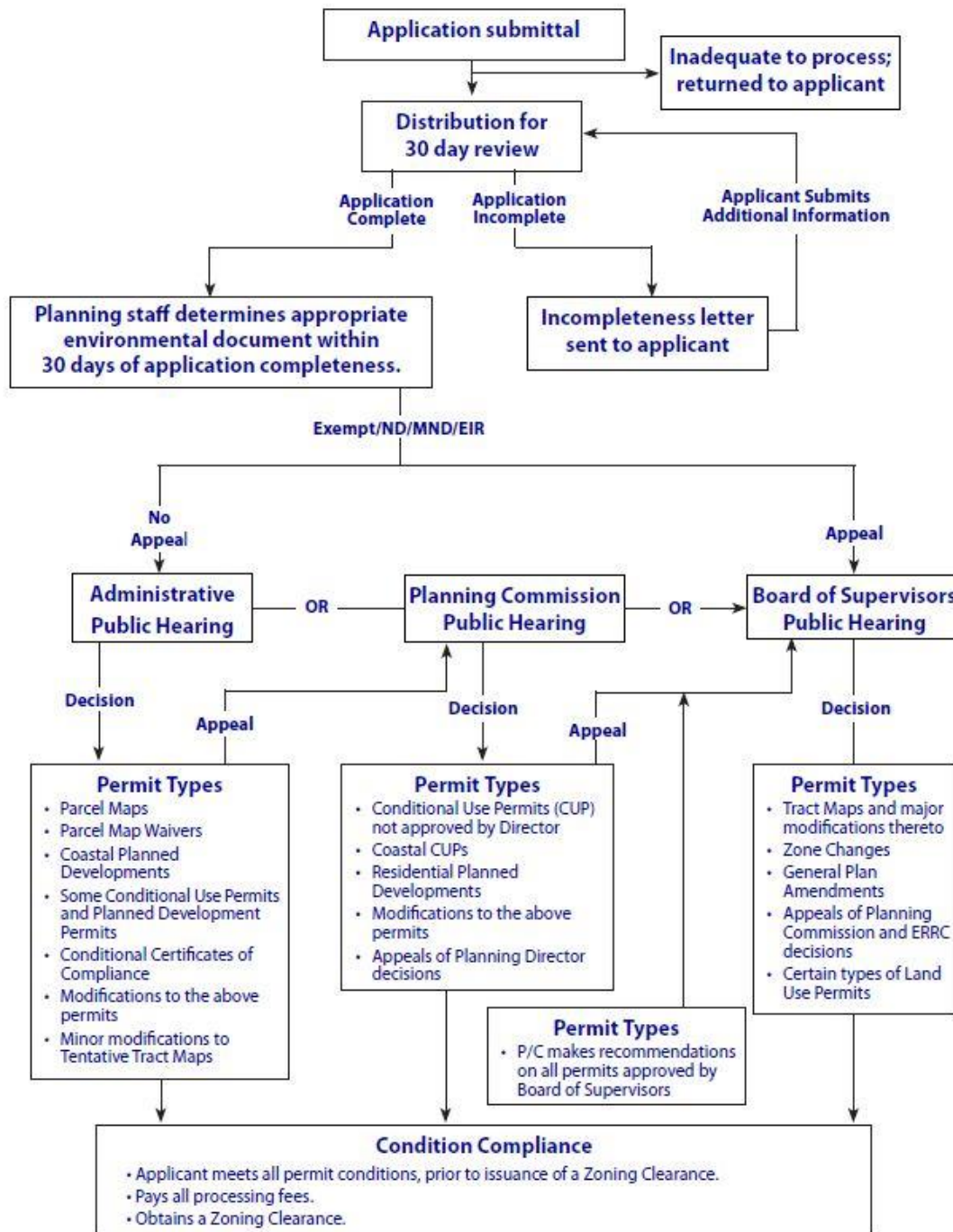


Figure 3.3.6-11 Discretionary Permit Processing Timeframes

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 ²¹	\$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

²¹ 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 ²²

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

²² 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.

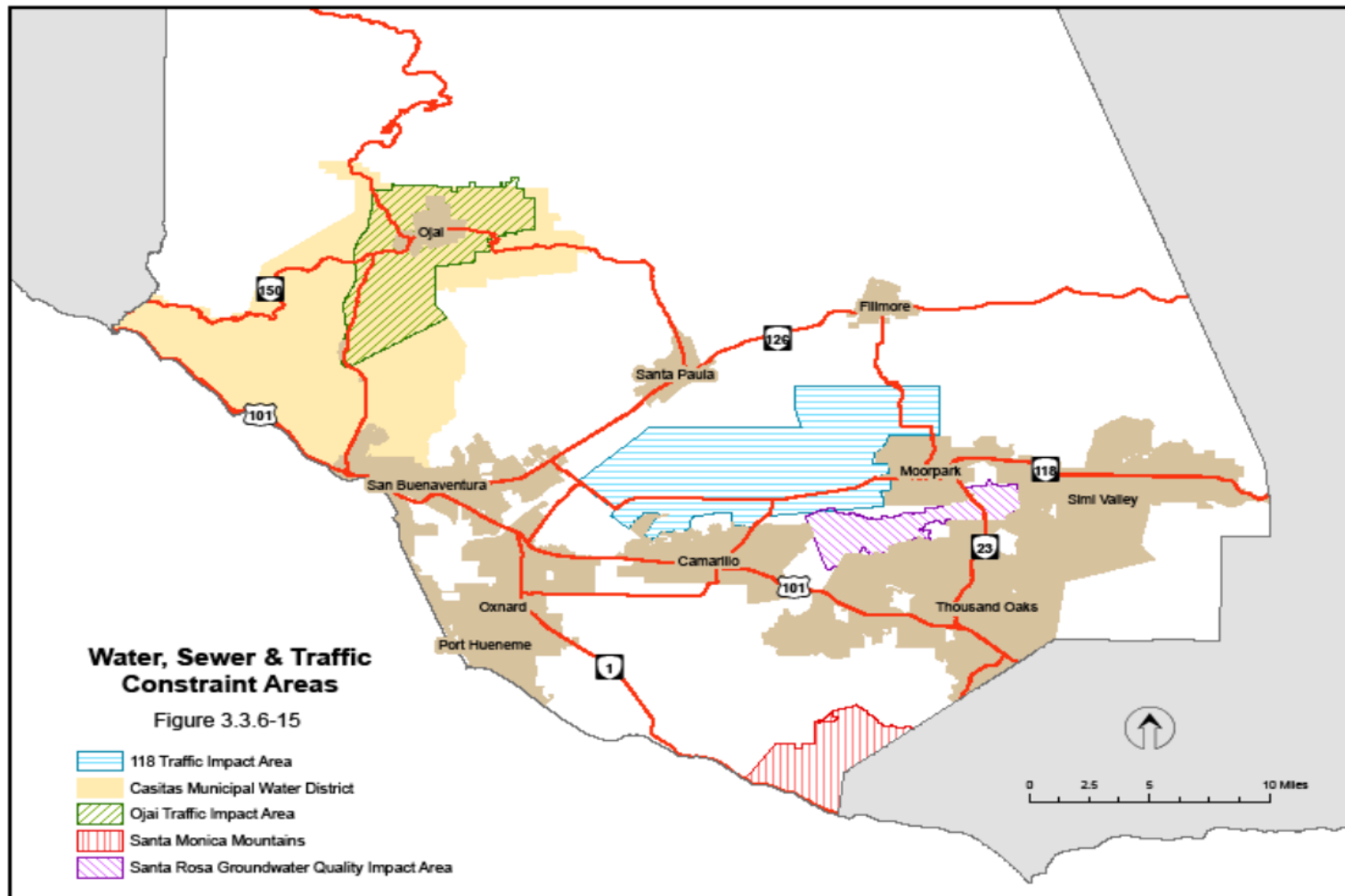
Currently, public sewer service is provided by thirteen (13) County service areas in the unincorporated areas. These systems were built to serve existing and planned development, which typically does not include high-density residential development. Planned improvements and upgrades to these facilities 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.

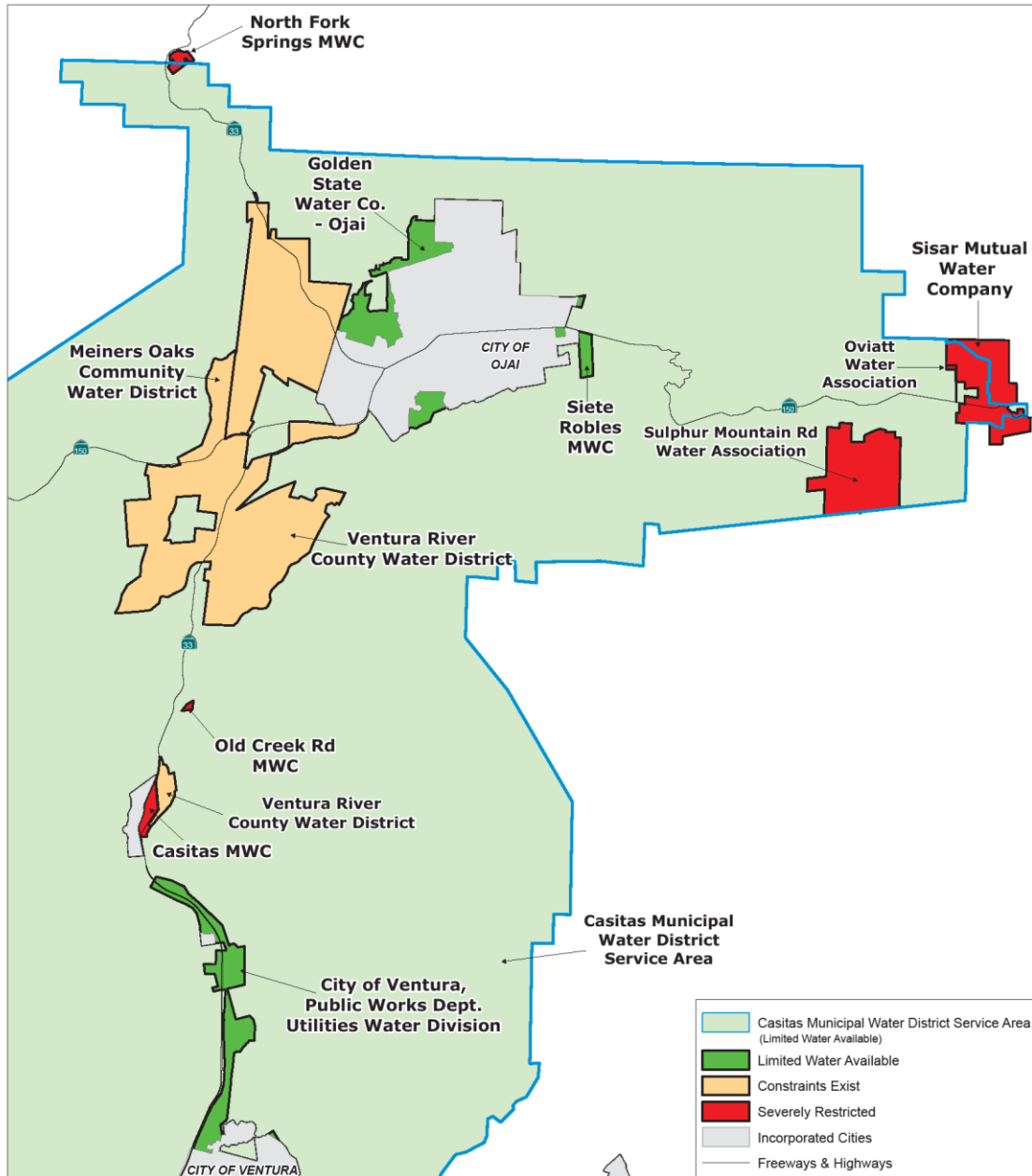
On-site sewage treatment plants are allowed by Conditional Use Permit in all zones. However, on-site sewage treatment plants are expensive to construct and operate, making them infeasible for most low-density residential projects and areas. Nonetheless, projects for Farmworker Housing Complexes in the 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.

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
TOTAL				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 households¹.

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.

¹ 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

Location	700 Square Feet (1 Bedroom)	900 Square Feet (2 Bedroom)	1,200 Square Feet (3 Bedroom)	1,800 Square Feet (4 Bedroom)	Total
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
Total	1,372	9,456	3,134	2,025	15,987
Lower-Income (60% of total)	823	5,674	1,880	1,215	9,592

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
Total	514	135	77	257	983

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) contract¹, 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**

Location (Area of Interest)	Number of Parcels 10 – 20 Acres	Number of Parcels 5 – 10 Acres	Total Number of Parcels
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

¹ 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%)
TOTAL	315	2	30	3	35

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
Total				541

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 2010¹. 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

¹ *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
Moderate Income Units				
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 ¹	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
Above-Moderate Income Units				
Urban – Piru Expansion Area	RPD-4U	103	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
Totals (vertical only)		6,244	930	1,898

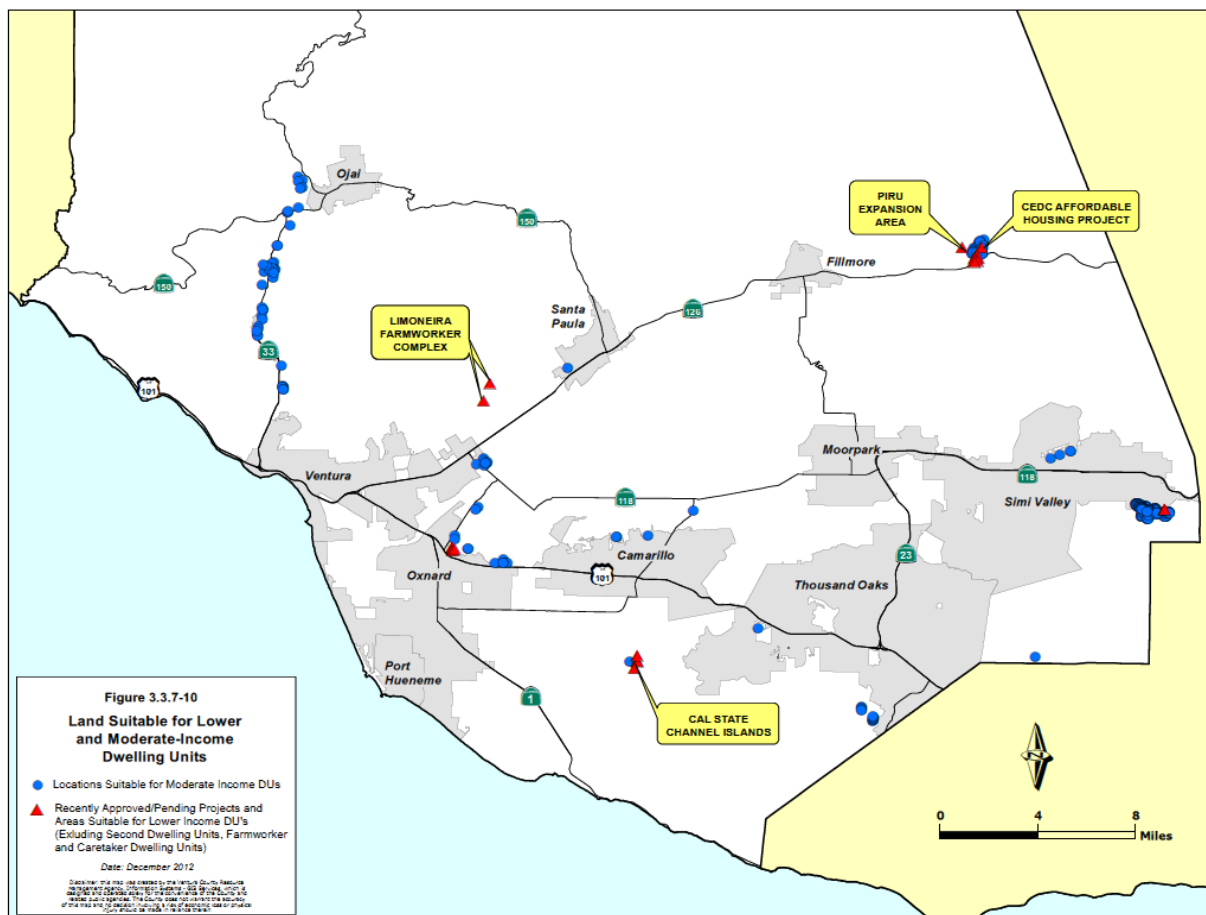
Figure 3.3.7-11 compares the recently adopted RHNA to the inventory of vacant land within the moderate and above-moderate income categories. As can be seen, there is an overall surplus of vacant land within the moderate and above-moderate income categories. Figure 3.3.7-12 shows the general locations of land suitable for lower and moderate income development.

¹ 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
Total	6	14	19	109	2	150

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. 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

Year of Homeless Count	Total No. of homeless people counted Countywide	No. of people in UA on survey night (and % of total number counted)	No. of people who slept in UA on the night prior to the count	No. of people who consider the UA their home
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
			190

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
Ventura County Total	347,900	379,000	410,800

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
Ventura County Total	1.31	1.30	1.29

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
Ventura County Total	265,500	317,500	52,000	347,900	410,800	62,900	1.21

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.