

October 12, 2021

County of Ventura Board of Supervisors

County of Ventura 2021-2029 Housing Element

Case No. PL21-0004

Item No. 30



COUNTY of VENTURA
Resource Management Agency

Resource Management Agency, Planning Division
Jennifer Butler, Project Planner

Today's Hearing



- 1) Project History
- 2) Residential Sites Inventory
- 3) Policies and Programs
- 4) Planning Commission Recommendations
- 5) CEQA
- 6) Next Steps
- 7) Recommended Actions



COUNTY *of* **VENTURA**

Housing Element Update Project History

Housing Element Update Project History



Housing Element Update Project History



Date	Project Milestone
January 20, 2021	Draft Housing Element available to the public for review
February 9, 2021	Board Hearing on draft Housing Element
March 16, 2021	First submittal to HCD for 60-day review
April 26, 2021	HCD releases AFFH Guidelines
June 24, 2021	Second submittal to HCD for 60-day review
August 23, 2021	County receives compliance letter from HCD
September 2, 2021	Planning Commission Hearing on the draft Housing Element

Public Outreach and Hearings



Opportunity for Public Input	Date
ADU Survey	May - June 2020
Housing Element Update Public Workshop *	August 26, 2020
Housing Element Survey *	Sept. – Nov. 2020
Q&A Session on the draft Housing Element *	January 27, 2021
Board Hearing on the draft Housing Element *	February 9, 2021
Webinar on Fair Housing Assessment in the draft Housing Element *	August 4, 2021
Stakeholder Meetings	March 2018 - May 2021
Planning Commission Hearing on the Draft Housing Element *	September 2, 2021

** Indicates opportunities for participation in Spanish*

2021-2029 Housing Element



County of Ventura's 2021-2029 Housing Element includes:

1. Housing Element – Chapter 3 of the General Plan (Exhibit 3.1)
2. Glossary and Acronyms – Chapter 12 of the General Plan (Exhibit 3.2)
3. Housing – Chapter 5 of the General Plan Background Report (Exhibit 3.3)





COUNTY *of* **VENTURA**

Residential Sites Inventory

2021-2029 Regional Housing Needs Allocation

Jurisdiction	Very-Low Income (<50% of median)	Low Income (50-80% of median)	Moderate Income (80-120% of median)	Above- Mod. Income (>120% of median)	TOTAL
Camarillo	353	244	271	508	1,376
Fillmore	73	61	72	209	415
Moorpark	377	233	245	434	1,289
Ojai	13	9	10	21	53
Oxnard	1,840	1,071	1,538	4,100	8,549
Port Hueneme	26	16	18	65	125
Ventura	1,187	865	950	2,310	5,312
Santa Paula	102	99	121	335	657
Simi Valley	749	493	518	1,033	2,793
Thousand Oaks	735	494	532	860	2,621
Unincorporated County	319	225	250	468	1,262
Ventura County Total	5,774	3,810	4,525	10,343	24,452

Source: SCAG 6th Cycle Final RHNA Allocation Plan (approved by HCD on 3/22/21 and modified on 7/1/21): <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1625161899>

Summary of Lower Income Site Capacity



Housing Type/Project	Number of Dwelling Units
Existing Residential High-Density Zoned Sites (20 Units/Acre)	220
Farmworker Dwelling Units (based on historical average)	8
Accessory Dwelling Units	258
Somis Ranch Farmworker Housing Complex (approved)	200
Rancho Sierra Supportive Housing (approved)	50
Piru Expansion Area – Reider Subdivision (approved)	5
CSU Channel Islands – University Glen, Phase 2 Senior Housing (approved)	170
Projected Capacity	911
2021-2029 RHNA Lower-Income Target	544
Projected Surplus Capacity (percent of RHNA)	367 (67%)

Estimated Residential Capacity in the County Compared to RHNA Targets



Housing Type/Project	Lower Income	Moderate Income	Above-Moderate	Total
Residential High-Density Zoned Sites (20 Units/Acre)	220	-	30	250
Farmworker Dwelling Units	8	-	-	8
Accessory Dwelling Units	258	235	67	560
Approved Projects	425	467	182	1,074
Vacant and Underutilized Sites	-	-	201	201
Projected Capacity	911	702	480	2,093
2021-2029 RHNA Target	544	250	468	1,262
Projected Surplus Capacity (percent of RHNA)	367 (67%)	452 (181%)	12 (3%)	831 (66%)

No Net Loss (Government Code Sec. 65863)



Maintain the sites inventory at all times

County must maintain adequate sites for lower-income housing throughout the 8-year planning period.

- **IF** a development is approved on a housing element site with either **fewer units** or a **different income category** (i.e., market rate) and remaining sites in the inventory are not adequate,
- **THEN** the County must identify and make available a replacement site within 180 days.



COUNTY *of* **VENTURA**

Policies & Implementation Programs

Fair Housing Assessment

The following five categories must be assessed:



Fair Housing
Enforcement
& Outreach



Segregation
& Integration



Disparities in
Access to
Opportunity



Disproportionate
Housing Needs/
Displacement



Racially /
Ethnically
Concentrated
Poverty

Source Documents



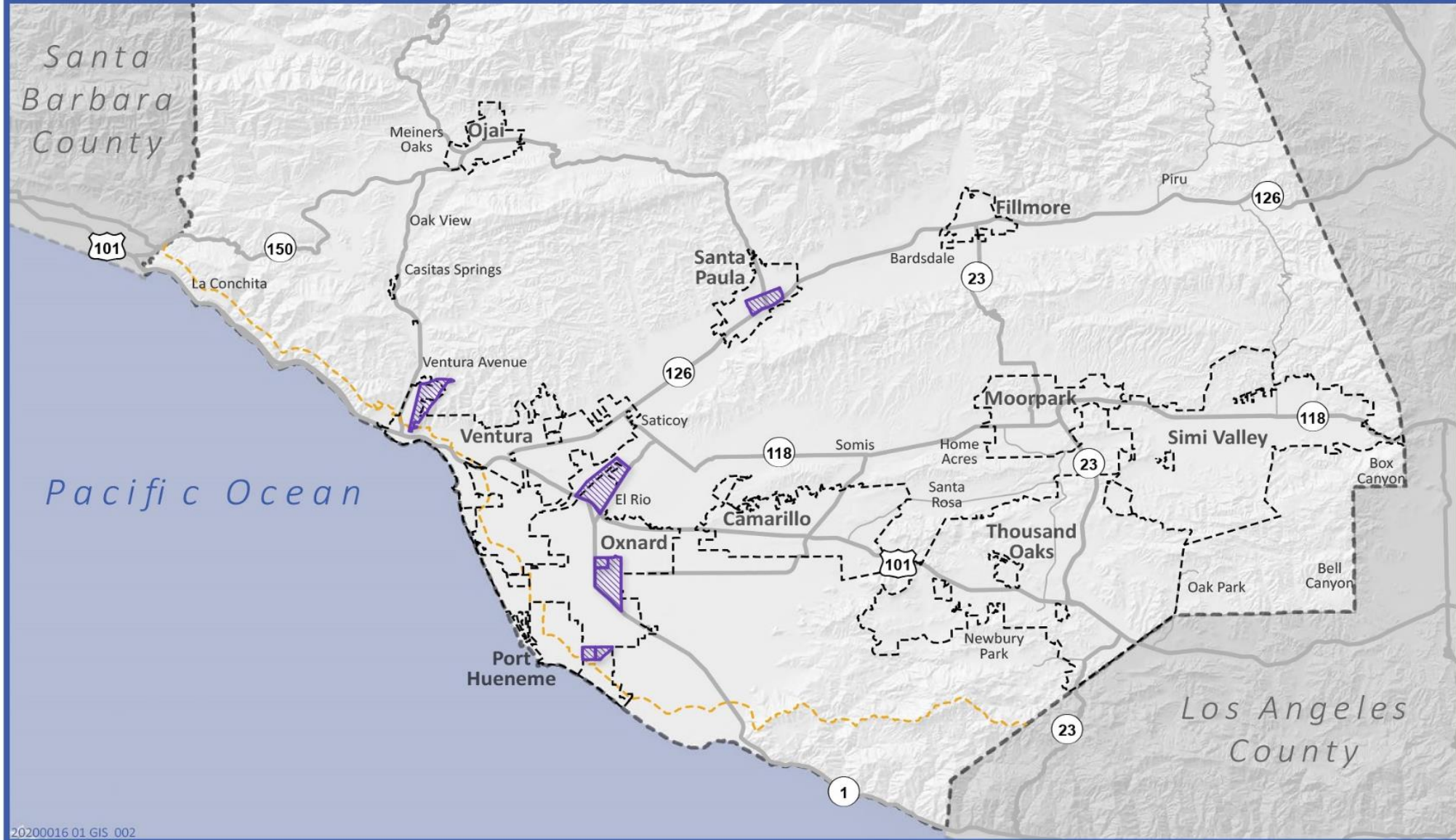
1. HCD's Affirmatively Furthering Fair Housing (AFFH) Guidance Memo
2. HCD's AFFH Data Viewer
3. County of Ventura's 2020 Analysis of Impediments to Fair Housing

Racially or Ethnically Concentrated Areas of Poverty



Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates.

- A census tract that has a non-White population of 50 percent or more and a poverty rate of 40 percent or more; or,
- A census tract that has a non-White population of 50 percent or more and the poverty rate is three times the average poverty rate for the county, whichever is lower.



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Figure 0-0:
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map

Map Date: May 28, 2021

Source: California Department of Housing and Community Development, 2021;
Ventura County, 2021; California Department of Transportation, 2007; USGS, 2013.

0 5 10 Miles



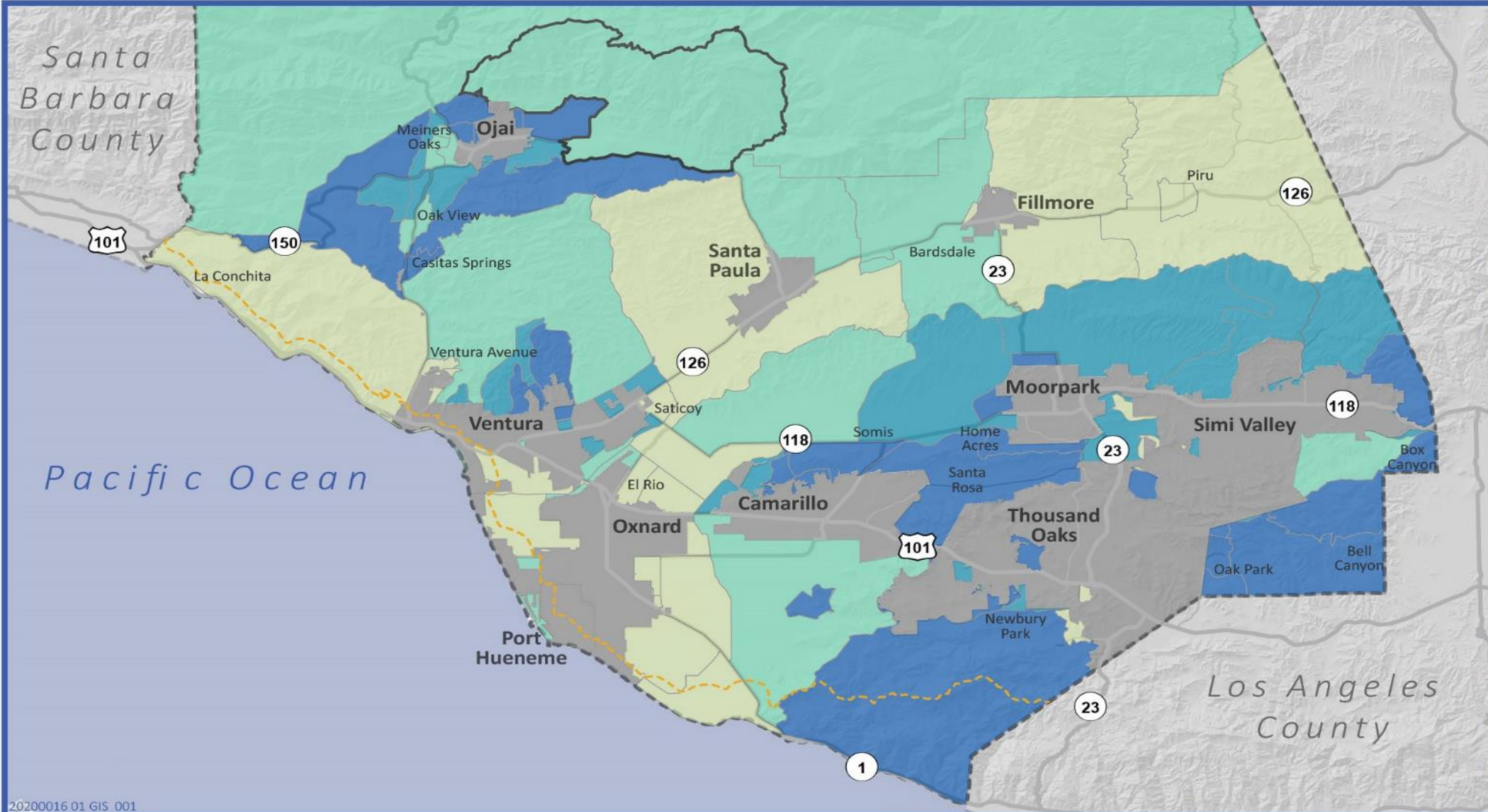
-  Racially or Ethnically Concentrated Areas of Poverty
-  Coastal Zone Boundary
-  Major Roadways
-  Cities

Opportunity Maps



The purpose of the Tax Credit Association Committee (TCAC) Opportunity Map is ...

“to identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.”



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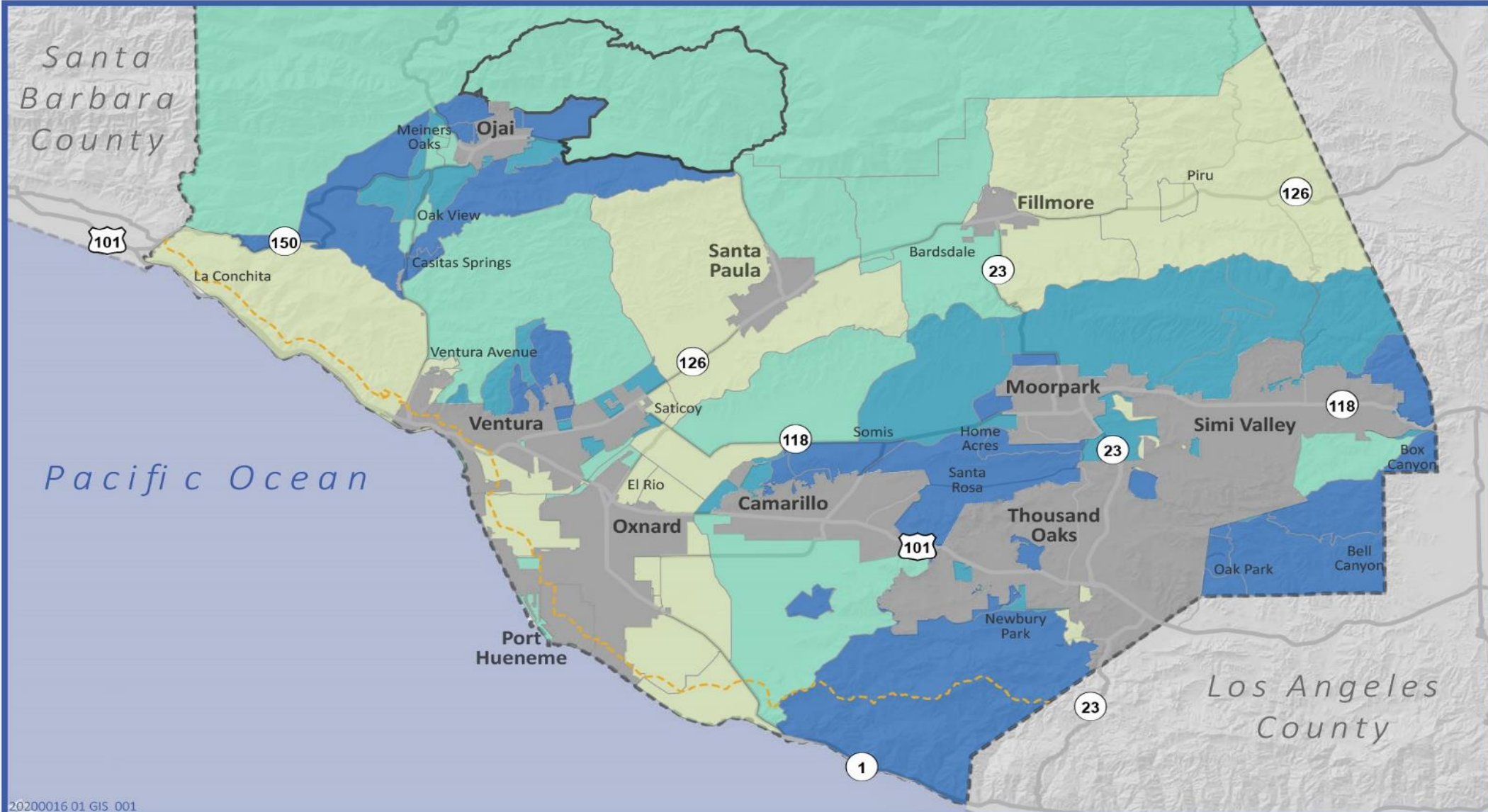
Figure O-0:
TCAC/HCD Opportunity Area Composite Score

Map Date: May 28, 2021

Source: California Department of Housing and Community Development, 2021;
Ventura County, 2021; California Department of Transportation, 2007; USGS, 2013.

0 5 10 Miles





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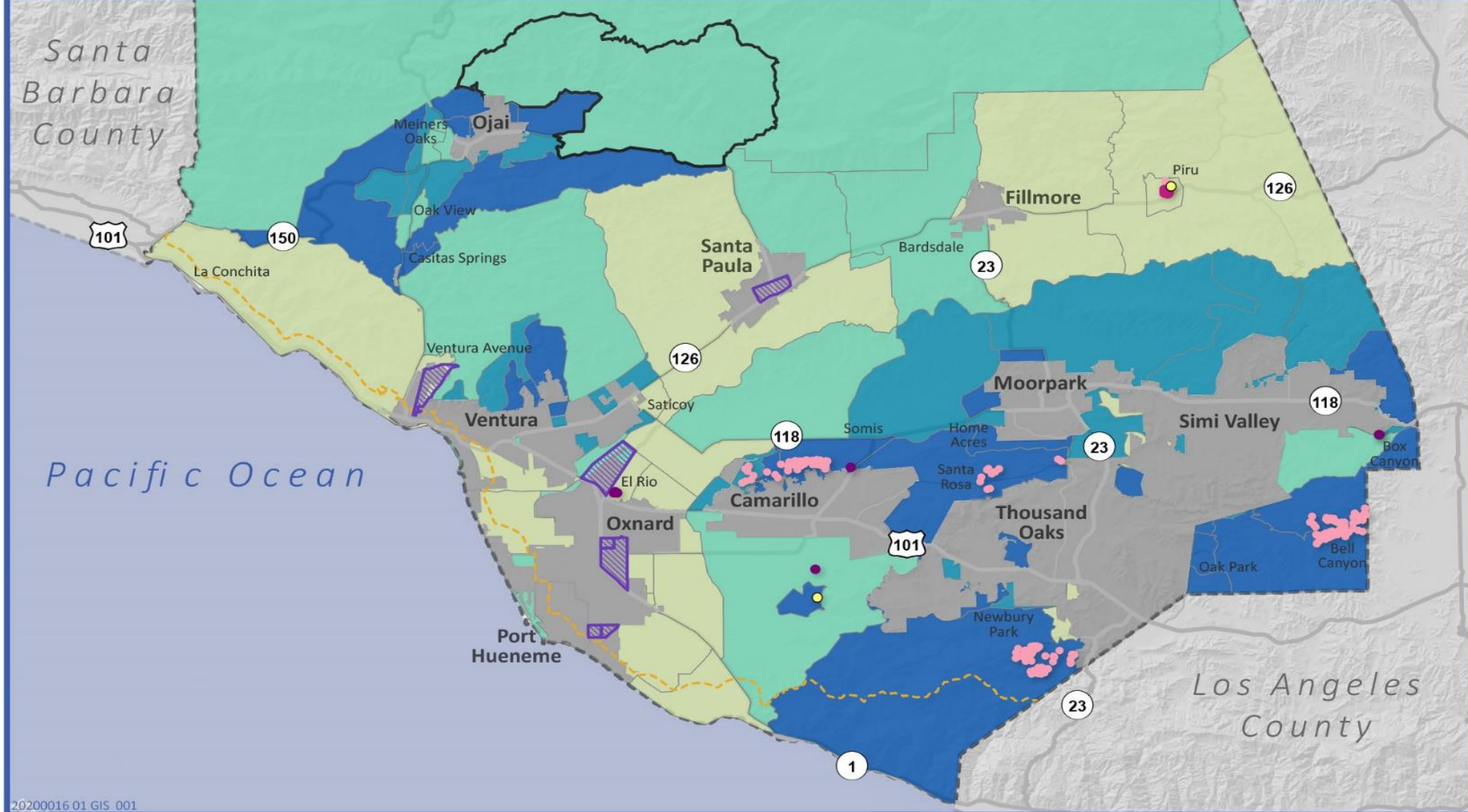
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0 5 10 Miles





20200016 01 GIS 001



Figure 0-0: TCAC/HCD Opportunity Area and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

Map Date: May 28, 2021

Source: California Department of Housing and Community Development, 2021; Ventura County, 2021; California Department of Transportation, 2007; USGS, 2013.

0 5 10 Miles



- Lower-Income Sites
- Moderate-Income Sites
- Above Moderate-Income Sites
- Mixed-Income Sites

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

- ▨ Racially or Ethnically Concentrated Areas of Poverty
- - - Coastal Zone Boundary
- Major Roadways
- Cities

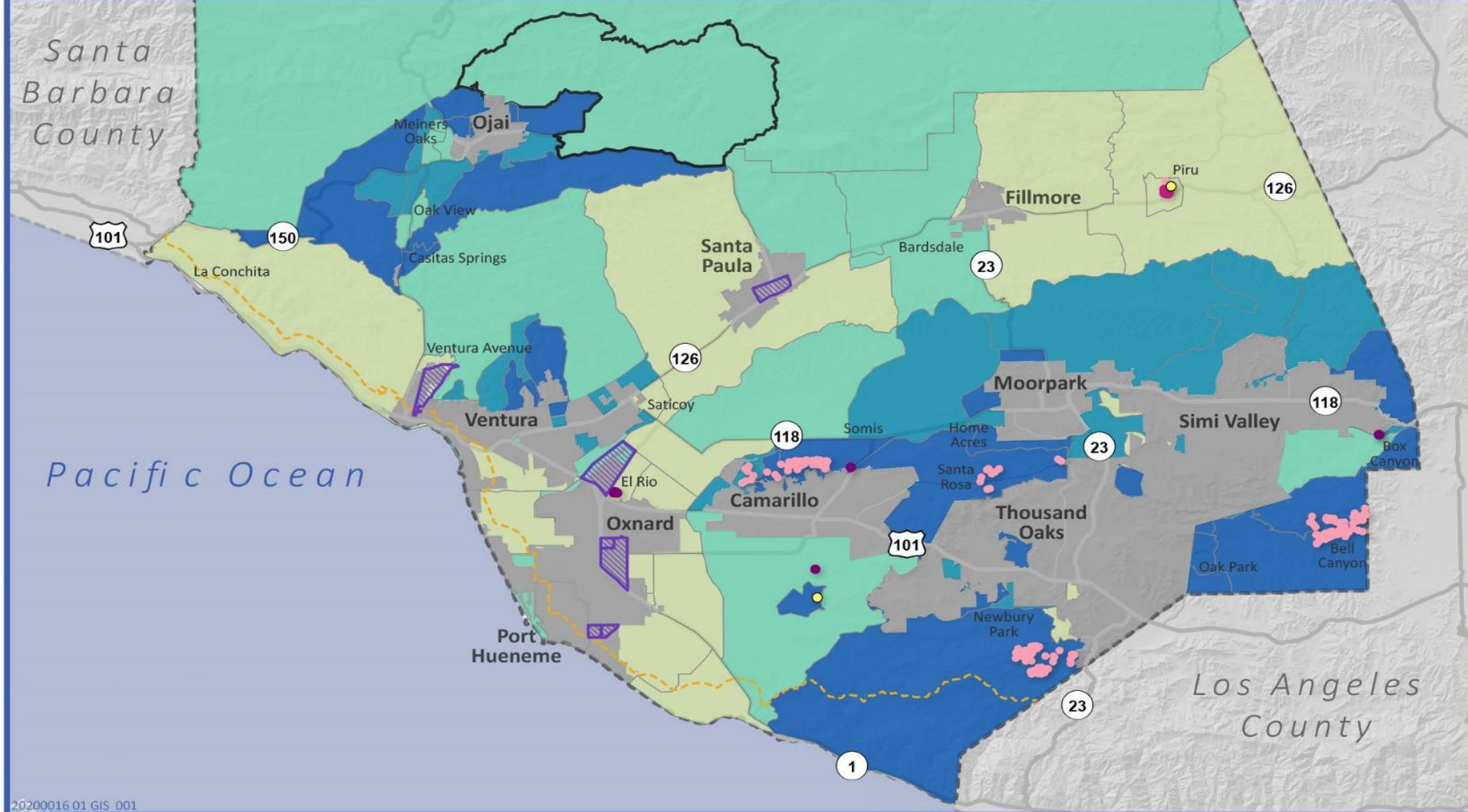


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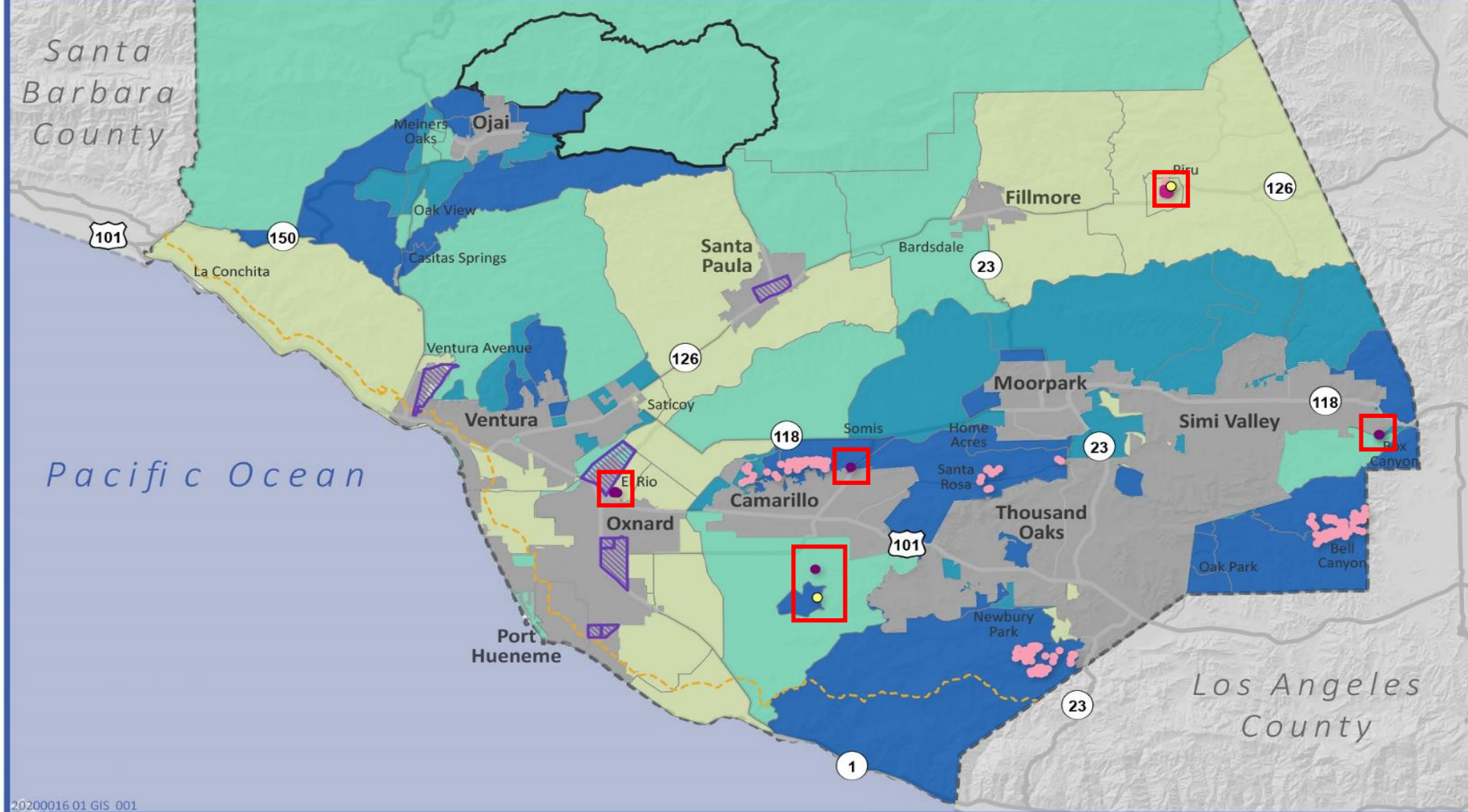
0 5 10 Miles



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Fair Housing Issues Identified



I. Patterns of Segregation, including presence of Racially / Ethnically Concentrated Areas of Poverty (R/ECAP)

Contributing Factors:

- 1) Past racially restrictive covenants and school district gerrymandering;
- 2) More affordable housing opportunities in rural areas; and
- 3) Infrastructure constraints restrict high-density housing.

Meaningful Actions: Programs A, B, C, D, E, L, Q, U, and X

Fair Housing Issues Identified



2. Disproportionate Access to Homeownership

Contributing Factors:

- 1) Unaffordable home prices in coastal communities;
- 2) Costs of repairs for older housing stock; and
- 3) Lack of economic mobility for protected classes.

Meaningful Actions: Programs R, V, and W

Fair Housing Issues Identified



3. Housing Discrimination

Contributing Factors:

- 1) Lack of community support for high-density affordable housing; and
- 2) Limited housing opportunities for persons with disabilities

Meaningful Actions: Programs L, Y, N, and T

Goals, Policies and Programs

2021-2029 Housing Element includes:

- **5** Goal Statements
- **32** Policies
- **26** Implementation Programs



Ongoing and Continued Programs



Ongoing Programs from the 2013-2021 Housing Element

Program A: Housing Grants

Program B: Mobilehome Park Rent Control

Program J: Compliance with State Housing Laws and PD Permit Monitoring

EJ Program L: Fair Housing Program (new state law)

Continued Program from the 2013-2021 Housing Element

Program K: Inclusionary Housing Ordinance and Housing Impact Mitigation
Fee Assessment

New Programs



EJ Program C: ADU Homeowner Tools (new state law)

EJ Program D: Infrastructure Constraints (new state law)

HC EJ Program E: Farmworker Housing Study

Program F: Annual Progress Report (new state law)

Program G: RHNA Transfer

Program H: RHD Zone Ordinance Amendments (new state law)

Program I: Participation in Regional Planning Efforts

Program M: Density Bonus Ordinance Update (new state law)

New Programs



HC Program N: Zoning Code Amendments for Special Needs Housing
(new state law)

Program O: Funding for the Housing Trust Fund

HC Program P: Maintain Senior Housing at Mobilehome Parks

Program Q: Housing Choice Vouchers

Program R: First-Time Homebuyer Assistance

Program S: Development Review Committee Fee Waiver

EJ Program T: Publish Clear Permit Approval Procedures

Program U: Modular Accessory Dwelling Units and Garage Conversion
Building Plans (new state law)

New Programs



Program V: Code Compliance

Program W: Home Rehabilitation

Program X: HomeShare

Program Y: Inclusive Community Representation

Program Z: ADU Monitoring



COUNTY *of* **VENTURA**

Planning Commission Recommendations

Planning Commission Recommendations



1. Include all changes recommended in the Errata memo
(Exhibit I, sub exhibit I4);

2. Revise Program A in Exhibit 3.I to add the following text:

“The County shall apply for, and strive to receive and maintain thereafter, the State’s Prohousing Designation by demonstrating a sufficient number of polices that contribute to accelerating housing production.”

Planning Commission Recommendations



3. **Revise Program J in Exhibit 3.1** to include monitoring by Planning staff for Planned Development permit processing time;
4. **Revise Policy HE-3.3 in Exhibit 3.1** to include incentives for homeownership and rental housing; and
5. **Revise Table 5.5 in Exhibit 3.3** to add an annual salary for agricultural workers.



COUNTY *of* **VENTURA**

Public Comments

Public Comments



I. Revision to Program D by adding the following text:

“The County shall convene all stakeholders, agencies, and service providers in a forum to discuss the policies that impact infrastructure necessary for housing development. The purpose of the discussion would be to identify constraints and solutions in providing water, sewer services, and dry utilities for housing.”

Timeframe for Stakeholders, Agencies, and Service Providers Forum: 2023

2. Comments Received Since Board Letter Release



COUNTY *of* **VENTURA**

Next Steps

Housing Element Update Project Timeline



Planning
Commission
Hearing
September 2, 2021



County submits Adopted
Housing Element to HCD
(90-day Review)
October 2021

2021

County received
compliance letter
from HCD
August 23, 2021

**Board of
Supervisors Hearing
October 12, 2021**

County 2021-2029
Housing Element
Certification
January 2022



Housing Programs in the Works



Completion of Farmworker Housing Regulations Update

(Program 3.3.3.5(8) from 2013-2021 Housing Element)

New Program E – Farmworker Housing Study

New Programs C and U – ADU homeowner tools



COUNTY *of* **VENTURA**

CEQA

The recommended CEQA document is Addendum No. I to the certified 2040 General Plan EIR (Exhibit 4.3)

- The certified General Plan EIR identified three potentially significant impacts and adopted mitigation measures (**Exhibit 4.1**)
- The certified General Plan EIR identified twelve significant environmental impacts that could not be fully mitigated, or where feasible mitigations did not reduce the impacts to a less-than-significant level. Such impacts were determined to be significant and unavoidable. The Board adopted a **Statement of Overriding Considerations** in order to certify the General Plan EIR (**Exhibit 4.2**)



COUNTY *of* **VENTURA**

Recommended Actions

Recommended Actions



I. CERTIFY that your Board has reviewed and considered this Board letter and all exhibits hereto, including the certified 2040 General Plan Environmental Impact Report (EIR) (Exhibit 4.1), the Statement of Overriding Considerations (Exhibit 4.2), the proposed Addendum No. I to the EIR (Exhibit 4.3), and the Planning Commission's September 2, 2021 resolution stating its recommended actions regarding the 2021-2029 Housing Element project (Exhibit 2), and has considered all comments received during the public comment and hearing process.

Recommended Actions



2. **ADOPT** a resolution (Exhibit 6) pursuant to which your Board takes the following actions:
 - a. **CERTIFIES** that (1) Addendum No. 1 to the certified 2040 General Plan EIR (Exhibit 4.3) was presented to your Board along with said EIR (Exhibit 4.1), the Statement of Overriding Considerations (Exhibit 4.2) and that your Board has reviewed and considered the information contained therein and all comments and responses to comments prior to approving the 2021-2029 Housing Element; and (2) Addendum No. 1 to the certified 2040 General Plan EIR (Exhibit 4.3) has been completed in compliance with the California Environmental Quality Act (“CEQA”);
 - b. **FINDS**, based on the whole of the record before your Board, that none of the conditions set forth in CEQA Guidelines sections 15164(a) and 15162 to require the preparation of a subsequent or supplemental environmental impact report for the project have occurred or exist, and that Addendum No. 1 (Exhibit 4.3) satisfies environmental review requirements in compliance with CEQA;

Recommended Actions



- c. **FINDS**, based on the whole of the record before your Board including the evidence set forth in Sections A, B, C, D and E of the Planning Commission Staff Report (Exhibit 1) and the entire record, that the 2021-2029 Housing Element consisting of proposed amendments to the 2040 General Plan and 2040 General Plan Background Report (Exhibit 3) (“General Plan Amendment No. PL21-0004) is consistent with the Goals, Policies, and Programs of the 2040 General Plan, and good planning practices and is in the interest of public health, safety or general welfare;
- d. **APPROVES** and **ADOPTS** proposed Addendum No. 1 to the certified 2040 General Plan EIR (Exhibit 4.3); and
- e. **APPROVES** and **ADOPTS** the proposed amendments to the 2040 General Plan and 2040 General Plan Background Report (Exhibits 3.1 through 3.3);

Recommended Actions



- f. REPEALS** the current 2013-2021 Housing Element of the 2040 General Plan which consists of Chapter 3.3, Policies 3.4.2-8, 3.4.2-9, and Program 3.4.3-3 of the Goals, Policies and Programs, and Chapters 3.3 and 3.4 of the Land Use Appendix (Exhibit 5); and
- g. SPECIFIES** the Clerk of the Board of Supervisors is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the administrative record of proceedings upon which the foregoing decisions are based.



COUNTY *of* **VENTURA**

Questions?

Questions?



- **Planning Staff Available for Questions**
- **Project Consultant Available on Zoom:**
 - Chelsey Payne, Ascent Environmental
 - Andrew Martin, Ascent Environmental
- **Other County/Agency Staff Available on Zoom:**
 - Community Development Division