



October 12, 2021

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Ventura County Board of Supervisors
Hall of Administration
800 S. Victoria Ave.
Ventura, CA 93009-1740

RE: Agenda Item #30 – Housing Element

Dear Chair Parks and Members of the Board of Supervisors:

Thank you for the opportunity to provide comments on the final remaining element of the 2040 General Plan update. VC CoLAB offers the following comments with the intent of assisting the County in achieving its housing goals.

Policy HE-1.1: Ensure housing meets basic standards/Implementation Program V: Code Compliance: This policy and implementation program are essential to ensuring public health and safety and providing dignity in living conditions for all residents. VC CoLAB supports the County's efforts to ensure that every resident has a safe and healthy home. While providing a necessary, and valuable function, the public image of code enforcement is often mistakenly viewed as "punishment." The County is very aware that great care must be taken to approach code enforcement activities in a manner that fosters cooperation and builds working relationships with property owners and residents. We encourage the County to continue their on-going efforts to emphasize education and providing assistance to property owners and residents with achieving compliance whenever possible.

Policy HE-2.6: Incentivize ADUs/Program C: ADU homeowner tools: VC CoLAB supports the County's efforts to conduct outreach to educate the public about permitting ADUs. However, Program C does not include information about future state, federal and local grants, and financial assistance programs for building ADUs. Including information about these funding opportunities (once realized) would be a valuable addition to the ADU homeowner tools website.

Policy HE-2.8: County Surplus Land/Policy H-E-3.4: Housing Opportunities on County-Owned Land: We thank the County for adding language to Implementation Program F to support the achievement of these policies. An annual reporting of surplus land for new housing opportunities will help the County ensure that available opportunities for new housing development are identified and encouraged to be utilized.

Policy HE-3.1: Prioritize housing assistance for special needs populations/Policy HE-3.9: Supportive Housing: The County has developed several innovative and, hopefully, effective Implementation Programs to support these policies. VC CoLAB suggests adding an Implementation Program to assist existing homeowners/renters in obtaining funding and permitting to

convert/upgrade existing housing with a focus on allowing residents and their families to remain in their current homes if a resident or family member has or develops special housing needs.

Policy HE-4.2: Flexibility in Regulations: VC CoLAB strongly supports streamlining the regulatory process and removing obstacles to allow for the construction of much-needed housing. However, we urge the County to expand the associated Implementation Program S. Program S waives the fee for a pre-application Development Review Committee meeting for affordable housing projects. Waiving the fee for a single meeting does not address the overall permitting streamlining necessary to remove obstacles and constraints impeding the construction of affordable housing. We urge the County to add a new Program to include a strategy to reduce permitting timelines and costs for affordable housing development by 25% by 2029.

Policy HE-4.3: Adequate Infrastructure: VC CoLAB appreciates the inclusion of "Broadband internet access" to the list of necessary infrastructure utilities, and we support this policy.

Program E: Farmworker Housing Study: VC CoLAB appreciates the inclusion of agricultural industry representatives in this study.

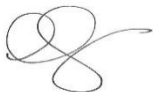
Program F: Annual Progress Report: VC CoLAB strongly supports this Implementation Program. We believe an annual progress report will be a valuable tool to help the County achieve its housing goals.

Program J: Compliance with State Housing Laws: We appreciate and support the language in Program J to monitor the Planned Development Permit process requirements and processing time to ensure that the process does not constrain new housing development. We encourage the County to include the findings of the monitoring effort in the Annual Progress Report (Program F).

Program T: Publish clear permit approval procedures: We support this Implementation Program and applaud the County's commitment to educating residents on new state law provisions. California's regulatory environment for housing is changing rapidly and dramatically. For example, SB9 will have significant impacts on housing permitting requirements but was very recently adopted. We suggest that the timeframe for this Implementation Program be modified to include publishing updated permit approval procedures at least on an annual basis.

Thank you for the opportunity to provide comments on the Housing Element.

Sincerely,



Louise Lampara
Executive Director