

County of Ventura Housing Element

Draft Amendments to 2008 Housing Element

July 14, 2009

Background

- Board adopted Housing Element Updates -- July 2008
 - HCD did not certify
- Planning Division returned to BOS -- Feb. 2009
 - Review and approve work program to respond to HCD
- BOS Hearing -- July 2009
 - Draft revisions including recommended sites for EIR in conjunction with High Density Rezoning

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Since February...

- Revised affordability and inventory assumptions
- Revised Housing Element documents (LUA and GPP)
- Drafted Ordinance Amendments
- Drafted Preliminary EIR Scope of Work and Cost Estimate

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Housing Affordability and Inventory Revisions

- Researched second units -- 60% affordable
- Researched actual sales prices for SFDs
- Re-evaluated CSUCI based on market downturn
- Anticipated approval of 2 farmworker housing complexes (140 lower-income units)

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RHNA Housing Allocation and Completions

Planning Period	Lower Income (<80% of median)			Moderate Income (80-120% of median)	Upper Income (>120% of median)	Unknown*	Total
	Extremely-Low Income (<50% of median)	Very-Low Income (50-65% of median)	Low Income (65-80% of median)				
2009-2014 Housing Need	152	153	240	291	338		1404
2005-2008 Housing Completions	24	11	120	267	307	115	850
Remaining Housing Need	128	142	124	24	251		554

*"Unknown" Category added since February -- single family dwellings from 2008.

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Comparison of Lower-Income Housing Need vs. Housing Inventory

Income Category	Remaining Housing Need (Dwelling Units)	Housing Inventory (Dwelling Units)	Housing Deficit (Dwelling Units)
Lower Income (<80% median)	394 (July 2008: 440)	368 (July 2008: 254)	26 (July 2008: 79 - 156)

Housing Inventory = approved and pending projects (2 farmworker projects) + second dwelling unit assumptions + CSUCI townhomes

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Presented to the Board
Re: Agenda of 7/14/09
Item # 33

Draft Ordinance Amendments

- Exhibit 3-1: Emergency Shelters – Transitional Housing – Reasonable Accommodation
- Exhibit 3-2: Farmworker complexes on substandard parcels
- Exhibit 3-3: Second Dwelling Units – non-conforming lots; up to 1800 sq ft on 40+acres
- Exhibit 3-4: Residential High Density Zone (RHD)
- Exhibits 4 & 5: CZO Reasonable Accommodations and Subdivision Ordinance for substandard parcel

Emergency Shelter – SB 2

- Requires County to zone for year-round shelter
- Commercial Planned Development Zone selected – 24 sites meet criteria (within a SOI, water, sewer, .5 acre)
- Ordinance drafted in consultation with County's Program Coordinator for Homeless Services
- 2009 UA Homeless Count – 265 persons
- Law allows for agreements with adjacent jurisdictions

Residential High Density Zone

- Allow multi-family residential development "by right" at 20 units/acre
- Comprehensive development standards
- Provision for deviations from standards-TBA

Potential RHD Sites

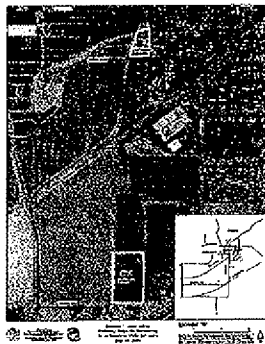
- Eight potential sites recommended
- Six sites not recommended due to topography, water, sewer or local access issues
- Followed criteria developed for evaluation
- Conducted research, site visits, discussions with sewer and water service providers
- Contacted property owners
- Met with cities, LAFCO, other County agencies

Candidate Sites and Maps

Piru Area

Site 1 – 5.43 acres;
Currently maintains one single-family unit and an orchard; uninterested property owner
Re-zone yield potential: approx. 109 units

Site 3 – 1.51 acres; vacant;
interested property owner
Re-zone yield potential: approx. 30 units



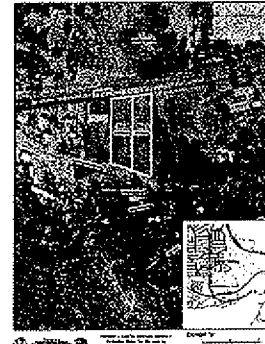
Santa Susana Pass Road

Both sites vacant and currently zoned Commercial with interested property owners

Site 4 – 1.07 acres; pending PD permit application for Office Building

Re-zone yield potential: Approx 21 units

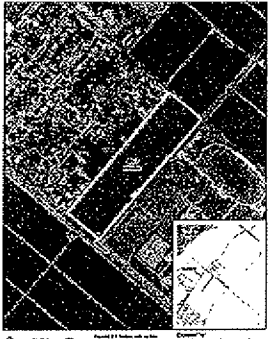
Site 5 – 1.0 acre
Re-zone yield potential: Approx. 20 Units



Strickland Acres

Site 7 – 9.78 acres; currently planted in strawberries; property owner concerned about precluding re-location of church to this site

Re-zoning yield potential : approx. 196 units (entire site)



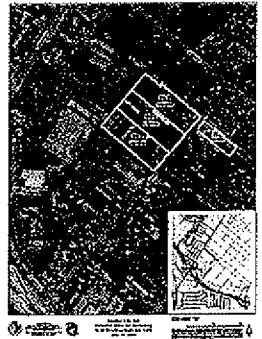
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El Rio Area

Site 8 – contains two parcels; 5.39 acres; currently contains one single-family unit and greenhouses; property owner concerned about continued use of property
Re-zoning yield potential: approx. 108 units

Site 9 – 2.73 acres; contains one single-family unit and greenhouses/nursery
Re-zoning yield potential: approx. 55 units

Site 10 – 0.80 acres (min size); currently used as equipment storage yard; interested property owner
Re-zoning yield potential: approx. 16 units



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Affordability Options for RHD

- Exhibit 9 – Presents three options to ensure affordability:
 - 100 percent affordable requirement – lower income
 - Extremely low/market rate requirement
 - No requirement

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Environmental Review

- Preliminary Scope of Work (Exhibit 10)
- Prepared in-house with technical assistance for traffic, noise and water supply issues
- Preliminary cost estimate – all 8 re-zoning sites
- Draft EIR by January 2010
- Will include analysis of farmworker complexes and emergency shelter sites

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Recommended Actions

The Planning Division recommends that your Board:

1. Review and conceptually approve the proposed amendments to the General Plan Land Use Appendix and Goals, Policies and Programs (Exhibits 1 and 2), and direct the Planning Director to transmit the draft documents to the State Department of Housing and Community Development for mandatory 60-day review.
2. Review and conceptually approve the proposed amendments to the Non-Coastal and Coastal Zoning Ordinances and Subdivision Ordinance (Exhibits 3, 4 and 5).
3. Approve the sites recommended for further review in an environmental impact report for potential rezoning to Residential High Density (RHD) Zone (Exhibit 6).
4. Direct staff to include lower-income housing requirements in the proposed RHD zone consistent with Option 1 of Exhibit 9.
5. Approve the attached Environmental Impact Report (EIR) scope-of-work (Exhibit 10).
6. Direct staff to proceed with the work program and return to the Board for a net county cost increase once final costs of the environmental impact report are known.

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Next Steps

- Send Draft Housing Element to HCD for mandatory 60-day review
- Prepare NOP and Draft EIR
- ERRC – Spring 2010
- PC – Summer 2010
- Board – Fall 2010

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