

COUNTY OF VENTURA

2022 STATE-MANDATED ANNUAL PROGRESS REPORT

FOR THE GENERAL PLAN AND HOUSING ELEMENT



SUBMITTED TO

Ventura County Board of Supervisors

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PREPARED BY

Resource Management Agency

Planning Division

Housing and State Mandates Section



COVER IMAGES

All photos taken by Resource Management Agency staff

Each year, as required by California Government Code §65400(a)(2), the County of Ventura (County) publishes an annual progress report on the status of its general plan and housing element. The County's current general plan includes a timeframe until 2040 ("General Plan"). The County adopted its housing element for the 6th cycle spanning a period from 2021 to 2029 on October 12, 2021, which was certified by the State Department of Housing and Community Development (HCD) on December 22, 2021 ("2021-2029 Housing Element" or "Housing Element"). This 2021-2029 Housing Element demonstrates adequate housing sites available until October 15, 2029.

This annual report provides an overview of the actions taken by the County during the 2022 calendar year to implement the General Plan programs and to meet regional housing needs for each respective planning period. Pursuant to state law, this report must be submitted to the County Board of Supervisors (Board), the State Office of Planning and Research (OPR) and HCD, by April 1st of each year. The 2022 State-Mandated Annual Progress Report ("2022 APR" or "APR") includes the following elements:

- A. An overview of the County's General Plan implementation status and its consistency with state general plan guidelines; and
- B. A review of the County's progress in meeting the Regional Housing Needs Allocation (RHNA) objectives and a summary of local efforts towards development, preservation and rehabilitation of housing;

In response to recent housing legislation, the 2022 APR satisfies state reporting requirements introduced by AB 1486 (2019), AB 1255 (2019) relating to surplus land, and AB 2345 (2020) relating to density bonuses. Additionally, the 2022 APR satisfies requirements enacted by AB 787, SB 290, AB 2094 and SB 9 (2021), that make changes to how some projects, such as extremely low-income housing, lot splits, student housing, and deed restricted units are reported to HCD. Furthermore, AB 2653 (2022) allows HCD to request corrections to the 2022 APR and may reject a local jurisdiction's report, should those corrections fail to be made.

A. Overview of the General Plan Status and Consistency with State General Plan Guidelines

Government Code §65400 requires local jurisdictions to include the degree to which the approved general plan complies with the state general plan guidelines adopted by OPR (Guidelines) in the annual progress report. Planning staff reviewed the Guidelines and determined that the County's General Plan meets the mandatory requirements described therein.

The Guidelines reflect OPR's interpretation of state statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for the preparation and revision of a general plan, related Attorney General opinions, and the relationship of the general plan to the California Environmental Quality Act ("CEQA") requirements. Finally, the Guidelines describe elements that are mandatory for all general plans (e.g., housing element, land use element, circulation element, etc.). In general, however, the Guidelines are advisory rather than prescriptive, thus preserving opportunities for jurisdictions to address contemporary planning topics in a locally appropriate manner.

Status on the Implementation of the County General Plan

Following approval of the County's General Plan and its environmental impact report (General Plan EIR) in September 2020, staff transitioned into adoption and implementation activities related to General Plan programs and General Plan EIR mitigation measures. The 2040 General Plan includes a total of 185 programs.

In February 2021, the Board approved a workplan that included a subset of General Plan programs and other long-range planning projects covering the period from January 2021 through June 2023. The timeline for many programs in this *2.5-year 2021-2023 Work Plan*¹ was partially dependent on whether the program was identified as a mitigation measure in the 2040 General Plan EIR, whether the program was identified within the first five years for implementation, or whether it was added to ensure discretionary development permitting can address new policies during the application review.

Staff presented the implementation status of all adopted General Plan programs to the Board in September 2022, and the status for each can be found in the attachments of the Board meeting agenda packet for that meeting.² A new *Three-Year 2023-2026 Work Plan* covering the period from July 2023 to June 2026 was presented to the Board on March 28, 2023, which establishes next priorities for the Planning Division. Like the previous work plan, the *2023-2026 Work Plan* includes implementation of several programs in the 2040 General Plan, Housing Element, and anticipated updates to the Area Plans, among others. A complete list of all projects included in the *2023-2026 Work Plan* is included in Attachment 1.

Below is a summary of actions taken by the County to implement the General Plan during the 2022 reporting year, including notable 2021-2023 Work Plan projects and Area Plan implementation milestones.

1. Climate Action Plan Program Status

The CAP programs approved through the General Plan Update in 2020 are largely managed by the Sustainability Division in the County Executive Office (CEO). There are 81 CAP related programs in the General Plan, and seven agencies countywide have implementation responsibilities. In November 2021, the CEO's Sustainability Division submitted a budget and staffing plan for CAP programs to the Board of Supervisors. This plan created a bridge into the annual budgeting process, thus assisting with various agencies CAP-related program obligations. By April 2022, approximately 40 percent of CAP programs were initiated and ongoing, with the remaining programs planned to commence by 2025. In 2022, the CEO also initiated work with consultants to design and develop a web-based tracking, monitoring, and reporting tool for County use, parts of which will be publicly accessible. It is anticipated that this tool will be launched in by the end of 2023. In addition to reporting on CAP programs, the tool is being designed to allow for tracking and reporting from all county agencies on all General Plan programs which will be used for the March 2024 reporting to the Board and public.

¹ 2.5 Year 2021-2023 Work Plan, Board of Supervisors hearing of March 23, 2021. Complete packet available at: <https://ventura.primegov.com/portal/viewer?id=194045&type=2>

² Planning Division update on General Plan Programs, Board of Supervisors hearing of September 20, 2022. Complete packet available at: <https://ventura.primegov.com/portal/item?id=243683>

2. Reach Code - Limits on Natural Gas Infrastructure

Pursuant to General Plan Programs COS-S (*Building Code Update*) and HAZ-AA (*Prohibit Natural Gas Infrastructure in New Residential and New Commercial Development*), the Board conducted two hearings in the fall of 2022 and adopted an ordinance amending the Ventura County Building Code to require that new residential and commercial buildings be constructed with all-electric appliances and equipment, with only few exceptions. Water heaters, heaters, cooking ranges and ovens will be required to be electric. Exceptions include, but are not limited to, emergency standby generators, swimming pool and spa heaters, outdoor fire pits, and gas fireplaces. County staff and consultants held two public meetings in English and Spanish on the proposed ordinance during development and incorporated some of the input received into the ordinance proposed to the Board. The new regulations became effective January 1, 2023.

3. Identification of Designated Disadvantaged Communities

In June 2021, the County initiated work on General Plan Program LU-Q to identify and study potential disadvantaged communities in the unincorporated areas near the cities of Ventura, Santa Paula, and Oxnard. Planning staff has reviewed data compiled in the statewide CalEnviroScreen tool and has researched local data to help verify, clarify, or supplement statewide level data. In addition, in March-April 2023, staff will conduct public outreach before going to the Planning Commission and the Board later in 2023 with study findings and a summary of outreach efforts.

After the study findings and outreach efforts are reported to the Planning Commission and Board, the Board may direct staff to formally designate one or more of these communities as disadvantaged. Designated disadvantaged communities would benefit from General Plan policies and programs intended to help address environmental and economic disparities in these communities. If the Board elects to designate any area studied under Program LU-Q as disadvantaged communities, staff will complete a General Plan Amendment (GPA) to include all applicable and necessary information into both the General Plan and associated Background Report, a technical report that documents existing conditions in the county when the General Plan Update project began. All public outreach meetings and its materials will be provided in Spanish and English, and Spanish interpretive services will be available at Planning Commission and Board hearings. In addition, if the Board elects to identify one or more of these communities as disadvantaged, staff will conduct tribal consultation pursuant to SB 18 prior to completion of the GPA.

4. Implementation of Oil and Gas Setbacks

General Plan Program COS-NN specifies that, *“by 2022, the County shall conduct a study of going to 2,500-foot setback(s) that should be required between oil wells and related extraction facilities and surrounding sensitive receptors for a future potential General Plan amendment.”* The Planning Division contracted with Catalyst Environmental Solutions Corporation and commenced work on the analysis of oil well setbacks in 2021. This effort was pre-empted by the State legislature with passage of SB 1137 to establish 3,200-foot setback distances from existing and new oil and gas facilities to a larger list of sensitive receptors and to establish other operational regulations and monitoring requirements. A recent statewide voter referendum was certified subjecting the law to voter action in the November 2024 general election. Given the ongoing legislative uncertainty regarding this issue, Planning Division staff

is not currently conducting any additional work on Program COS-NN, and is awaiting the outcome of the election.

Status on the Implementation of County Area Plans

1. *El Rio/Del Norte Area Plan Update*

The El Rio/Del Norte Area Plan, comprising of an area of 7,000 acres, includes a designated disadvantaged community within its boundaries (El Rio, Del Norte, and the Del Norte Industrial Area). Staff is conducting the first comprehensive update to the area plan since 1996 in response to General Plan Program LU-F, which directs this area to be the first area plan update during the 2020-2025 planning period, and to ensure that the area plan reflects community needs and expectations. Additionally, Program HE-D requires that the area plan update process identify and address the constraints and solutions related to utility and service providers and assist in planning appropriate infrastructure for at least 179 multifamily units identified in the Housing Element Sites Inventory. The El Rio/Del Norte Area Plan update was initiated in July 2022 with project scoping and background research, which is being funded in part by state Local Early Action Planning (LEAP) grant funds. The El Rio/Del Norte Area Plan is anticipated to be completed by 2025.

2. *Saticoy Area Plan Program Implementation*

The Saticoy Area Plan contains implementation programs that identify the Planning Division as the lead agency. In 2022, Planning Division staff presented the Saticoy Area Plan and its program status to the newly created Saticoy Municipal Advisory Council (MAC); coordinated with City of Ventura staff to discuss water availability issues for Saticoy; and assisted private landowners actively pursuing concept development projects in Saticoy. In the upcoming year, staff anticipates continuing to work with the City of Ventura to identify water supply solutions, and work with private landowners actively pursuing development projects in Saticoy.

2022 Amendments to the General Plan

The County completed one General Plan amendment and had three ongoing amendments in 2022, all of which are described below.

1. *Turtle Conservancy General Plan Amendment and Rezone (Completed)*

On May 24, 2022, the Board adopted and approved a privately-initiated amendment to the General Plan, Ojai Valley Area Plan and the Ventura County Non-Coastal Zoning Ordinance (NCZO) to change the land use and zoning map designations of the subject land to Open Space and approved a one-lot Tentative Parcel Map to abate a violation of the Subdivision Map Act. Located at 1802 McNell Road and 4205 Thatcher Road, the project site includes four separate parcels, three of which were determined by the County Surveyor to constitute illegal lots as they were not created in accordance with the requirements of the Subdivision Map Act. Initiated in 2021 through a GPA screening, the final amendment and rezone was presented to the Ojai Valley Municipal Advisory Council for input, prior to hearings held with the Planning Commission and the Board. Upon recordation of the authorized tentative parcel map, the three illegal lots will be merged with the one existing legal lot to create a single 27.13-acre legal lot within the Ojai Valley Area Plan, which will abate the violation.

2. *Autozone General Plan Amendment (Ongoing)*

A privately-initiated General Plan Amendment was screened by the Board at a public hearing on July 20, 2021, to revise the current Policy OV-2.5 in the Ojai Valley Area Plan, which limits new peak hour traffic on State Route 33 between the cities of Ventura and Ojai. If adopted, the requested General Plan Amendment would exempt commercial uses proposed on previously developed commercial properties from the traffic limitations currently imposed by Policy OV-2.5. The requested legislative action will be processed concurrent with an application for a discretionary permit to develop an auto parts retail store (AutoZone) on the site of a former restaurant in the Commercial Planned Development (CPD) Zone, located at 530 North Ventura Avenue in Oak View. The traffic study is expected to commence April 2023 when tourism AM and PM trips are typically at their peak, after which, the General Plan Amendment and discretionary permit application will be submitted to the Planning Division for processing. While tentative hearing dates have not yet been scheduled, the General Plan Amendment and discretionary permit is expected to be presented to the Ojai Valley Municipal Advisory Council, Planning Commission, and the Board in late 2023.

3. *2040 General Plan Amendments – Administrative Corrections (Ongoing)*

As part of the General Plan implementation activities identified in the Planning Division's 2021-2023 Work Plan, staff is preparing a series of amendments to correct small typographical or grammatical errors that have been discovered since the plan's adoption in 2020. The proposed General Plan Amendments are intended to provide clarity, as well as to incorporate references to the County's Hazard Mitigation Plan and commercial cannabis provisions set forth in the NCZO. The project is anticipated to be completed by the end of 2023.

4. *OS-REC Zone Modifications General Plan Amendment (Ongoing)*

As part of the 2040 General Plan, the Board identified two separate county-initiated amendment projects to: a) address the lack of parks within certain communities, and b) provide further zoning protections for designated open space, parks, and recreation uses on publicly owned properties. These two projects are related in their goal of expanding and protecting park and recreation space and are therefore being processed concurrently under one amendment package, which includes proposed amendments to the NCZO to establish a new use category to allow privately-initiated recreation projects and identify the specific development standards that would apply. In addition, a related General Plan Amendment to remove the Parks and Recreation land use designation and the Recreation zone is proposed as their goals and purpose can be accomplished through the NCZO amendment. The project is anticipated to be presented to the Board for approval by Fall 2023.

Tribal Consultation

AB 168, enacted in September 2020, requires that the annual progress report include information on the local jurisdiction's progress in adopting or amending its general plan in compliance with its obligations to consult with Native American tribes, and to identify, protect, preserve and mitigate impacts to Native American resources. Pursuant to Government Code section 65352.3, local jurisdictions must conduct consultations with Native American tribes that are on a contact list maintained by the Native American Heritage Commission (NAHC) whenever the local jurisdiction is proposing to amend its general plan.

While preparing the draft General Plan Amendment and rezone for the Turtle Conservancy project, staff notified the ten Native American tribes on the contact list maintained by NAHC pursuant to Government Code section 65352.3, and provided them an opportunity to consult on the project. Eight of the ten solicited tribes responded to staff by deferring all comment to the Barbareno/Ventureno Band of Mission Indians (local Chumash Tribe). The remaining two solicited tribes did not provide any response. On March 24, 2022, staff met with the Chairperson of the Barbareno/Ventureno Band of Mission Indians, Julie Tumamait-Stenslie via Zoom. Ms. Tumamait-Stenslie stated that they supported the project, as designed, but requested that they be contacted if future construction was proposed on the site (such as, development of a single-family home). The General Plan Amendment and rezone was determined to be exempt from CEQA pursuant to Sections 15303 and 15305 of the CEQA Guidelines, and therefore, did not require staff to conduct any additional consultation with the tribes.

New OPR Reporting Requirements

Since the preparation of the previous annual progress report, no new state reporting requirements were requested by OPR.

B. Review of Ventura County's Progress in Meeting the Regional Housing Need Allocation Objectives

Consistent with state law, every eight years, future housing needs are assessed for each region within the State based on growth projections during the planning period. This is accomplished through the Regional Housing Needs Allocation (RHNA) process which takes growth projections to determine the estimated regional housing need for all income levels. Once the need is estimated, the Southern California Association of Governments (SCAG) distributes the regional housing need to local jurisdictions and provides estimates on the number of housing units required to be produced within the planning period to meet that need. Thereafter, it is the local jurisdictions responsibility to develop a plan to demonstrate how this additional housing growth will be accommodated.

The current 2021-2029 Housing Element (Housing Element) addresses the 6th RHNA cycle, and was adopted by the Board on October 12, 2021, and certified by HCD on December 22, 2021, making the County the first jurisdiction in the entire SCAG region to receive certification from the state for this cycle. As part of the SCAG region, the County's portion of the RHNA target for this cycle is 1,262 units. A further breakdown by income level of the County's RHNA allocation is included in Table 1 below.

Table 1: RHNA Targets by Income Category

	Lower			Moderate (80-120% of median income)	Above- Moderate (>120% of median income)	Total
	Extremely- Low (<30% of median income)	Very-Low (30-50% of median income)	Low (50-80% of median income)			
2021-2029 Housing Need	159	160	225	250	468	1,262

The County is not required to build the dwelling units allocated through the RHNA, but rather must plan for future growth by ensuring there is adequate land zoned to accommodate the projected household growth. Additionally, the County is required to adopt programs that promote and facilitate housing construction at all affordability levels. The Housing Element includes five goals, 32 policies and 26 implementation programs. These programs support the development of housing affordable to lower- and moderate- income households. A status of the programs within the first year of the Housing Element is described in the last section of this report and reported to HCD in Table D (Attachment 2.4).

HCD Reporting Requirements in 2022

The County submits an annual progress report to HCD by April 1st each year, which includes data submitted for housing units entitled in the previous year in a template provided by HCD (Attachment 2). In order to provide a comprehensive data analysis of the County's progress in meeting the RHNA objectives for the 2021-2029 planning cycle, Section B of this report provides HCD with an update on building activity from October 16, 2021 through December 31, 2022. The discussion below is derived from the HCD reporting tables, Tables A, A2, B, and a summary of

tables which are included as Attachments 2.1, 2.2, 2.3 and 2.6 respectively. In addition, Attachment 2.5 includes a summary of the LEAP grant funds utilized by the County.

This report also addresses new reporting requirements for parcels subject to recent legislation including AB 1486, AB 1255, AB 787, SB 290, SB 9, AB 1743, AB 2094 and AB 2653, as required by HCD, which are included in Attachment 2.

AB 1486 (2019): Requires that the annual progress report include a listing of the sites owned by the County that are included in the sites inventory of the Housing Element of the General Plan, and which have been sold, leased, or otherwise disposed of in the prior year. The list must state the entity to whom each site was transferred and the intended use for the site (Gov. Code, § 65400.1). The sites inventory is included in the 2021-2029 Housing Element and in the electronic records of the Planning Division; however, none of these sites are owned by the County.

AB 1255 (2019): Requires the County to create a central inventory of all “surplus land” and all lands in excess of the County’s foreseeable needs, if any, that are located in urbanized areas and urban clusters, and that this “surplus land” inventory be reported to HCD as part of the annual progress report (Gov. Code, § 54230(a)(2)). The Real Estate Division of the County’s Public Works Agency reports that no sites were designated “surplus” in 2022.

AB 787 (2021): Allows for existing units in a multifamily building that were converted to deed-restricted rental housing for moderate-income households to be counted toward meeting up to 25 percent of a jurisdiction’s moderate-income regional housing need allocation provided the units meet specified criteria. (Gov. Code, § 65400.2.) No existing multifamily housing units were converted to deed restricted moderate-income rental housing in 2022.

SB 290 (2021): Requires the annual progress report to include the number of units in a student housing development for lower income students for which the developer received a density bonus. (Gov. Code, §§ 65400, 65915.) The Planning Division reports that no student housing applications were processed in 2022.

SB 9 (2021): Requires the annual progress report to include the number of dwelling units constructed, and the number of applications for parcel map urban lot splits pursuant to SB 9 (Gov. Code, §§ 65852.21, 66411.7). The Planning Division reports that no applications for dwelling unit construction or an urban lot split were processed under SB 9 in 2022.

AB 1743 (2022): Requires the annual progress report to include the number of housing development applications received in the prior year including whether each application is subject to a ministerial or discretionary approval process. This information is included in Attachment 2.2 (HCD Table A2).

AB 2094 (2022): Requires the annual progress report to include the jurisdiction’s progress in meeting the housing needs of extremely low-income households (Gov. Code, § 65400). This information is provided in Tables 4 and 5 of this report.

AB 2653 (2022): Incorporates the annual progress report requirements made by AB 1743, AB 2011 and AB 2094, and authorizes HCD to request corrections to the housing element portion of an annual progress report and to reject the entire submission of the report, should those corrections not be made. In addition, AB 2653 adds the general plan implementation and annual progress report requirements set forth in Government Code section 65400, the parking requirement restrictions for development projects located within one-half mile of public

transit pursuant to Government Code section 65863.2, and the Affordable Housing and High Roads Jobs Act set forth in Government Code section 65912.100 et seq. to the list of laws for which HCD may notify the Attorney General of any city or county found to be in violation.

Additionally, the Planning Division will be tracking all applications processed pursuant to recent housing legislation to facilitate future reporting, and will be including the relevant data in the 2023 Annual Progress Report (due April 1, 2024). This includes reporting on all projects permitted pursuant to SB 6 (2022), the Middle Class Housing Act of 2022 (Gov. Code, §§ 65913.4, 65852.24), and AB 2011 (2022), the Affordable Housing and High Road Jobs Act of 2022 (Gov. Code, §§ 65400, 65585, 65912.100 et seq.), which are intended to allow certain housing development projects on sites zoned and designated for commercial or retail uses.

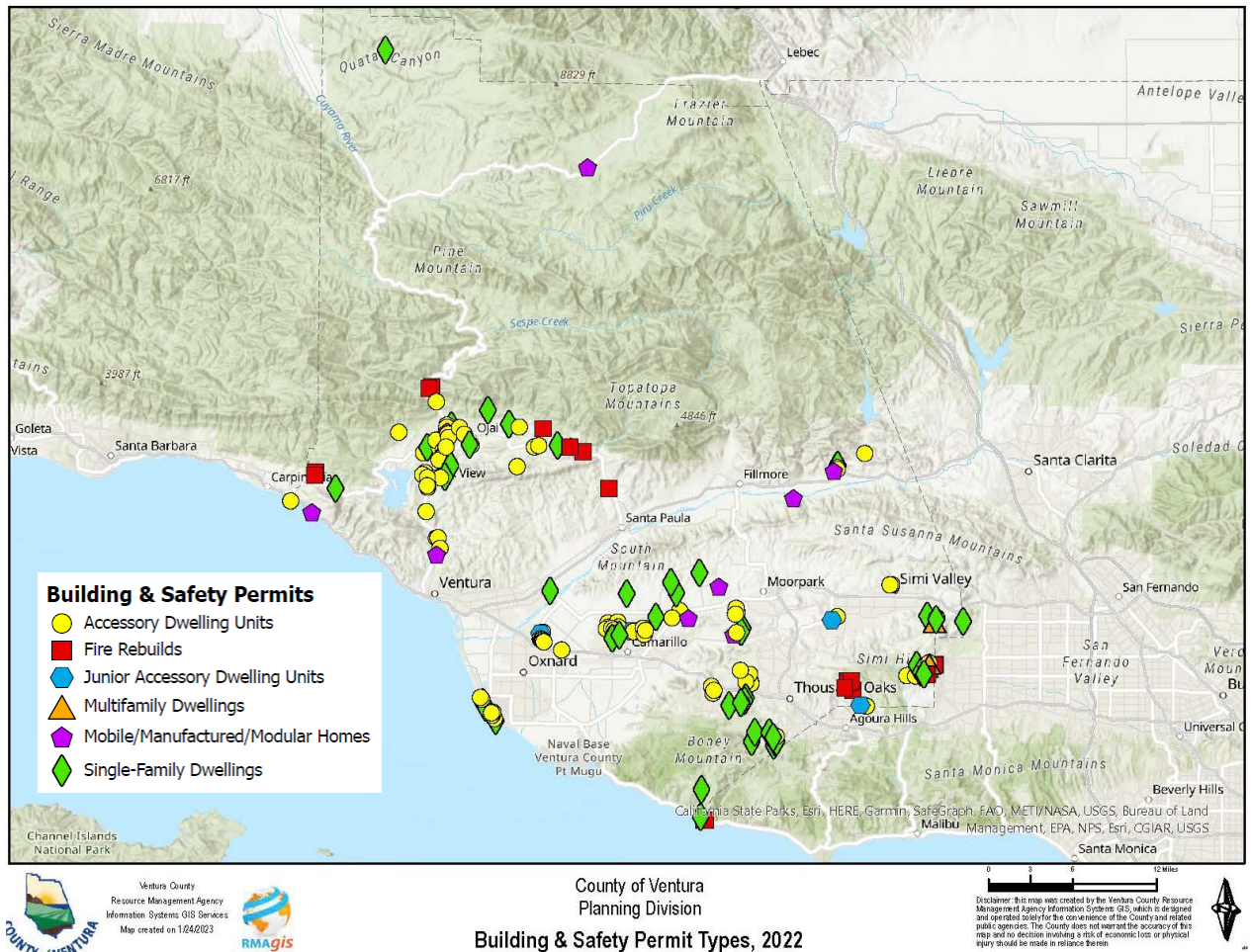
Building Permit Activity in 2022

Building activity occurred throughout the unincorporated county in 2022, wherein a total of 222 building permits were issued from the start of the 6th planning cycle (i.e., from October 16, 2021 through December 31, 2022). From the 222 building permits issued, seven permits were issued in Piru (mostly as buildout of the Reider and Finch subdivisions), 34 in the Ojai Valley, 17 near Thousand Oaks/Simi Valley, 21 near Camarillo, and the remaining 143 permits were distributed in various locations throughout the unincorporated county. Additionally, 11 discretionary entitlements were issued by the Planning Division in the Coastal Zone. The 222 building permits include 33 fire rebuilds, which are discussed further below. Figure 1 shows the distribution of these permits by dwelling unit type.

A breakdown of each building permit issued by dwelling unit type is provided in Table 2, and is depicted in Figure 2, which indicate that approximately 47 percent (104 permits) of all building permits issued in the unincorporated county since the beginning of the 2021-2029 Housing Element cycle were for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Permitting activity for ADUs has more than doubled since state law mandates relaxed requirements for them in 2017 which led to Board-adopted revisions to the County's ordinances in February 2018 and most recently to the County's NCZO in February 2023. The new state law requirements, as implemented by the County, have made it easier to obtain permits for ADUs by creating an expedited process for certain ADUs and JADUs allowed directly with a Building Permit, reducing parking requirements, standardizing height requirements, and overall providing several options for a property owner to build an ADU on their property.

Figure 1: Approved Building Permits by Dwelling Unit Type*



* The data represented in this figure is from the beginning of the 2021-2029 6th Housing Element cycle, from October 16, 2021, through December 31, 2022.

Table 2: Building Permits by Dwelling Unit Type

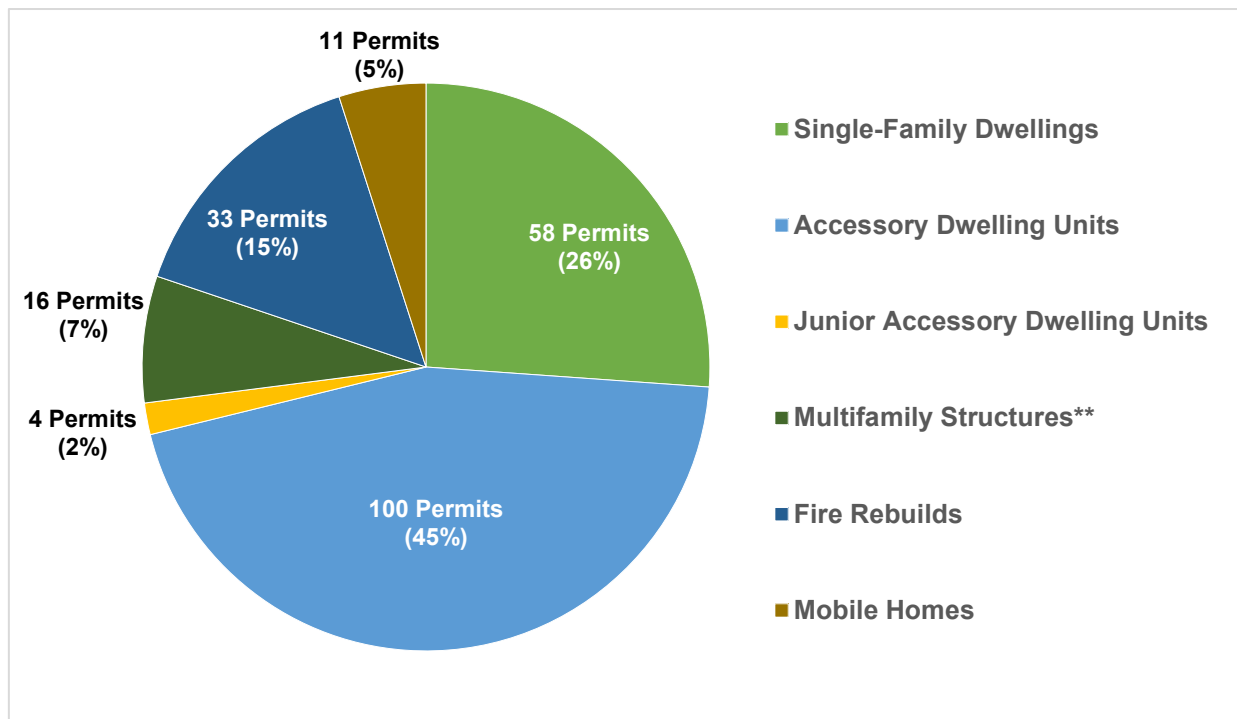
Housing Type	Number of Building Permits		
	2021*	2022	Total
Single-Family Dwellings	6	52	58
Accessory Dwelling Units	15	85	100
Junior Accessory Dwelling Units	0	4	4
Multifamily Structures	1	15**	16
Manufactured Housing	-	11	11
Fire Rebuilds	1	32	33
Grand Total	23	199	222

* The 2021 data represented in this table is from the beginning of the 2021-2029 6th Housing Element cycle, from October 16, 2021, through December 31, 2021.

** All multifamily structure building permits in 2022 were for Somis Ranch Farmworker Housing Complex (Phase I).

HCD, while reviewing the County’s draft 2021-2029 Housing Element, stressed that the County would need to retain the average development of 70 ADUs each year, to meet its RHNA. Since the start of the 6th planning cycle on October 16, 2021, through December 31, 2022, the County has approved building permit applications for 104 ADUs and JADUs. While 70 ADU permits were approved in calendar year 2021³; 2022 marked the approval of 89 total permits for ADUs (85) and JADUs (4). This marked a 21 percent increase in permits from the previous year, further demonstrating their place as an important housing option for County residents.

Figure 2: Approved Building Permits by Dwelling Unit Type*



* The data represented in this figure is from the beginning of the 2021-2029 6th Housing Element cycle, from October 16, 2021, through December 31, 2022.

** 15 of the multifamily structure permits in the reporting period were for Somis Ranch Farmworker Housing Complex (Phase I).

In addition, the number of single-family dwellings approved also increased significantly since 2021, however many of those permits were fire rebuilds (33 permits). The closure of the calendar year marked an important milestone within the County for those residents displaced by the Thomas Fire (late 2017) and Woolsey Fire (early 2018). Both Planning and Building and Safety Division staff prioritized working with applicants impacted by the fires, to approve their projects under the final days of the emergency ordinance, expiring in January 2023, which granted property owners flexibility to rebuild their homes to their former condition, even if they do not comply with the current zoning codes. Damage reports following the Thomas Fire estimated that

³ Breakup of ADUs permitted in 2021 calendar year –

- 55 ADU permits from January-October 15, 2021, reported in the 2021 APR closing out the 5th planning cycle, and
- 15 ADU permits from October 16, 2021-December 31, 2021, included in Table 2 of this report.

throughout Ventura County, around 700 homes were destroyed, with around 212 units located in the unincorporated area. As of December 2022, and nearly five years later, the County has received 110 applications to rebuild residential structures, with about a third (67 permits) having received their final certificate of occupancy. Although rebuilds from a fire do not count towards meeting the County's portion of the regional housing need, they were a significant piece of housing development in 2022.

Furthermore, the number of permitted multifamily and supportive housing units have increased from recent years. Compared to the single multifamily project that received a building permit in 2021; a total of 15 building permits were issued for multifamily housing in 2022. All 15 building permits approved in 2022 for multifamily housing were notably for Phase I of the Somis Ranch Farmworker Housing Complex, which will result in a total of 200 units for the County's farmworkers as part of Phase I (the project is entitled for 360 units at full buildout). The Somis Ranch project, which was granted incentives pursuant to the Density Bonus Law, maintains a 100 percent affordability requirement for its residents. This project is discussed in further detail in the *Anticipated Development* section.

Methodology and Reporting Requirements for Determining Affordability

To categorize the affordability of owner-occupied housing units that were issued building permits, both median household income and the cost of the new housing units are considered. According to the U.S. Department of Housing and Urban Development (HUD), the annual median family income for a family of four in unincorporated Ventura County for FY 2022 was \$115,400. Based on this information, five income categories are used to determine a household's ability to pay a monthly mortgage and the maximum cost of a for-sale unit under those income parameters and using the 2022 fixed Annual Percentage Rate (6.49%) for a 30-year loan with 20 percent down-payment. A summary of these values for extremely-low, very-low, low, moderate, and above-moderate income categories are listed in Table 3.

Table 3: Estimated 2022 Income and Maximum Affordable For-Sale Unit Cost

Income Category	Estimated 2022 Monthly Gross Income for a Family of Four	Maximum Monthly Affordable Housing Payment	Maximum Affordable For-Sale Unit Cost
Extremely Low ($< 30\%$ of median)	Up to \$2,885	Up to \$865.50	Up to \$171,342.57
Very Low ($30\% - 50\%$ of median)	\$2,885 to \$4,808	\$865.50 to \$1,442.50	\$171,342.57 to \$285,570.95
Low ($50\% - 80\%$ of median)	\$4,808 to \$7,693	\$1,442.50 to \$2,308.00	\$285,570.95 to \$456,913.52
Moderate ($80\% - 120\%$ of median)	\$7,693 to \$11,540	\$2,308.00 to \$3,462.00	\$456,913.52 to \$685,370.28
Above-Moderate ($> 120\%$ of median)	Over \$11,540	Over \$3,462.00	Over \$685,370.28

Where actual sales data could not be attained, online data was used from the real estate website Zillow to determine market value estimates. In cases of properties that are cost-restricted, the affordability requirements listed within the deed were used to justify the number of units placed into each income category.

For the 200 units permitted for Phase I of the Somis Ranch Farmworker Housing Complex, staff contacted the project developer, AMCAL Multi-Housing, Inc. to determine a rental estimate of the units. As a condition of the project's approval, the deed for the housing complex has been restricted based on their affordability agreement requirements, to be rented out to low- and very-low-income households (See discussion in the *Anticipated Development* section below). AMCAL Multi-Housing, Inc. currently estimates 140 low-income units, 40 very-low-income units, and 20 extremely-low-income units in Phase I. However, this assumption only reflects current conditions, and the actual mix of affordability distribution of the units will be determined after construction of this 100 percent affordable housing project. Table 4 includes the estimated affordability breakdown for the 200 units of the Somis Ranch Farmworker Housing Complex.



*Construction photo of Phase I of the Somis Ranch Farmworker Housing Complex, March 2023.
Image credit: Jochen Maier*

For ADUs, staff utilized a methodology through estimated monthly rental amounts provided by property owners to determine their income category and affordability criteria. This data was requested from October 2021 onwards to address implementation of the County's ADU Monitoring Program (HE-Z), discussed in the *Status of Housing Element Programs* section below. In cases where rental amounts were not provided, staff utilized the rental analysis data available from the July 2022 report of Dyer Sheehan Group Inc.'s rental market surveys for unincorporated

Ventura County⁴. This market survey utilizes information collected from a survey of 172 units throughout the unincorporated county to report an average rental price per square foot for studio, 1-, 2-, and 3-bedroom units. Based on the size of the permitted ADU (or JADU), the average rental cost was used to estimate the monthly rental price for each unit. To categorize the affordability of these ADUs, the median household income for Ventura County and the affordable rent for each income category were used. Furthermore, the Planning Division implements Program HE-J for which the County is responsible for monitoring the Planned Development Permit (PDP) process to ensure the process does not act as a constraint to housing. During the mid-cycle review of the Housing Element in 2025, staff will assess the progress of PDP approvals. If the PDP process is determined to be a constraint, the PDP process will be modified to facilitate housing production. Combined with the APR, Programs HE-Z and HE-J aim to actively monitor the affordability of newly created households to ascertain the true cost of housing for County residents.

County of Ventura's Progress in Meeting Housing Need

The County's allocation increased from 1,015 to 1,262 dwelling units from the 5th to the 6th planning cycle. The 222 building permits issued since October 16, 2021, through December 31, 2022, listed in Table 2 above resulted in a total of **380 new housing units**, which can be counted towards the County's RHNA. Table 4 below shows the distribution of the units within those building permits, categorized by the affordability criteria.

Table 4: Dwelling Units Approved by RHNA Affordability Category

Housing Type	Extremely-Low	Very-Low	Low	Moderate	Above-Moderate	Total*
Single-Family Housing Units	2	1	6	9	40	58
Accessory Dwellings Units / Junior Accessory Dwelling Units	6	11	49	37	5	108
Manufactured Housing	1	2	4	2	2	11
Multifamily Housing Units	-	-	3	0	0	3
Farmworker Housing Units	20	40	140	-	-	200
Total	29	54	202	48	47	380

* The data represented in this table is from the beginning of the 2021-2029 6th Housing Element cycle, from October 16, 2021, through December 31, 2022.

In the previous planning cycles, housing production within the unincorporated county has not kept pace with the assigned RHNA targets and the targets designated for each income category. Although the unincorporated county has identified the development capacity (based on land use and zoning) to accommodate its RHNA targets, there have been many potential explanations for the gap between housing need and the amount of housing permitted in previous planning cycles, including lack of demand due to higher housing prices, ongoing fiscal uncertainty for families, and the lack of grant funding available to affordable housing developers.

⁴ July 2022 Ventura County Apartment Market Survey, Dyer Sheehan Group Inc., (2022). https://dyersheehan.com/Apartment_Market_Surveys.html#Ventura_County

Constraints to development often cited include lack of access to water and sewer services. As previously mentioned, recovery from the Thomas and Woolsey Fires may also have had a negative effect on housing permitting and production in the following years. Rather than building new housing, many county residents needed to attend to damaged properties and faced financial difficulties. Finally, it's clear that rebuilding efforts significantly increased the demand for local housing contractors and permitting services, making new housing more expensive to permit and build. Rebuilding was also likely depressed by higher insurance premiums and the rising cost of construction materials.

However, this first reporting timeframe of the 6th planning cycle has provided a positive outlook for meeting the County's housing goals. **This is indicated by the 380 new housing units that were approved, resulting in the County meeting 30 percent of its overall RHNA target for the 2021-2029 Housing Element cycle.** Table 5 summarizes this development activity by affordability category and compares it to the assigned RHNA targets. As shown in this table, since October 16, 2021, the County has already met 18% of the 2021-2029 RHNA share for the extremely low-income category, 34% for the very-low-income category, 90% for the low-income category, 19% for the moderate-income category, and 10% for the above-moderate-income category. It is expected that much of the remaining housing need reflected in this table will be met by the anticipated development of housing units described in the next section.

Table 5: RHNA Targets by Income Category (2021-2029 Housing Element Cycle)

	Lower Income			Moderate Income	Above-Moderate Income	Total Units
	Extremely-Low	Very-Low	Low			
2021-2029 Housing Need	159	160	225	250	468	1,262
Units Approved (2021*)	2	1	17	10	2	32
Units Approved (2022)	27	53	185	38	45	348
2021-2029 Housing Units Approved	29	54	202	48	47	380
% of RHNA Target	18%	34%	90%	19%	10%	30%
Remaining Housing Need	130	106	23	202	421	882

** For the year 2021, the data represented is from the beginning of the 2021-2029 6th Housing Element cycle, from October 16, 2021, through December 31, 2021.*

Anticipated Development

There are several housing projects in the pipeline which are anticipated to be developed in the future years. The Planning Division approved 204 zoning clearances in 2022 for housing projects that have not yet resulted in building permits, with the majority being ADUs (115 permits) and single-family homes (44 permits). The remaining 45 permits were for a variety of housing types, including agricultural worker housing, and one multifamily complex, Rancho Sierra Senior Apartments (which includes 50 units). The summaries below include potential multifamily and supportive housing units anticipated to be constructed within this planning cycle, many of which were approved utilizing new pathways created by state legislation.

1. Somis Ranch Farmworker Housing Complex

In February 2021, the Board of Supervisors approved a discretionary permit application for a 360-unit farmworker housing complex in the unincorporated County, near the City of Camarillo. The approved permit included waivers for reduction of internal side-yard setbacks from 15 feet to 10 feet, and incentives in the form of an increase in building lot coverage (from 5% to 25%). The Somis Ranch Farmworker Housing project maintains a 100 percent affordability requirement, where all 360 units must be rented to low- and very low-income residents. Additionally, the units will be rented at affordable rents not greater than thirty percent (30%) of sixty percent (60%) of the monthly AMI for low-income households, and not greater than thirty percent (30%) of fifty percent (50%) of the monthly AMI for very low-income households (including some units for extremely low-income households at rents not greater than thirty percent (30%) of thirty percent (30%) of the monthly AMI). The project will consist of two phases and developed over the course of several years, subject to funding. All requirements of the discretionary permit prior to zoning clearance have been met. Zoning clearances for construction and grading permits for both phases of development have been issued. Additionally, as explained above, building permits for Phase I were issued in 2022 for the first 200 units; it is estimated that a certificate of occupancy for Phase I will be issued in Fall 2023. Building permit applications have been submitted for the remaining 160 units in Phase II.

2. Reider and Finch Subdivisions

In the community of Piru, the Finch and Reider tract maps were recorded in December 2018. At full buildout, the Finch Tract will include a total of 175 housing units and 10,800 square feet of commercial development. The housing units include 62 detached single-family dwellings, 85 detached condo units, two duplexes (4 units), 6 triplexes (18 units), and six units in a mixed-use building along with the commercial use. Of these, a total of 18 housing units will be affordable to the low-income level. A grading permit has been issued to construct subdivision improvements, with residential construction anticipated to begin in Summer 2023.

The Reider Tract will include a total of 49 housing units at full buildout, which will include a total of seven affordable attached townhouse condominium units. Of these, two units will be affordable to the moderate-income level, two units affordable to the low-income level, and three units affordable to the very-low-income level. Building permit issuance and construction in the Reider Tract is anticipated to begin once all conditions of their entitlement are satisfied.

3. Rancho Sierra Senior Apartments

In the unincorporated area south of Camarillo, the Rancho Sierra Senior Apartments will be sited on 1.95 acres of a 53.69-acre site owned by the County of Ventura. This 50-unit supportive housing project received Planning approval in November 2020 through a streamlined ministerial permitting process pursuant to Government Code section 65651 (added by AB 2162), of which 49 units will be for affordable senior housing and one unit will be a manager's unit. The Building Plans are currently in plan check for the building permit issuance and construction is anticipated in Summer 2023.

4. *Mesa Farm Tiny Home Community for Transitional Aged Youth*

On December 14, 2021, the Board of Supervisors approved a resolution to apply for state Homekey Round 2 funds with Mesa Independent Living and People's Self-Help Housing, as co-applicants. Due to the receipt of Homekey funding, the project was eligible for ministerial approval and was approved ministerially. The project remodels an existing 3,368 sq. ft. home and adds ten new factory built tiny homes on an Agricultural Exclusive zoned parcel to create supportive housing for transitional aged youth. Residents will receive educational, vocational, and therapeutic support for a maximum of 24 months. The zoning clearance application for the project was approved on December 1, 2022.

5. *Camino de Salud Supportive Housing*

The Camino de Salud supportive housing project is a 49-unit development located within the Ojai Valley Area Plan boundaries and is currently being processed utilizing AB 2162 and SB 35. Overall, construction will yield a new two-and-three story supportive housing complex consisting of 48 single room occupancy (studio) units, one 2-bedroom manager's unit, two parking lots, landscaping, and a resident community garden. Supportive services offered on-site include, but are not limited to, medical, dental, psychiatric care, benefits advocacy, housing retention training, women's health, and jobs training. Except for the property manager's unit, 100 percent of the proposed housing are income-restricted to area residents who qualify in two different income and needs categories: 1) 50 percent of the units will be reserved for area residents who are experiencing homelessness and who have chronic or severe illnesses such that they are high medical facilities users; and 2) the remaining 50 percent of the units will be reserved for residents who are low-income wage earners (i.e., making below 80% of the AMI). The project includes efficient plumbing fixtures and drought-tolerant landscaping to minimize water use and will be net-zero in energy use relying on all-electric appliances powered by photovoltaic panels on the roofs. The zoning clearance application for the project was received on December 8, 2022, and is currently being processed.

6. *Anacapa Canyon (previously University Glen Phase II)*

Adjacent to the California State University Channel Islands (CSUCI) campus, the existing residential community of University Glen began Phase 2 of development for the East Campus Development area in 2021. The complex has now been renamed Anacapa Canyon. Construction of Phase 1 of the development began in 2002, adding 386 apartments and single-family homes for nearly 2,000 residents. Phase 2 of the development project anticipates the construction of 589 units consisting of: 310 market rate apartments; a combination of 109 for-sale single-family homes and attached single-family townhomes; and 170 apartments for seniors with affordability restrictions in place. The apartments for seniors will be subject to certain age, income, and rent restrictions and will be funded, in part, through tax credits under the Low-Income Housing Tax Credit (LIHTC) program under Section 42 of the Internal Revenue Code. The primary occupant of these units must be at least 55 years old, with an income of no more than 60 percent of the AMI. Rent prices for these units will be capped at a level determined by the AMI and the U.S. Department of Housing and Urban Development. In November 2021, the project began demolition work and most of the utilities and street work is now in place. The first buildings anticipated for completion are the Mission Hills Apartment Leasing and Clubhouse Complex, and it is expected that the first apartment

building will be occupied in October of 2023. Overall, both phases of the development will take place over several years and is subject to market forces and availability of contractors and materials.

Table 6 below categorizes the anticipated units described above by their affordability criteria.

Table 6: Summary of Anticipated Development, by Affordability Criteria

Approved Projects	Lower Income ($< 80\%$ of median)	Moderate Income ($80\text{-}120\%$ of median)	Above Moderate Income ($>120\%$ of median)	Total
Somis Ranch Farmworker Housing Complex*	160	-	-	160
Reider & Finch Subdivisions (Piru)	23	139	62	224
Rancho Sierra Senior Housing	49	1	-	50
Mesa Farms Tiny Home Community for Transitional Aged Youth	10	1	-	11
Camino De Salud Supportive Housing	48	1	-	49
Anacapa Canyon (CSUCI University Glen Phase II)	170	310	109	589
Total	461	452	171	1,083

* The Somis Ranch project consists of 360 units total. Phase I (comprising of 200 units) are counted towards the County's RHNA in Table 5 above for the current reporting period. The remaining 160 units will be completed in the future, but might be outside the 2021-2029 Housing Element cycle.

In addition to the projects above, a 29-unit residential care facility within the North Ventura Avenue Area Plan called the Jackson Recovery House, was approved through the minor modification of the previous entitlement which changed the use of the existing building from "office" to "residential care facility for seven or more persons" in August 2022. Building permits have not yet been issued for this project. While the project does not create new housing units in the County for the purposes of RHNA, the project does highlight the County's commitment to providing a range of housing choices and increasing supportive housing options in the unincorporated areas.

Housing Assistance, Rehabilitation and Preservation Programs

In the continual effort to ensure county residents are adequately housed, the County of Ventura plays a critical regional role by coordinating and supporting many programs vital to these efforts. The County's Community Development Division, which is part of the County Executive Office (CEO), is involved in a variety of tasks that support affordable housing, rehabilitation, and preservation programs throughout Ventura County. These programs include the following: managing the HUD Entitlement Area funding dedicated to community development and homeless assistance activities; managing State of California funds for affordable housing and homeless services; overseeing County general funds and local initiatives in support of affordable housing; and providing staff to the local Continuum of Care, which is a local board dedicated to promoting a safe, desirable and thriving community by ending homelessness in Ventura County. Although the County manages these tasks, many of the program efforts support housing and services that are located within incorporated cities and not in the unincorporated county.

Following the dissolution of redevelopment agencies in California, including the Piru Redevelopment Agency, the County was designated a “housing successor agency.” This subjects the County to the provisions of section 34176.1(f) of the Health and Safety Code, which requires that the County include in its annual progress report, specific informational items pertaining to housing development, assets, and funding for the previous fiscal year. This information is collected and presented in the attached Housing Successor Agency Annual Report in accordance with state law. The Housing Successor Agency Annual Report prepared by the Community Development Division is included as Attachment 3 to this APR.

HUD Entitlement Area Funding

Every five years, Community Development Division staff prepare a Consolidated Plan that identifies unmet needs for affordable and supportive housing, community development programs, social service programs, and economic development opportunities for low-income residents. The County of Ventura, along with all five entitlement jurisdictions receiving funding directly from HUD (the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and Ventura), with input from member jurisdictions of the Ventura Urban County Entitlement Area (Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula), and area organizations collectively prepared the Ventura County 2020-2024 Regional Consolidated Plan to address unmet needs of low-income persons with a proposed five-year strategy to meet those needs. The Consolidated Plan must be approved by HUD for the County to receive a variety of federal grants, including the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and the HOME Investment Partnerships Program (HOME) funds. Along with the 2020-2024 Ventura County Regional Consolidated Plan, an updated Analysis of Impediments was adopted by all participating entitlement jurisdictions. Based upon the 2020-2024 Regional Consolidated Plan goals, the County intends to meet the following objectives during the 2020-2024 planning period:

- *HOME Investment Partnerships Program (HOME):* Support the creation of 29 affordable for-sale units and 408 affordable rental units.
- *Community Development Block Grant (CDBG) funds:* Rehabilitate 5 units of homeownership housing, support the construction of 80 affordable rental units, and rehabilitate 250 units of affordable rental housing. CDBG goals also include funding for homelessness prevention (175 households) and supporting overnight shelter for persons experiencing homelessness (40).
- *Emergency Solutions Grant (ESG) funds:* Support the operations of shelters and homeless prevention/rapid re-housing programs.

Annually the County prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which contains information regarding accomplishments funded by, and in keeping with, the intent of the CDBG, HOME, ESG and other funding sources. Since the County’s Urban Entitlement Area includes five separate jurisdictions (the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and the unincorporated areas of the county, not all the resources and beneficiaries served by these funding sources are residents of unincorporated Ventura County. Additionally, some funding is provided to programs which serve residents who live anywhere within the County including the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks and Ventura.

Since 2014, the County has invested its HOME, CDBG and ESG funding in a variety of housing related activities. Funded projects may be reviewed in the County's Annual Action Plans (planned projects) and CAPER reports (completed projects).

In addition, in response to the recent Thomas and Woolsey Fires, which resulted in the loss of homes, the County is receiving CDBG-Disaster Recovery Multifamily Housing Program funds to support the creation of new affordable housing. These funds have been prioritized for projects located near the areas where the fires burned. The recovery funds received by the County for the Thomas Fire have been reserved for three affordable housing projects (located in the Cities of Oxnard, Santa Paula and Ventura) which are all in construction. Collectively, these projects will add 203 units of affordable housing ($\leq 60\%$ AMI), including 11 units for persons experiencing homelessness and 21 units for farmworker households. In May of 2022, the County Board of Supervisors approved the investment of the CDBG-Disaster Recovery Multifamily Housing Program funds made available in response to the Woolsey Fire to a 78-unit permanent supportive housing project located in the City of Thousand Oaks. Renovations on the property, which consists of the renovation of an existing motel, will begin early in 2023.

County General Funds and Local Initiatives

Historically, the Board has utilized the County General Fund to help support affordable housing initiatives. On May 19, 2015, the Board of Supervisors allocated \$1,000,000 toward the construction of three farmworker housing projects within the cities of Oxnard, Santa Paula and Ventura. One of the three projects is fully leased, one is under construction, with the third project preparing to start construction early in 2023. In July 2020, a commitment was made by the Board of \$300,000 over three years (2020-21, 2021-22 and 2022-23) to the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition, and pre-development funding to developers of affordable housing. The Housing Trust Fund Ventura County can match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be used countywide.

In 2020, Coronavirus Relief Funds were utilized for rental assistance and in 2021, the County of Ventura partnered with the State of California to administer more than \$45 million in federal and state dollars for emergency rental assistance to local residents impacted by the pandemic.

As noted above, as a regional leader in addressing the needs of vulnerable populations, the County has funded housing programs and facilities in incorporated cities in addition to unincorporated areas. While programs located outside the County's jurisdictional boundary are not included in the APR, and summary data may not be counted when evaluating progress toward meeting the RHNA (pursuant to state HCD rules), funds allocated by the County do address unmet needs for affordable and supportive housing, community development programs, and social service programs for low-income residents countywide.

State Housing Initiatives

In November 2018, a ballot initiative (Proposition 2) was passed in California authorizing the sale of up to \$2 billion in bonds and the use of a portion of Proposition 63 taxes for the No Place Like Home (NPLH) program. NPLH is designed to finance the development of permanent supportive housing for persons and families who need mental health services and are experiencing or are at-risk of homelessness. The County has issued local Requests for Proposals annually in response to Notices of Funding Availability from the State of California and has co-applied with

housing developers for funding. If awarded, the County Behavioral Health Department commits to providing supportive services to future NPLH tenants for a period of 20 years. Over the four rounds of funding, four projects were awarded, which will result in 105 NPLH units in the City of Oxnard and unincorporated Ventura County (27 units at Casa de Carmen in Oxnard, 34 units at Casa Aliento in Oxnard, 20 units at Cypress Place at Garden City Phase II in Oxnard, and 24 units at the Rancho Sierra Senior Apartments in the unincorporated area of the County near Camarillo).

With the passage of Senate Bill 2 in 2017, the County started receiving annual allocations of Permanent Local Housing Allocation (PLHA) funding. During the first 3 years, 30% of the overall allocation has been reserved for funding for the Housing Trust Fund Ventura County as match for the state's Local Housing Trust Fund program. Funds will be used to provide short term construction and acquisition funds for affordable housing developments. During the first two cycles, PLHA funds were invested in the Rancho Sierra Senior Apartments and Mesa Ojai Transitional Living for Transitional Aged Youth, both in the unincorporated area of the County. Additionally, funds were invested in Casa Aliento and Step Up in Thousand Oaks, both of which were Homekey projects located in the Cities of Oxnard and Thousand Oaks. Under the State's Homekey program, the County has led three applications.

- In 2020, the County worked with Community Development Partners and Mercy House to acquire the 70-room Vagabond Inn in Oxnard (also known as Casa Aliento). This site continues to operate temporarily as non-congregate shelter and recuperative care to help protect vulnerable persons experiencing homelessness during the COVID-19 pandemic. The project is expected to undergo renovation in 2023 and convert to permanent supportive housing for homeless individuals.
- In response to Homekey 2.0 funding made available by the State of California in 2021, the County released a Request for Letters of Interest to co-apply for Homekey funds to create new units of permanent supportive housing, transitional housing for homeless youth and/or recuperative care. By the close of 2021, the County submitted two applications, both of which were awarded funds. This included the Mesa Farm Tiny Home Community for Transitional Youth in Ojai (described in the *Anticipated Development* section above) and the renovation of three cottages at Casa Pacifica as transitional housing. Both projects are located in the unincorporated areas of the county and will provide transitional housing for Transition Aged Youth and are expected to complete construction/renovation by the end of 2023. Collectively, these projects will create 40 units of transitional housing.

Additionally, the County provided funding support to two other Homekey projects, located in the cities of Ventura and Thousand Oaks. These projects will collectively provide 105 units of permanent supportive housing for persons experiencing homelessness.

Homelessness Initiatives

The Community Development Division provides staff to the Ventura County Continuum of Care (CoC) Board and serves as the administrative entity for the management of HUD CoC funding, as well as State ESG contracts and California Emergency Solutions and Housing contracts, which provide housing, shelter, and services for homeless persons throughout the county. The Ventura County CoC also partners with housing providers throughout the county and matches units made available to the most vulnerable homeless individuals and families through the Coordinated Entry System. This system serves persons throughout the county regardless of city of residence.

There are several additional initiatives which the County has supported to reduce homelessness. Most significantly, the County has provided non-congregate shelter through Project Roomkey for more than 700 of the County's high-risk senior and medically vulnerable homeless individuals since March 2020, in response to the COVID-19 pandemic. In 2021, 477 clients were served. In addition, the Board approved a policy in 2020 to provide matching capital and operations funds to cities who open permanent emergency shelters in their jurisdictions, which supported the creation of the ARCH shelter with 55 new emergency shelter beds in Ventura. The County also entered into a financial agreement to support the relocation of the Oxnard Navigation Center from the Oxnard Airport to a proposed facility downtown which will increase capacity from 80 to 110 shelter beds. The County was also preparing to financially support capital improvements to the 35-bed Harvard Shelter in the City of Santa Paula; however, this project received \$1.5 million from the State of California to complete the necessary work in place of county funds.

In addition, the County funds the RAIN Transitional Living Center in the unincorporated County, which uses General Funds to serve up to 36 families, single adults and transitional-aged youth from throughout the county who are homeless and transitioning into housing. The facility also serves persons fleeing domestic violence and has respite beds for homeless persons recuperating post-hospitalization. As mentioned, the Board continues to invest annually in Homeless Prevention and Rapid ReHousing programs, including special allocations related to fire recovery and pandemic assistance. And in late 2020/early 2021, new programs have been using funding allocated from State of California Homeless Housing Assistance & Prevention (HHAP) Program funds, in collaboration with the Ventura County Continuum of Care, including: HSA Supportive Services for residents of new permanent supportive housing programs; HSA family emergency shelter response apartment units; Ventura County Behavioral Health homeless outreach, housing navigation, rental assistance and shelter for youth at risk of or currently experiencing homelessness; and interim housing for Transitional Aged Youth with Interface Children & Family Services and Ventura County Behavioral Health Transitional Aged Youth Services.

Status of Housing Element Programs

The Housing Element includes five goals, 32 policies and 26 implementation programs. Implementation programs serve to carry out a specific Housing Element goal or set of policies. Policies and programs in some cases are "self-effectuating" in that the intent or action required is incorporated into an agency's normal operations or procedures, requiring nothing new for its execution. However, some policies require discrete actions to be completed by the County. Further, the actions taken to implement a program can often address multiple Housing Element policies, enabling a more efficient means of achieving the County's goals for the Housing Element.

Of the 26 implementation programs, the CEO's Community Development Division is listed as the responsible agency for six programs, and the Area Housing Authority, Ventura Council of Governments and Area Agency on Aging are responsible for one program each. The Planning Division is responsible for the remaining 17 programs, six of which are implemented on an ongoing basis. By the end of 2022, the Planning Division had initiated six new programs and completed two programs. As discussed in Section A, programs of priority have been identified in the Planning Division's 2023-2026 Work Plan (Attachment 1), and it is anticipated that over 90 percent of all programs will be either completed or initiated by the mid-cycle review of the Housing Element in 2025.

The HCD letter certifying the Housing Element stressed on timely and effective implementation of specific programs. A summary of the implementation status of these noteworthy projects is provided below. A detailed status report of all Housing Element programs is included in the online HCD submittal in Table D of the attached HCD reporting tables (Attachment 2.4).

Program HE-S: Development Review Committee Fee Waiver (Completed):

The Planning Division staff completed this program by waiving the fee for a pre-application Development Review Committee meeting with relevant County agencies for proposed 100% affordable housing projects as part of the Board adoption of the Planning Division fee schedule for the 2022-2023 fiscal year.

Program HE-T: Publish Clear Permit Approval Procedures (Completed):

Planning Division staff addressed Program HE-T by creating a streamlined ministerial Zoning Clearance application for multifamily housing projects eligible for streamlining pursuant to SB 35, AB 2162 or AB 1783, along with public education materials, and added it to the Planning Division website in Spring 2022, available at <https://vcrma.org/en/streamlined-multifamily-housing>. The website was also translated to Spanish.

Program HE-E: Farmworker Housing Study (Initiated):

Planning Division staff commenced Program HE- E in Fall 2021, along with project partners *House Farm Workers!*, a nonprofit local organization. The project is envisioned to be completed in the following five distinct phases by 2024, which are outlined on the project webpage at <https://vcrma.org/en/vc-farmworker-housing-study>. The project has been funded by two state grants (Regional Early Action Planning (REAP) and Local Early Action Planning (LEAP) grants), the County of Ventura and all ten incorporated cities.

- Phase 1: An Advisory Council for the project was created in Fall 2021 which includes over 40 stakeholders representing the County's diverse agricultural industry, housing advocates, and local cities. Staff also selected a team of consultants which will be instrumental in the development and implementation of the survey of the county's farmworkers, employers, and stakeholders. Phase I was completed by October 2022.
- Phase 2: Initiated in November 2022, this phase includes developing a survey methodology, communication plans, outreach strategies, training manuals, survey materials for farmworker and employer surveys, and conducting stakeholder interviews. This phase is anticipated to be completed by February 2023.
- Phase 3: This phase is anticipated to be completed between March and December 2023, and will include the following activities: implementation of the surveys for farmworkers and employers; analyzing the survey data collected; and creating a summary report from information gathered from the farmworkers, employers and stakeholders.
- Phases 4 and 5: This phase is anticipated to be completed between December 2023 and Summer 2025, and will include selection of a consultant to develop the farmworker housing study and an action plan. The study is expected to include: a summary of agricultural trends and labor patterns in the County; an assessment of housing needs and related land use barriers; expand on the housing elements from each jurisdiction to further identify suitable sites and housing alternatives for farmworkers; identify financing and

development strategies; and develop specific programs and potential regulatory reforms required to address the identified housing needs of farmworkers and to support agricultural business with a stable and healthy workforce for the County and all ten cities. These strategies would be finalized after gathering input from the agricultural community in a countywide public outreach event.

Program HE-H: RHD Zone Ordinance Amendments (Initiated):

Planning Division staff has initiated Program HE-H to prepare amendments to the NCZO to remove the requirement that housing in Residential High Density (RHD) zones be 100 percent affordable and to comply with state requirements pursuant to Government Code section 65583.2, subdivision (c). RHD zoned sites will require a minimum 20 percent affordability consistent with state law requirements. Program HE-H amendments are anticipated to be packaged with other ordinance amendments with a completion date of December 2023.

Program HE-C: ADU Homeowner Tools (Initiated):

Planning Division staff began addressing Program HE-C in 2021 by maintaining a website, which includes information related to requirements of state law for ADUs and JADUs. See website link here: <https://vcrma.org/en/accessory-dwelling-unit-permits>. Staff is currently in the process of refining this website to include education tools, public information materials including a guidebook intended to make the permitting process and understanding the related development standards for ADUs and JADUs more user friendly for the homeowners in the County. These resources will be finalized in Summer 2023 following the adoption of the revised ADU ordinance for the non-coastal zones; and will be further refined once the Coastal ADU ordinance is adopted in 2024.

In addition, the County has prepared a complete set of standardized plans since 2018 that can be utilized by the public for the construction of detached ADUs (or farmworker dwelling units) of 1-, 2- or 3-bedroom units. These plans have already been reviewed and pre-approved by the Building and Safety Division, can be used free of charge, and they provide County residents with a cost-effective option to build an ADU on their property using this standardized design, in an affordable manner, without the cost or time typically needed for a new design. Utilizing these pre-approved plans will save time and money during the permitting process. In 2022, staff updated the website as well as including 3-D renderings of the plan options and included possible customizations for each option. See website link here: <https://vcrma.org/en/accessory-dwellings-farmworker-dwellings>. These plans were used for development of five ADUs (or farmworker units) in the last 12 months.

Program HE-Z: ADU Monitoring (Initiated):

Planning Division staff implements Program HE-Z on an annual basis by addressing the development of ADUs and JADUs in the APR. In 2022, staff revised ADU permit applications to include rental estimations from the property owner to assess the affordability of ADUs more accurately in the County. Additionally, Planning Division staff is in the process of further expanding this program by coordinating with the Building and Safety Division on creating a streamlined ADU permit application and permitting process. This program commits to annually monitoring the production of ADUs and JADUs to ensure that the County's projected average of 70 units per year is being achieved and addressing a significant portion of the lower-income RHNA.

ATTACHMENTS:

Attachment 1 – Planning Division Three Year 2023-2026 Work Plan

Attachment 2 – HCD Reporting Tables

2.1 – Table A: Housing Development Applications Submitted

2.2 – Table A2: Annual Building Activity Report Summary

2.3 – Table B: Regional Housing Needs Allocation Progress

2.4 – Table D: Summary of Housing Element Programs

2.5 – LEAP Grant Reporting

2.6 – Housing Element Summary of Tables

Attachment 3 – Housing Successor Agency Annual Report