

Ventura County 2021 –2029 Housing Element Update Fact Sheet



Project Overview

Under State law (Government Code Section 65588(e)(3)(A)), local governments are required to revise their Housing Element periodically to evaluate its current goals, policies, and programs and provide updates to meet the needs of its residents. In 2019, Ventura County began an update of its General Plan Housing Element with assistance from the consulting firm Ascent Environmental, Inc. The Draft 2021-2029 Housing Element will be considered by the Board of Supervisors in February 2021. The update of the Housing Element will comply with State law by incorporating the following major components:

- An overview of the County’s population and housing characteristics;
- An evaluation of the current Housing Element programs and accomplishments;
- Review of governmental and non-governmental constraints to housing production;
- Summary of goals and policies that apply to the 2021-2029 housing cycle;
- Creation of programs that demonstrate the County’s efforts to achieve housing needs; and
- Identification of land that can accommodate the state-mandated allocation of 1,259 housing units with 542 units meeting affordable income limit categories (Extremely Low, Very Low, and Low Income).

County of Ventura 2021-2029 Draft Regional Housing Needs Allocation (RHNA)*					
Extremely-Low Income (< 30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)	Moderate Income (80-120% of median)	Above- Moderate Income (>120% of median)	TOTAL
158	159	225	249	468	1,259

* The RHNA targets listed above are based on draft allocations. Final numbers will not be released by SCAG until February 4, 2021.

New Key State Housing Laws

This Housing Element update addresses several new state housing laws that are summarized below.

- **Senate Bill (SB)166** requires local governments to maintain enough land to meet the RHNA.
- **Assembly Bill (AB) 1397** requires sites identified for residential development to be “available”, “suitable”, and have a “realistic and demonstratable potential” for redevelopment. The sites selected must have adequate infrastructure for housing development and detail the types of housing at various income levels that can be accommodated.
- **AB 1486** clarifies and strengthens the Surplus Land Act and promotes the use of public land for affordable housing.
- **AB 686** requires local governments to include a goal and programs to affirmatively further fair housing.
- **AB 671** limits local jurisdictions’ ability to restrict the development of accessory dwelling units.
- **AB 101** provides funding for homelessness programs and creates a “by right” process for permitting “low barrier navigation centers.”
- **AB 879** requires additional housing analysis and annual reporting to the State.

Public Engagement

Ventura County solicited public and stakeholder input through a variety of means over a two-year timeframe. This included an online public workshop, held on August 25, 2020, virtually attended by over 40 residents and other stakeholders. The County also solicited public input over the last two years through two meetings with housing stakeholders, a virtual Q&A session, and two surveys on the following housing topics:

Summary of Public Outreach Efforts		
Date	Outreach Method	Housing Issue
March 2018	Stakeholder Meeting	Barriers to Affordable Housing
January 2020	Stakeholder Meeting	Farmworker Housing Needs
May 2020	Survey Letters	Accessory Dwelling Unit Development and Rentals
August 2020	Virtual Community Meeting	Housing Element Overview
September- November 2020	Online Survey	Housing Needs and Priorities
January 2021	Virtual Community Meeting	Q&A on Draft Housing Element

Implementation Programs to Promote Quality Affordable Housing in Ventura County

The Draft 2021-2029 Housing Element includes 21 implementation programs.

Summary of Proposed Housing Element Implementation Programs	
Ongoing Programs	
Housing Grants	Compliance with State Housing Laws
Mobilehome Park Rent Control	Fair Housing Program (<i>new state law</i>)
Continued Programs	
Inclusionary Housing and Housing Impact Mitigation Fee Assessment	
Proposed New Programs	
Accessory Dwelling Unit Homeowner Tools (<i>new state law</i>)	Zoning Code Amendments for Emergency Shelters and Supportive Housing (<i>new state law</i>)
Infrastructure Constraints (<i>new state law</i>)	Funding for the Housing Trust Fund
Farmworker Housing Study	Maintain Senior Housing at Mobilehome Parks
Track No Net Loss Zoning (<i>new state law</i>)	Housing Choice Vouchers
RHNA Transfer	First-Time Homebuyer Assistance
RHD Zone Ordinance Amendments (<i>new state law</i>)	Development Review Committee Fee Waiver
Participation in Regional Planning Efforts	Publish Clear Approval Procedures
Density Bonus Ordinance Update (<i>new state law</i>)	Modular Accessory dwelling Units and Garage Conversion Building Plans (<i>new state law</i>)

Housing Element Update Timeline

Housing Element Update Key Dates	
Presentation of Draft Housing Element to Board of Supervisors	February 9, 2021
Submit Draft Housing Element to HCD (60-day mandatory review)	March – April 2021
Prepare CEQA Environmental Document	March – April 2021
Revise Draft Housing Element, as needed pursuant to HCD Review	May – June 2021
Planning Commission Hearing on Final Housing Element	July 2021
Board of Supervisors Hearing on Final Housing Element Adoption	September 2021
Submit Final Housing Element to HCD for Certification by Deadline	October 15, 2021

For more information, visit the project website at: vcrma.org/housing-element-update

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