

# **2017 Annual Report**

(Progress from January - December 2016)

Submitted to

**Board of Supervisors**

April 25, 2017

Prepared by Ventura County Planning Division

Long Range Planning Section

# **Exhibit 1**

## **VENTURA COUNTY GENERAL PLAN 2017 ANNUAL REPORT**

California Government Code section 65400(a)(2) requires that Ventura County submit an Annual Report on the status of the General Plan that includes information on progress made to implement the General Plan and to meet its share of regional housing needs. This Annual Report must be submitted to the Board of Supervisors, the Office of Planning and Research and the Department of Housing and Community Development (HCD) in April of each year to report on progress during the previous calendar year. This year's Annual Report is organized as follows:

- A. Overview of the County General Plan status and consistency with State General Plan Guidelines;
- B. Review of Ventura County's progress in meeting the regional housing needs objectives;
- C. Summary of Housing Element Programs and Implementation Status; and
- D. Summary of General Plan and Zoning Ordinance Amendments (Active, Pending, and Inactive Projects).

This report is intended to meet the reporting requirements of Government Code section 65400(a)(2). This year's Annual Report includes housing data for the 2016 calendar year as well as information on conditions unique to Ventura County that affected housing construction in 2016.

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

Government Code section 65400 of the requires jurisdictions to include the degree to which the approved General Plan complies with the State of California General Plan Guidelines (Guidelines) in their Annual Report. Planning Division staff reviewed the State's General Plan Guidelines, and determined that Ventura County's General Plan meets the mandatory requirements described therein.

The Guidelines provide a definitive interpretation of State statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for preparation and revision of a General Plan, Attorney General Opinions, and the relationship of the General Plan to State 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 State's Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

Staff found that the Ventura County General Plan is consistent with the requirements of the State Guidelines. The following revisions constitute the County's most recent updates to the General Plan:

- In October 2013, the Board of Supervisors adopted the 2014-2021 Housing Element. In December 2013, HCD certified the County's 2014-2021 Housing Element as compliant with State housing law.
- In September 2015, the Board of Supervisors adopted a comprehensive update to the Saticoy Area Plan.
- In December 2015, the Board of Supervisors initiated a comprehensive update to the Ventura County General Plan. Additional information on the status of the County's General Plan, as well as its implementing ordinances, is provided in the following locations of this report: (1) Section D includes a description of ongoing, pending, and inactive amendments to the General Plan or its implementing ordinances; (2) Attachment 1 details the way in which the uniquely structured Ventura County General Plan integrates the mandatory elements into various chapters and appendices; and, (3) Attachment 2 lists adoption dates of the most recent revisions to various chapters of the General Plan and its associated Area Plans.

In addition to the General Plan, the Planning Division maintains ten Area Plans that incorporate community-specific goals and policies. As shown in Attachment 2, dates for the most recent comprehensive update to the County's Area Plans ranges from 1988 to 2015.

## **B. Review of Ventura County's Progress in Meeting the Regional Housing Needs (RHNA) Objectives**

### **Housing Objectives**

The Southern California Association of Governments (SCAG) adopted the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the region for the period from January 2014 to October 2021. The RHNA dwelling unit (DU) numbers by income category for the unincorporated area of Ventura County (including extremely low-income) are shown in Table 1 below:

**Table 1  
2014-2021 RHNA for Unincorporated Ventura County**

<b>Income Category</b>	<b>RHNA Allocation for DUs</b>	<b>Estimated Annual Housing Need (DUs)</b>
Extremely Low (<30% median)	123	15
Very Low (>30%-<50% median)	123	15
Low (>50%-<80% median)	168	21
Moderate (>80%-<120% median)	189	24
Upper (>120% median)	412	52
<b>Totals</b>	<b>1,015</b>	<b>127</b>

It is the County’s responsibility to provide adequate opportunity sites for private developers (or non-profit housing groups) to build at least 1,015 housing units. As demonstrated in the adopted 2014-2021 Housing Element, which was certified by HCD in December 2013, adequate opportunity sites are available for the current Housing Element cycle.

The County’s Housing Element articulates a variety of existing regulations, as well as existing or planned programs, that support the development of housing affordable to low and moderate-income households. Unit types generally considered affordable to such groups include manufactured housing on small lots, accessory dwelling units, farmworker housing units or complexes, and multi-family housing ranging from 12 to 20 dwelling units per acre (du/acre). As an example of one of these regulations, multi-family housing can be built on sites zoned Residential High Density (RHD) at a density of 20 du/acre through a ministerial permitting process, which is less time consuming and expensive than a discretionary process. The Board also expanded the number of opportunity sites through its adoption of the Saticoy Area Plan update in 2015, which contains approximately 164 new sites for duplex, triplex, quadplex, or multi-family units.

**Ventura County’s Progress in Meeting Housing Needs**

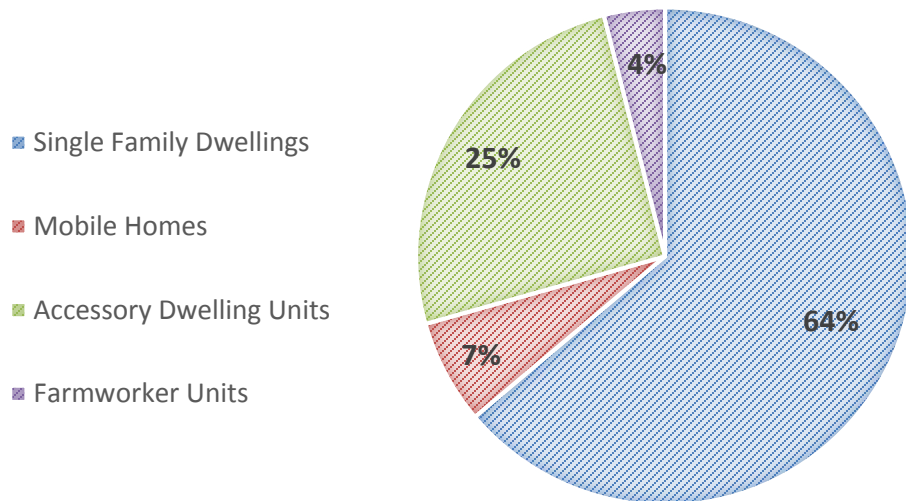
Table 2 below shows the total number of housing units completed within the unincorporated area by dwelling unit type during the current cycle (2014-2021) as well as the previous housing cycle (2006-2013). Of the 57 units completed within the unincorporated County in 2016, approximately 25% were near Thousand Oaks, 14% near Camarillo, 11% in the Ojai Valley Area, and 11% near Oxnard. The remaining 40 percent were scattered throughout the unincorporated County.

As shown in Table 2, the last housing boom peaked in Ventura County in 2006, with 466 dwelling units built that year. The downward trend in housing development, which started in 2007, leveled off in 2011 at 55 to 60 dwelling units per year. An exception was 2012, where the number of dwelling units spiked due to the development of the Valle Naranjal project, a 66-unit farmworker housing complex in Piru. On average, more than half the dwelling units built in the unincorporated County during the past five years were conventional, single-family units. In the current housing cycle, 64% of units built were single-family dwellings, as shown in Figure 1 below.

**Table 2  
Housing Completions by Dwelling Unit Type**

Dwelling Unit Type	Previous Housing Cycle (2006-2013)								Current Cycle		
	2006 (DUs)	2007 (DUs)	2008 (DUs)	2009 (DUs)	2010 (DUs)	2011 (DUs)	2012 (DUs)	2013 (DUs)	2014 (DUs)	2015 (DUs)	2016 (DUs)
Single-Family Conventional Dwellings	159	119	102	77	62	46	28	38	36	44	33
Single-Family Mobile Homes	24	21	11	8	5	4	3	4	4	5	3
Accessory DU's	38	26	33	24	14	9	7	13	10	15	20
Farmworker Units	1	4	9	1	0	1	8	3	5	1	1
Apartments	130	58	0	0	0	0	66	0	0	0	0
Townhomes	114	2	4	0	0	0	0	0	0	0	0
<b>Total</b>	<b>466</b>	<b>230</b>	<b>159</b>	<b>110</b>	<b>81</b>	<b>60</b>	<b>112</b>	<b>58</b>	<b>55</b>	<b>65</b>	<b>57</b>

**Figure 1  
Dwelling Units by Type: Current Cycle**



**Determining Affordability**

To determine the affordability of housing units, both household income and the cost of the new housing units must be determined. First, gross income by affordability is calculated based on annual median income for a family of four. According to the U.S. Department of Housing and Urban Development (HUD), the median family income in Ventura County in

FY 2016 was \$88,300. Utilizing the County median income, the monthly gross income for the four income categories was calculated as shown in Table 3 below.

**Table 3**  
**Estimated 2016 Income and Maximum Affordable For-Sale Unit Cost**

<b>Income Category</b>	<b>Estimated 2016 Monthly Gross Income for Family of Four</b>	<b>Maximum Monthly Affordable Housing Payment</b>	<b>Maximum Affordable For-Sale Unit Cost</b>
<b>Extremely Low</b> ( < 30% of median)	Up to \$2,208	Up to \$662	Up to \$180,959
<b>Very Low</b> ( >30% - <50% of median)	\$2,208 to \$3,679	\$662 to \$1,104	\$180,959 to \$301,598
<b>Low</b> ( >50% - <80% of median)	\$3,679 to \$5,887	\$1,104 to \$1,766	\$301,598 to \$482,556
<b>Moderate</b> ( >80% - <120% of median)	\$5,887 to \$8,830	\$1,766 to \$2,649	\$482,556 to \$723,835
<b>Upper</b> ( >120% of median)	Over \$8,830	Over \$2,649	Over \$723,835

Estimates of the ability of households to pay for housing, based on 2016 income categories, are also shown in Table 3 above. The maximum affordable monthly housing payment assumes that no more than 30 percent of a household’s gross income is devoted to rent or home loan payments. Maximum affordable unit cost is the maximum cost of a for-sale residential unit, based on current interest rates. This assumes that a 20 percent down payment is made at a fixed 3.65 percent Annual Percentage Rate (APR) for a 30-year loan period (APR from [www.freddiemac.com](http://www.freddiemac.com)). Using the maximum monthly affordable housing payment (i.e., 30 percent of the household’s gross income), the maximum affordable for-sale unit cost is calculated as shown in the last column of Table 3<sup>1</sup>.

### **Housing Completions by Income Category**

A summary of completed dwelling units by affordability category is provided in Table 4 below, along with a comparison of the dwelling units constructed against the RHNA allocation for the 2014-2021 Housing Element cycle. A total of 1,015 dwelling units were allocated to Ventura County through the RHNA process for this cycle. In the third year (2016) of the new cycle, 57 dwelling units were constructed, and 20 (35%) of those units were placed in the lower-income household categories while the rest (65%) were categorized as dwellings affordable only to moderate or upper-income households.

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<sup>1</sup> Note: The methodology for calculating maximum affordable for-sale unit cost for the five household income categories was revised for this year’s report. The revised methodology uses formulas commonly used in calculating mortgage payments and its results are consistent with those of calculators available from several reputable lending websites.

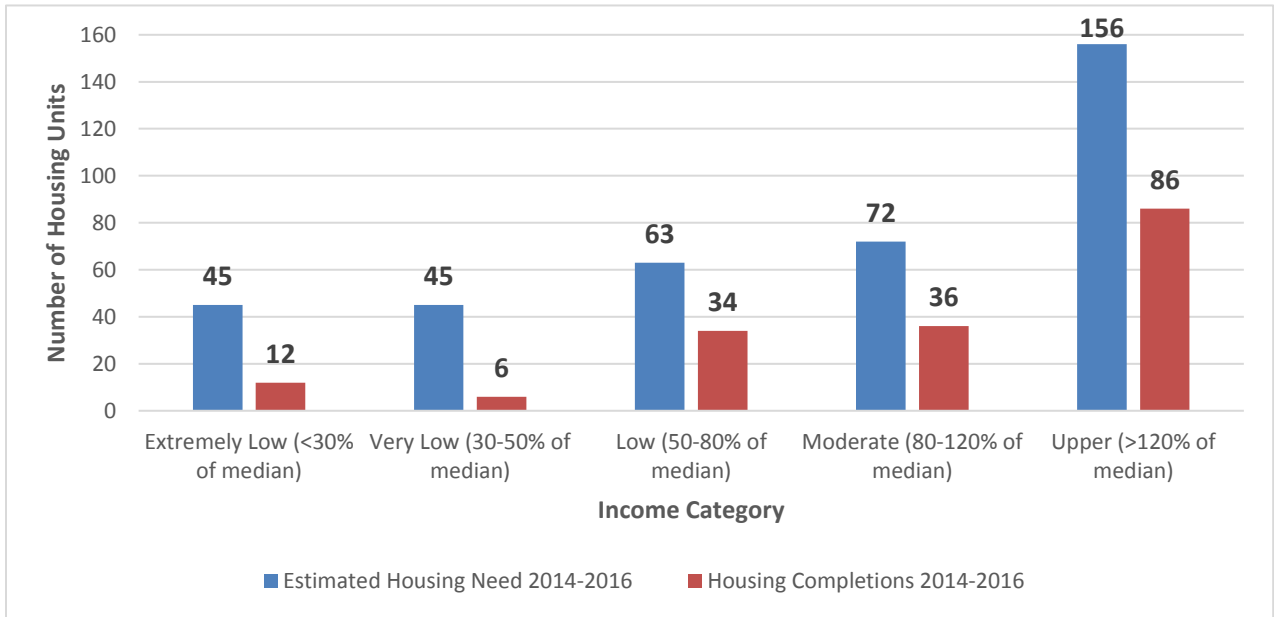
**Table 4**  
**Remaining Housing Need by Income Category**  
**(2014-2021 Housing Element Cycle)**

	Lower Income (<80% of median)			Moderate Income (80-120% of median)	Upper Income (>120% of median)	Unknown	Total
	Extremely-Low Income (<30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)				
2014-2021 Housing Need	123	123	168	189	412	--	<b>1,015</b>
2014 - 2021 Housing Completions	12	6	34	36	86	3	<b>177</b>
<b>Remaining Housing Need</b>	<b>111</b>	<b>117</b>	<b>134</b>	<b>153</b>	<b>326</b>	<b>(3)</b>	<b>838</b>

As previously shown in Table 1, on average 127 dwelling units would need to be built annually within unincorporated Ventura County to meet the RHNA goals set for the 2014-2021 Housing Element. While the County has the development capacity (based on land use and zoning maps) to meet its RHNA allocation, actual housing construction in 2016 (57 units) was less than half what is needed to meet the RHNA target of 127 units. For lower-income units, actual construction in 2016 was 20 units, or about 39% of the average number of dwelling units needed annually to meet the RHNA targets within the 2014-2021 Housing Element.

Figure 2 below provides a graph that compares the average annual housing need for individual household income groups (as defined by the RHNA) to actual housing construction for 2014 through 2016 (the first three years of the current Housing Element cycle). This graph shows that construction activity is not keeping pace with projected housing need for any of the household income groups. More specifically, 27% of the development goals were met for the extremely low income category, 13% for the very low income category, 54% for low income category, 50% for moderate income category, and 55% for the upper income category. There are many potential explanations for the gap between projected need and actual housing construction – including lack of demand due to higher housing prices, ongoing fiscal uncertainty for area families, lack of grant money available to affordable housing developers, and water resource constraints.

**Figure 2**  
**Housing Need vs. Housing Completion 2014-2016**  
**(2014-2021 Housing Element Cycle)**



**Methodology and Reporting Requirements**

Planning Division staff categorized most of the dwelling units completed in 2016 by affordability category using the household income information in Table 3. Where actual sales data could not be attained, online data was used from the real estate website Zillow to determine market value estimates for the newly constructed single-family units. In some cases, units were placed in the upper income category due to their location.

In March 2010, HCD adopted definitions and forms for use in reporting the statuses of housing elements pursuant to Government Code section 65400. The forms require information concerning annual number of housing units constructed and their affordability. Completed forms for the 2016 calendar year, including the new housing construction information, were provided online to HCD in April. The forms submitted to HCD are provided in Attachment 3 (HCD Tables A, A2, A3, B, and C) and are summarized below.

- Annual building activity: Attachment 3, Table A shows the annual building activity including new construction of very low, low and mixed-income multifamily projects for 2016. As shown, in the year 2016 a total of 57 dwelling units were constructed. Of those units, a total of 20 lower-income dwelling units (including extremely low, very low and low-income categories) were constructed in 2016. The types of lower-income dwelling units included 5 single-family dwellings, 12 accessory dwelling units, 2 mobile homes, and 1 farmworker dwelling unit. As requested by HCD, a list of lower-income dwelling units by assessor parcel number is provided in Attachment 3.
- Units rehabilitated, preserved and acquired: Attachment 3, Table A2 is designed to report the annual number of units that were rehabilitated, preserved and acquired pursuant to Government Code section 65583.1(c)(1). As reported by the 2015-2016



Consolidated Annual Performance and Evaluation Report (CAPER), three units in the unincorporated part of the County were rehabilitated with HUD funds. However, because no program for this is included in the County's Housing Element, these units do not count towards its RHNA allocation. More detail regarding the location and funding for these efforts is provided below under *Housing Assistance, Rehabilitation, and Preservation Programs*.

- Moderate/above-moderate income units: Attachment 3, Table A3 summarizes annual building activity for moderate and above moderate income units not reported in Table A. As shown, there were a total of 7 moderate-income and 30 above-moderate income level units constructed in 2016. The moderate-income level units consisted of one single-family and six accessory dwelling units. The above-moderate income level units were comprised of 27 single-family, two accessory dwelling units and one mobile-home unit.
- Progress towards RHNA: Attachment 3 (HCD Table B) summarizes the Regional Housing Needs Allocation progress by year. The very low-income level category shown in Attachment 3 includes both extremely low and very low groups.

Table 4 above provides a summary of the information presented in Attachment 3, including the number of dwelling units, by income category, and completed to-date during the 2014 – 2021 Housing Element cycle as established by the RHNA.

### **Housing Assistance, Rehabilitation, and Preservation Programs:**

Periodically, Ventura County prepares a Consolidated Plan that identifies the 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 four entitlement jurisdictions (the Cities of Camarillo, Simi Valley, Thousand Oaks, and San Buenaventura), with input from member jurisdictions of the Community Development Block Grant (CDBG) Entitlement Area and area organizations (Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula), collectively prepared the Ventura County 2015-19 Regional Consolidated Plan to address unmet needs of low-income persons and proposed a 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 CDBG, Emergency Shelter Grant and the HOME Investment Partnership Program (HOME) funds.

Annually, as required by HUD, 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, American Dream Down-payment Initiative (which is considered part of the HOME program), Emergency Shelter Grant and other funding sources. The Consolidated Plan and the 2015-16 CAPER are available on the Ventura County website at <http://ceo.countyofventura.org> under Community Development, HUD Grants. The CAPER is the source document for this summary.

The following programs, projects and activities illustrate the County's progress toward meeting the identified housing needs for the 2015-16 fiscal year. Major programs and projects are summarized below:

- Emergency Shelter (countywide): 52 persons provided with emergency shelter services.
- Homeless Services Program (countywide): 369 homeless or at-risk of homelessness households assisted with case management to assist them to move from crisis situations into housing.
- Homeowner Housing Rehabilitation (countywide): 6 low- and very low-income families assisted with housing rehabilitation.
- Housing Code Enforcement (Port Hueneme and Santa Paula): A total of 1,223 violations were issued with 1,165 of the violations corrected during the year
- Rapid Rehousing Assistance and Homeless Prevention Funds (countywide): 27 homeless households assisted.
- Rental New Construction (Santa Paula): Demolition, infrastructure improvements and construction of an 11-unit apartment complex for very low-income seniors.

In addition to HUD funding, the Ventura County Board of Supervisors regularly allocates general fund dollars in support of housing. For example, on May 19, 2015 the Board of Supervisors allocated \$1,000,000 towards the construction of farmworker housing. In response to an RFP issued in December 2015, three applications were received. On February 23, 2016, all three of the applications submitted were recommended for funding, which will contribute to the creation of 106 new units dedicated to the farmworker population. As shown in Table 5 below, the successful applications will result in the construction of farmworker housing within the cities of Oxnard and Ventura.

**Table 5  
Farmworker Housing Fund Awardees**

<b>Project Name</b>	<b>Location</b>	<b>Total Units / Farmworker Units</b>	<b>Funding Allocation</b>
Etting Road Farmworker Apartments	Oxnard	42 / 42	\$380,000
Rancho Verde Farmworker Apartments	Ventura	24 / 24	\$240,000
Westview Village Revitalization Project; Phase 3	Ventura	103 / 40	\$380,000

On April 6, 2010, the Board of Supervisors allocated \$3,100,000 in one-time funding to support three programs, including an allocation of \$2,000,000 in two-to-one matching funds for the construction of year-round emergency shelters. However, with no applications forthcoming, the Board of Supervisors allocated some of the shelter funds to the following programs: (1) extension of the Homeless Prevention and Rapid Rehousing Program; (2) construction of the Castillo del Sol project in the City of Ventura; which provides 39 affordable studio apartments with preference given to adults with mental or developmental disabilities or who are homeless; and, (3) funding for the west county Winter Warming Shelter operations. The remaining \$755,000 remains set aside for its intended purpose of constructing year-round emergency shelter(s).

From the remaining \$1,100,000 of the initial \$3,100,000 award, \$600,000 was used by the Behavioral Health Department for two projects – one targeted for men and one for women – both social model detoxification facilities. The success of these projects was re-evaluated and determined effective. Funding is now included annually in their budget for

this program. The remaining \$500,000 was used for the creation of the Ventura County Housing Trust Fund (VCHTF), which was recently designated a 501(c)(3) organization and was awarded \$2 million in funds from HCD.

The VCHTF continues to pursue permanent sources of funding to ensure a perpetual source of much needed funding to increase the availability of housing for economically disadvantaged members of our community. Since its inception in 2013, the VCHTF has issued loans for nine projects (four in the City of Ventura, three in the City of Santa Paula, one in the City of Simi Valley and one in the City of Moorpark) for the creation of 135 new units of housing for low- and very-low income households. These projects target a variety of populations, including families, veterans, seniors, disabled persons, and formerly homeless persons. Additional funding and accomplishments related to the Super NOFA-Continuum of Care and the Ventura County Housing and Homeless Coalition can also be found on the CEO website, cited above.

As noted above, Ventura County funds housing programs and facilities outside the unincorporated County, consistent with its mission and the County's Guidelines for Orderly Development, which are incorporated into the General Plan. While programs located outside the County's jurisdictional boundary are not included in Annual Report summary data and may not be counted when evaluating progress towards meeting the RHNA (per State HCD rules), funds allocated by Ventura County do address unmet needs for affordable and supportive housing, community development programs, and social service programs for low-income residents on a countywide basis.

### **C. Summary of Housing Element Programs and Implementation Status**

Each Housing Element programs and its implementation status are summarized in Attachment 3 (HCD Table C). Housing Element programs are either implemented through the County's Resource Management Agency (Planning Division) or through the Community Development Division of the County Executive Office. The Planning Division currently encourages the construction of affordable housing in the unincorporated areas of the County through implementation of programs identified in the 2014-2021 Housing Element.

The Board of Supervisors adopted the 2014-2021 Housing Element in October 2013, and HCD certified it in December 2013 as compliant with California Housing Element law. As described in Section D within the Annual Report, the Planning Division continues to process amendments to the Coastal and Non-Coastal Zoning Ordinances (NCZO) that implement programs identified in the Housing Element.

### **D. Summary of General Plan and Zoning Ordinance Amendments**

This section presents a summary of amendments to the General Plan as well as its implementing ordinances. The summary is divided into four sections: (1) completed programs in the 2016-17 fiscal year, (2) active programs, (3) pending programs, and (4) inactive programs.

## **RECENTLY COMPLETED PROGRAMS:**

The following General Plan amendments, ordinance amendments, or implementation activities were completed during the 2016-17 fiscal year:

### **1. Ordinance Amendments:**

- Permit Approval Standards Amendment (Non-Coastal Zone): On February 7, 2017, the Board of Supervisors adopted an ordinance text amendment to amend Section 8111-1.2.1.1 of the Ventura County NCZO. This amendment clarified the County's practice of granting Planned Development and Conditional Use Permits if permit approval standards are satisfied; required specific factual findings to be made by the decision-making authority to support a conclusion that any standard cannot be satisfied; and added an additional standard requiring the proposed project's approval be in accordance with the California Environmental Quality Act and all other applicable laws.
- Accessory Dwelling Unit (ADU) Urgency Ordinance (Non-Coastal Zone): On March 14, 2017, the Board of Supervisors adopted an urgency measure to adopt Ordinance No. 4507 (Interim ADU Ordinance). This project resulted from two legislative acts, AB 2299 and SB 1069, both of which went into effect on January 1, 2017 and invalidated the County's existing Zoning Ordinances that regulated ADUs. Adoption of the Interim ADU Ordinance for the non-coastal zone allowed the County to maintain compliance with the new state law and preserve elements of the County's regulatory framework for ADUs. On April 18, 2017, the Board of Supervisors voted to extend the provisions of Interim ADU Ordinance for an additional 10 months and 15 days while a permanent ADU ordinance is drafted.
- Medical Cannabis (Countywide): On January 26, 2016, the Board of Supervisors adopted text amendments to the NCZO and CZO that prohibit the cultivation of medical cannabis and the operation of dispensaries and manufacturing facilities in the unincorporated areas of Ventura County. The Board subsequently directed staff to prepare a regulatory outline of ordinance amendments that would govern the permitting of medical cannabis businesses in unincorporated areas. The proposed regulatory outline was presented to the Board on March 17, 2017 and no action was taken. The matter is not scheduled for further review or hearings and the prohibition currently remains in place for (non-personal) cultivation of medical cannabis.

### **2. General Plan Update:**

This project includes a comprehensive update to the General Plan, as identified by the scope-of-work prepared by the consultant firm Mintier Harnish and as adopted by the Board of Supervisors on September 22, 2015. During the current fiscal year, the General Plan Update team completed Phase 1 and Phase 2 of the General Plan Update Project. Project milestones included the following:

- Organized and conducted General Plan Update kick-off meetings and County tour with consultant team.
- Finalized General Plan Update Community Engagement Strategy.
- Developed General Plan Update website.
- Formed and facilitated a Technical Advisory Committee (TAC) and seven Focus Groups.

- Organized and conducted kick-off workshop for TAC and Focus Groups.
- Conducted one Planning Commission Work Session.
- Organized and conducted six General Plan Update presentations with Municipal Advisory Councils.
- Organized and conducted 12 public workshops to identify community Assets, Issues and Opportunities.
- Developed an on-line community input questionnaire.
- Organized and hosted a General Plan Update booth at the Ventura County Fair.
- Completed Assets, Issues and Opportunities Outreach Summary.
- Completed the General Plan Public Review Draft Background Report.

### 3. Grant Funded Projects:

- Coastal Biology Coastal Impact Assistance Program Grant (Santa Monica Mountains, Coastal Zone): This project, funded by the US Fish and Wildlife Service beginning in 2010, examined the coastal biological resources of the Santa Monica Mountains. Work was divided into eleven tasks, including a resource assessment, development of a standard methodology for assessing the habitat value of Environmentally Sensitive Habitat Areas, and the drafting of preliminary mitigation strategies to be incorporated into a future Local Coastal Program (LCP) amendment. This grant term expired in December 2016 and the final report was submitted to US Fish and Wildlife Service on March 30, 2017.
- Local Coastal Program Amendments (Coastal Zone): This project included a substantive update of the Coastal Zoning Ordinance (CZO) and a limited set of amendments to the Coastal Area Plan (CAP). All work through December 2016 was funded through a grant from the federal Coastal Impact Assistance Program, or CIAP. Phase 1 amendments were adopted by the Board of Supervisors in late 2012 and certified by the California Coastal Commission (CCC) in early 2013. Phase 2 amendments were more substantive, and were brought forward for review and adoption in groups. The first two groups, Phase 2A and 2B, as described below, will be completed this fiscal year.
  - Phase 2A: This set of amendments primarily addressed six topic areas: Water-efficient landscaping, tree protection, signs, parking, temporary film production, and archaeology/paleontology. On June 21, 2016, the Board of Supervisors voted to adopt and forward to the CCC for certification this set of LCP amendments (with minor revisions). On December 8, 2016, the CCC voted to conditionally certify this set of LCP amendments (with minor revisions). On March 14, 2017, the Board of Supervisors approved the minor revisions from the CCC. It's expected that the CCC will issue final certification of the Phase 2A amendments at their May 2017 hearing.
  - Phase 2B: This set of amendments addressed three topic areas: Wireless Communication Facilities, the California Coastal Trail, and Civil and Administrative Penalties. On December 6, 2016, the Board of Supervisors voted to adopt and forward to the CCC for certification this set of LCP amendments (with minor revisions). On March 9, 2017, the CCC voted to conditionally certify this set of LCP amendments (with minor revisions). This item is scheduled for a

final Board hearing on April 25, 2017 with final certification by the CCC expected this summer. Roll-out and implementation of these amendments will require limited staff resources and is expected to occur into the next fiscal year.

#### **4. Miscellaneous Programs:**

- Housing Successor Agency Annual Report: In accordance with Health and Safety Code section 34276.1(f), the County submitted this report to HCD.
- 2016 Annual Report: Housing data was submitted online to State HCD in March 2016. A full report was submitted to the Board of Supervisors and OPR in April 2016.
- Review of Outside Projects: Ongoing reviews of outside agency projects and documents that may impact unincorporated areas, including environmental documents, school district facility needs studies, etc. from other jurisdictions.
- Annual Capital Improvement Project Review: Review of proposed County Public Works projects for General Plan consistency as mandated by Government Code section 65401.
- LAFCO updates: The following actions taken by LAFCO required updates to GIS land use layers in 2016: (1) annexation of approximately 0.29 acres from the Thousand Oaks Area Plan to the City of Thousand Oaks (LAFCO 15-19); and, (2) annexation of approximately 0.77 acres from the El Rio/Del Norte Area Plan to the City of Oxnard (LAFCO 16-01)
- Administration of the Tree Mitigation Fund Program: Ongoing review of invoice submittals and annual tree monitoring reports from the four organizations that received funding. Administrative activities began once contracts were executed in 2015.
- Wireless Communications Facility Ordinance Implementation: Both a discretionary permit application and a zoning clearance application were completed to implement the updated Wireless Communication Facility (WCF) regulations that were adopted by the Board of Supervisors on March 13, 2015. Implementation of the WCF Ordinance also included a website that shows WCF locations.

#### **ACTIVE PROGRAMS:**

The following General Plan or Ordinance amendments are currently in progress. Estimated completion dates are shown for each active amendment. In the case of grant-funded projects, completion dates are mandated by the grant program. Due to the large number of active programs, the Subdivision Ordinance Update is being processed by staff in the Residential Permits Section of the Planning Division. In addition, a separate team was assembled in late 2015 to handle the General Plan Update (GPU). All other active programs are being handled by the Long-Range Planning Section.

- 1. General Plan Update (Countywide):** The comprehensive update to the General Plan, as directed by the Board of Supervisors in September 2015, includes several tasks outlined in previous Annual Reports, including the following:
  - *Building Coverage Standards*: Move existing adopted standards from the General Plan and Area Plans to the Non-Coastal Zoning Ordinance.

- *Technical Appendices*: Update all technical appendices – including outdated Biological Resources, Water Resources and Farmland Resources.
- *Concurrent Zoning Ordinance Update*: The General Plan Update may generate zoning map or ordinance text inconsistencies within the NCZO and CZO. This includes map and text amendments needed to retain consistency between the General Plan and Zoning.

Accomplishments in the current fiscal year are described in the Recently Completed Programs section, above. During the next fiscal year, the General Plan Update team expects to complete Phase 3 and Phase 4 of the General Plan Update. Phase 3 milestones will include community, Planning Commission and Board of Supervisor workshops to establish and affirm the General Plan Vision and Guiding Principles. Phase 4 activities will include preparation of land use alternatives and policy options based on the analysis developed and input gathered during Phases 2 and 3 and, finally, the preparation of the Alternatives Concepts and Policy Options Report.

2. **Subdivision Ordinance Update (Countywide)**: This project will update the Subdivision Ordinance to more accurately reflect the current standards and practices involved in processing subdivision requests. The Subdivision Map Act has been amended several times since the Board adopted the current County Subdivision Ordinance. Recent court cases clarified that certain requirements of the Subdivision Map Act should be incorporated as amendments to the ordinance. In 2014, the Board approved a scope of work, budget, and schedule for this project. Delays occurred due to a lack of staff resources. However, Planning Division staff is now working with staff from the County Surveyor's office and County Counsel's office to complete this ordinance update within the next fiscal year.
3. **Accessory Dwelling Unit Ordinance Amendments (Countywide)**: As described in the Recently Completed Programs section, above, this project was initiated in response to changes in state law that invalidated the County's Zoning Ordinances that regulate ADUs. The Board approved the Interim ADU Ordinance in March 2017 to maintain compliance with the new state laws and preserve the County's regulatory framework for review and approval of ADUs while permanent ADU regulations are being drafted. Although the ADU Interim Ordinance only applies to the Non-Coastal Zone, amendments to both the CZO and NCZO will be developed. This comprehensive update is expected to be completed within the next fiscal year.
4. **Board Screenings for Privately-Initiated Amendments**: Board screenings are required for privately-initiated General Plan Amendments or privately-initiated text amendments to the Non-Coastal or Coastal Zoning Ordinances. Depending on the number of applications submitted, screening hearings can absorb a substantial amount of staff resources. Currently, one General Plan Amendment screening is in progress:

Former USA Petroleum refinery site, General Plan and Zoning Ordinance Amendment: A privately-initiated screening request for initial consideration of a General Plan and Zoning Ordinance Amendment will be scheduled for a Board hearing in 2017. The amendment screening generally consists of redevelopment of a portion of the former USA Petroleum refinery site located between the cities of Ventura and Ojai. The applicant, Petrochem I LLC ("Petrochem"), requested a screening before the Board of

Supervisors to receive input on a conceptual plan to develop approximately 389 multifamily dwelling units, inclusive of 101 units of housing for lower and moderate income households. If the request is approved for further processing by the Board, Petrochem will submit a formal discretionary permit application to the Planning Division for processing.

- 5. Local Coastal Program Amendments, Phase 2C Environmentally Sensitive Habitat Areas (Coastal Zone):** This project includes the ongoing implementation of Phase 2A and Phase 2B LCP Amendments, as described above, and Phase 2C. The majority of the work through December 2016 was funded through a grant from the federal CIAP. Phase 2C amendments still in process consist primarily of the identification and protection of Environmentally Sensitive Habitat Areas (ESHA). Due to an extended staff vacancy, these amendments are behind schedule and are being processed on a separate track. Remaining tasks include coordination with Coastal Commission staff and other affected County departments, finalization of proposed LCP amendments, public workshops and outreach, and then Planning Commission, Board of Supervisors, and Coastal Commission hearings. It's expected they will be brought forward for review and consideration by the Board of Supervisors during the next fiscal year.
- 6. Zoning Ordinance Amendments for Consistency with the General Plan (Countywide):** Since the County's comprehensive rezoning program in the mid-1980s, changes occurred to the General Plan that resulted in inconsistencies between zoning and the General Plan. Such inconsistencies must be corrected per State law. In the first phase of this project, staff identified approximately 440 parcels that were incorrectly designated due to mapping errors that occurred when the County moved from paper to digital maps. Most of these were located in Lockwood Valley and were corrected administratively without legislative action. The remaining parcels are still being evaluated. Staff expects to bring proposed rezonings in Oak Park and other select areas to the Board of Supervisors for consideration next fiscal year. The remaining identified areas will be evaluated for rezoning with the comprehensive General Plan Update.
- 7. Habitat Connectivity and Wildlife Corridors Project (Countywide):** In 2015, the Board of Supervisors took two actions regarding the habitat connectivity and wildlife corridors project. First, the Board approved a consultant contract for the Comprehensive GPU that included \$76,440 for consultant work on the "wildlife corridors" program. Then your Board elected to complete this project ahead of the GPU schedule, directed staff within the Long-Range Planning Section to include this project on its priority list, and requested that work be completed by December 31, 2017. Since that time, the GPU consultant summarized the previous work completed on this project, Planning Division staff reviewed more recently prepared information on wildlife corridors in Ventura County and then prepared a series of regulatory options in consultation with wildlife biology experts. The Board reviewed staff recommendations in January 2017 and directed staff to move forward with the evaluation and drafting of a comprehensive set of land use tools to manage development within the wildlife corridors. The total cost to complete the habitat connectivity and wildlife movement corridors task is estimated to be \$171,440, of which \$76,440 was included as part of



the consultant contract for the Comprehensive GPU and an additional \$95,000 was authorized by the Board.

Delays to this project occurred after the January 2017 Board hearing after losing both the Case Planner and manager for the project. However, it's currently anticipated that over the next fiscal year, Planning Division staff will complete the draft regulatory text, conduct public outreach, and continue consultation with local wildlife biology specialists. After obtaining comments from all groups, including affected County agencies, property owners, and stakeholders, staff will finalize the draft documents, complete environmental review and conduct adoption hearings before the Planning Commission and the Board of Supervisors.

- 8. Special Needs Housing (Countywide):** This project, prioritized by the Board in late 2015, includes four separate projects or programs that were initiated in 2016:

Supportive and Employee Housing: Update the NCZO to comply with state legislation that requires transitional and supportive housing be permitted as a residential use subject only to restrictions that apply to other residential dwellings of the same type in the same zone. Revisions would correct the definition of supportive housing, modify the Use Matrix, and update regulations to ensure compliance with the state Employee Housing Act.

Farmworker Housing Standards: Housing Element Program 3.3.3.5(8). In consultation with farmworker housing organizations, evaluate development standards applicable to discretionary farmworker complexes and, if warranted to facilitate farmworker complexes, adopt new or amend existing development standards.

Senior Citizen Housing Needs: Housing Element Program 3.3.3-11. Evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing. The project would include a limited, stakeholder outreach program and a review of population forecasts for Ventura County.

Senior Mobilehome Park Overlay Zone: Evaluate a senior mobile home park overlay zone and prepare ordinance or other revisions that preserve existing, senior mobile home parks.

The four projects/programs listed above will be processed concurrently. The estimated processing time for these amendments is 2½ years, with a completion date of June 2018.

- 9. Sea Level Rise Coastal Hazard Vulnerability and Risk Assessment (Coastal Zone):** In August 2016, the California Coastal Commission awarded Ventura County \$225,000 in grant funds to analyze sea level rise in Ventura County. The goal of the project is to continue the on-going efforts to update Ventura County's LCP by addressing the effects of sea level rise. With the assistance of coastal engineering consultants and economists, the scope of work for this grant includes using the best available modelling tools to map sea level rise in unincorporated areas, identifying coastal resources through an inventory, obtaining public input, quantifying the vulnerability of the identified resources based on varied time horizons, and developing recommended adaptive strategies. The outcome will be a draft regulatory and adaptive strategies outline based upon a coastal hazard vulnerability and risk assessment and an economic study/fiscal analysis. This will lay the groundwork for future efforts to

produce a comprehensive set of LCP amendments addressing sea level rise. It is anticipated that staff will seek additional grant funding opportunities during or following the grant period to complete the LCP update. The current grant time period extends through May 2019.

- 10. Ojai Valley Dark Skies Ordinance:** On September 16, 2014, the Board directed staff to complete a Dark Skies Ordinance for the Ojai community, subject to an evaluation of costs and priorities. Beneficial reasons for the ordinance cited in the Board item include “improved star viewing, greater tranquility and maintenance of rural ambience... beneficial effects on natural biorhythms of people and animals, and decreased energy consumption.” This project would include amendments to the Non-Coastal Zoning Ordinance and a possible amendment to the Ojai Valley Area Plan. Public outreach would be conducted with the Ojai Valley MAC. It is anticipated that this project would be implemented through an overlay zone and associated Non-Coastal Zoning Ordinance regulations. Planning staff began initial research on this item this month and expect to complete the project in Summer 2018.
- 11. Landscape Design Guidelines Update (Water Efficient Landscaping):** In July 2015, the California Water Commission adopted the Department of Water Resources Model Water Efficient Landscape Ordinance (WELO). These regulations are in addition to the Governor’s Executive Order B-29-15 and the Water Conservation in Landscaping Act of 2006. Local agencies may adopt the State WELO or adopt a water efficient landscape ordinance that is as effective as the State ordinance. Although the County’s existing Landscape Guidelines substantially comply with state regulations, amendments are needed to comply with the State WELO and the Governor’s Executive Order. This project would include revisions to the Non-Coastal Zoning Ordinance and to permitting applications/procedures to comply with State law. Planning staff began initial work on this item this month and expect to complete the project in the next fiscal year.
- 12. Saticoy Area Plan Implementation Programs (Non-Coastal Zone):** The Saticoy Area Plan contains implementation programs where the Planning Division is the lead agency.

In the past year, the following programs were completed:

- Historical Properties (LU-P6)
  - *Determine final status for “Sites of Merit and seek County landmark status for Depot.”*

13 properties in Saticoy were listed as “Sites of Merit”. Additionally, the Saticoy Train Depot was listed as a “County Landmark”.
- Public Facilities (PF-P1)
  - *Work with City of Ventura to extend water supply to support Area Plan development.*

Ventura Water (City of Ventura) approved a “Net Zero” fee, which is available to developers in Saticoy. Staff will continue to prepare internal training materials for Planning staff.
- Mobility (MOB-P11)

- *Evaluate the feasibility of expanding transit service by establishing additional bus stops accessible to the West Industrial Section (e.g., along L.A. Avenue)*

PWA/Transportation Division (County) and Gold Coast Transit have developed a plan to add three new bus stops (pad, shelter, bench, amenities) along SR-118 for Gold Coast Transit Route 22, which will provide transit access to the West Industrial Section (and Saticoy) from other parts of the County – at Wells Rd and Telephone Rd (Southbound), and at Los Angeles Avenue and County Drive (North & Southbound). Installation of these transit stops is expected to be completed by Spring 2018.

Programs scheduled for the upcoming fiscal year are:

- Historical Properties (LU-P4 and LU-P7)
  - Process National Register nomination for Saticoy Train Depot and submit grant applications to fund improvements for the Depot.
  - Apply for grant funding to produce Historic American Buildings Survey (HABS) documents for four Cultural Heritage Sites re-designated from residential use to industrial use.
- Public Facilities (PF-P1(c))
  - Coordinate with the Saticoy Sanitary District to help ensure adequate waste water treatment capacity.
  - Initiate coordination with other County agencies for implementation of programs identified as a high priority.
- Privately-Initiated Projects: Work with private landowners actively pursuing development projects in Saticoy (GPA applicant, Saticoy Depot site). As needed, assist landowners to identify water supply solutions for these developments. Planning Division staff will also work with other agencies on the initial 5-year implementation programs.

**13. Miscellaneous Programs:** The Long-Range Planning section is responsible for a wide variety of ongoing programs, such as the Annual Report, grand jury responses, review of outside projects being processed by cities and other jurisdictions, annual review of the Capital Improvement Projects (CIP) Program provided by the Public Works Agency for a General Plan conformity analysis, LAFCO updates, and grant applications and administration. The level of work needed to complete these tasks fluctuates throughout the year and can impact staff resources available for other work programs.

## **PENDING PROGRAMS**

The following General Plan or Ordinance amendments remain on hold pending available funding or staff resources.

1. **Santa Monica Mountains Dark Skies Ordinance:** In October 2016, the Board of Supervisors directed staff to complete a Dark Skies Ordinance for the Malibu/Yerba Buena areas in the Santa Monica Mountains. In addition, Planning staff was directed to work with Naval Base Ventura County and the cities of Oxnard, Camarillo, and Port

Hueneme to implement Joint Land Use Study (JLUS) recommendations on dark skies through development of standard lighting conditions to protect night skies from significant increases in ambient light and glare. This project would include amendments to the CZO. The Board directed Planning staff to seek out grant opportunities that may be available through the federal government to implement JLUS recommendations.

Type: Board-Directed  
Primary Funding Source: Planning Division Budget  
Tentative Start Date: Pending

- 2. Short-Term Rental Regulations (Countywide):** In July 2015, the Board of Supervisors directed County staff to study the issue of residential dwelling units used as short-term vacation rentals (STRs). In December 2015, County staff returned with a report outlining the issues associated with STRs in unincorporated Ventura County. The Board then directed that staff return with a more detailed report and present it as part of a public workshop. On December 13, 2016, the Board of Supervisors reviewed the options available for regulating STRs in the unincorporated areas of Ventura County and directed staff to begin work on developing Zoning Ordinance Amendments that would establish permitting requirements and standards for STRs in the coastal and non-coastal zones. This project has been delayed due to a lack of staff resources, but is expected to be initiated next fiscal year.

Type: Board-Directed  
Primary Funding Source: Planning Division Budget  
Tentative Start Date: Pending

- 1. Accessory Dwelling Unit Model Building Plans:** Housing Element program 3.3.3-9 would promote the construction of accessory dwelling units for lower-income households by seeking funding to solicit, assemble, and distribute pre-approved building plans for accessory dwelling units. The scope-of-work for this project as described in the Housing Element is focused on the preparation of grant applications that, if awarded, would result in hiring a consultant to prepare the pre-approved building plans and coordinate plan development with various divisions within RMA (Planning, Building and Safety, etc.). Such units would be “pre-approved” for construction, except for necessary sewer connections or septic systems. Concurrent with this Planning Division effort, the RMA Building & Safety Division is working on a similar effort focused on farmworker dwellings. This Building & Safety effort is nearing completion and when finished it is likely that the product will also serve to meet the objectives of Housing Element program 3.3.3-9.

Type: Board-directed (Housing Element)  
Funding Sources: Planning Division Budget, Grant Funds  
Tentative Start Date: Mid-2017

- 2. Housing Impact Mitigation Fee Ordinance (countywide):** This ordinance would eliminate the project-by-project assessment of the indirect housing impacts generated by new commercial/industrial uses and substitute a programmatic approach through payment of in-lieu fees. Currently, an EIR requirement is triggered for project applicants that may be creating a jobs/housing imbalance, as required by the County’s Initial Study Assessment Guidelines. In order to save money on consultant costs, this program

would be processed concurrently with the Inclusionary Housing Ordinance. Because the Housing Impact Mitigation Fee would apply to a limited number of applicants, project timing is not critical (this issue affected only one applicant within the past five years). Project costs include consultant services to prepare a housing market study and fee nexus study. *Note: To reduce consultant costs, this project would be processed concurrently with the related Inclusionary Housing Ordinance.*

Type: Board-directed (Housing Element)  
Funding Sources: Planning Division (staff); Board-allocation (consultant)  
Tentative Start Date: Mid-2018

- 3. Inclusionary Housing Ordinance** (countywide): This ordinance would require new housing projects to set aside a percentage of dwelling units for lower-income households. Although included in the adopted 2014-2021 Housing Element, this project was put on hold due to pending litigation, first at the State Supreme Court level and more recently at the U.S. Supreme Court level (both courts rejected the appeal). Project costs include consultant services to prepare a housing market study and fee nexus study. *Note: The Planning Division will complete a cost-benefit analysis prior to project initiation. Per prior Board direction, this ordinance would only apply to developments that exceed 10 lots. However, a preliminary staff analysis indicates that little benefit would accrue from the ordinance due to the small number of potential, unincorporated area subdivisions that could exceed the 10-lot threshold.*

Type: Board-directed (Housing Element)  
Funding Sources: Planning Division (staff); Board-allocation (consultant)  
Tentative Start Date: Mid-2018

- 4. Decks in the Coastal Zone:** This project was initiated by the Board of Supervisors on September 6, 2014, subject to a cost/priority assessment. It would result in a revision to the CZO to allow open decks in side and rear yard setbacks. A preliminary review of this proposal uncovered technical and legal constraints that would complicate the amendment process, and the project would require California Coastal Commission (CCC) coordination and certification. *Note: Prior to project initiation, the Planning Division would conduct a feasibility analysis to review potential conflicts with Building Codes, Fire Codes, and stormwater management regulations. This review would include discussions with California Coastal Commission staff and a review for consistency with the Coastal Act and with the most current adopted Sea Level Rise Guidance Document.*

Type: Board-directed  
Primary Funding Source: Board-allocated funds  
Tentative Start Date: Mid-2018

- 5. Saticoy Area Plan Implementation Programs:** The Board of Supervisors approved the Saticoy Area Plan update on September 22, 2015, and it contains implementation programs where the Planning Division is the lead agency. The following list includes programs identified with an implementation timeline of 1 to 5 years (*modified to exclude active programs*):

- MOB-P5: Work with PWA Transportation and landowners to design and build a new, privately-financed road link between SR 118 and Lirio Ave. (MOB-P-5)

- HAZ-P1: Collaborate with other agencies to design, obtain funding for, and initiate necessary updates to the Saticoy Drain. Collaborate with other agencies to identify grants or other funding mechanisms to construct Saticoy Drain improvements, including planned mobility improvements.
- PF-P1: Coordinate with multiple agencies, and the City of Ventura, to identify water supply solutions for Saticoy.
- PF-P4: Work with PWA Transportation and City of Ventura to identify funding sources to design/build key road improvements.

RMA/Planning will also work with other agencies on the initial 5-year implementation programs, including the reclassification of a segment of SR-118 as part of the GPU and various roadway, linear park, and other implementation programs.

Type: Board-directed  
 Primary Funding Sources: Planning Division Budget, Grant Funds  
 Tentative Start Date: Ongoing

- 6. Biological Resource Mitigation Bank Program:** On April 26, 2011, as part of actions taken to adopt the County’s Initial Study Assessment Guidelines, the Board directed the Planning Division to seek and apply for grant or similar funding to develop Countywide biological resource mitigation programs, but only a minimal effort was made to seek grant funding due to limited staff resources. These programs would establish biological resource conservation banks that provide a cost-effective means by which potential significant project impacts to biological resources can be mitigated to a level of insignificance.

Options Analysis: Setting up a mitigation bank program would require substantial time and staff resources. The scope-of-work for this program initially will be limited to an investigation of the problem (i.e. lack of affordable or available mitigation land), and an options report will be prepared that outlines different ways to address the problem and describe the experience of other jurisdictions. Staff would report back to the Board on the results of this investigation prior to the preparation of grant applications or the expenditure of additional funds.

Type: Board-directed  
 Funding Source: Planning Division Budget  
 Tentative Start Date: Mid-2019

## INACTIVE PROGRAMS

The following projects were identified by the Planning Division but have not yet been brought forward for Board of Supervisors direction or funding.

- 1. Non-Coastal Zoning Ordinance Update:** Planning Division records include a long-list of requested amendments made by the Planning Director, Residential/Commercial Permit managers, Long-Range Planning Section manager, or County Counsel. Regular updates are needed to keep this ordinance up-to-date with current planning practice, new State laws, and various Planning Director interpretations regarding unclear passages of the ordinance. Failure to update the NCZO on a regular basis can result in complications and delays when processing permits. (Note: some of these updates will be processed concurrently with the GPU.)

- 2. Area Plan Updates:** The County has adopted ten Area Plans<sup>2</sup> that regulate land uses and discretionary development in specific geographical communities/areas within the unincorporated area of the County. Attachment 2 lists each of the Area Plans and the date of adoption or last major amendment. Although minor updates to the Area Plans will be processed concurrently with the GPU, comprehensive updates are most needed for Area Plans that last received a comprehensive update in the 1980s:
- a) Coastal Area Plan (CAP) – Updates are needed for sections not included in the current LCP amendment process. Special topics include the following:
    - *Sea Level Rise:* New regulations are needed to address the Sea Level Rise Guidance Document adopted by the California Coastal Commission in 2015.
    - *Military Land Use Compatibility:* Naval Base Ventura County is primarily located within the coastal zone, and the recently adopted Joint Land Use Study (JLUS) includes recommendations for CAP and CZO amendments.
  - b) North Ventura Avenue Area Plan: An Area Plan update is needed to address the development potential for the former Petrochem site.
  - c) El Rio/Del Norte Area Plan: An Area Plan update is needed to address development potential for specific sites and infrastructure problems in the existing residential area.
- 3. Coastal Zoning Ordinance Update:** Planning Division records include a long list of requested amendments made by the Planning Director, Residential/Commercial Permit managers, Long-Range Planning Section manager, or County Counsel to amend the CZO to correct errors or process permits in a more efficient manner. Regular updates are needed to keep this ordinance up-to-date with current planning practice, new State laws, and various Planning Director interpretations regarding unclear passages of the ordinance. Failure to update the CZO on a regular basis can result in complications and delays when processing permits.
- 4. Cultural Heritage Ordinance Update (CHO):** The Cultural Heritage Ordinance was originally adopted by the Ventura County Board of Supervisors in 1968 to create procedures for designation and protection of “items of special historical or aesthetic character or interest.” The CHO was last amended in December 2000 to add the Site of Merit designation for 200+ properties and to clarify the Cultural Heritage Board’s role in review of alteration to these sites. In January 2016, the Cultural Heritage Board requested a study session be held to discuss potential revisions to the County’s Cultural Heritage Ordinance. Potential amendments would bring the CHO into conformance with current case law and clarify the County’s procedures with regard to review of undesignated, potentially historic cultural heritage sites, the designation of County landmarks, and the issuance of Certificates of Appropriateness. The CHB expects to finalize a recommendation for the Board of Supervisors in 2017.
- 5. Greenbelt Agreements:** Advisory Measure A, initiated by the Board of Supervisors in 1998, recommended that the County and the ten cities adopt existing and future greenbelts by ordinance. However, three Greenbelt agreements remain in Resolution form and Program 3.1.3 of the Goals, Policies and Programs states that four additional

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<sup>2</sup> Coastal Area Plan, Piru Area Plan, Ojai Valley Area Plan, El Rio/Del Norte Area Plan, North Ventura Avenue Area Plan, Saticoy Area Plan, Ahmanson Ranch Area Plan, Oak Park Area Plan, Lake Sherwood/Hidden Valley Area Plan, and Thousand Oaks Area Plan.

greenbelt agreements should be considered by the County and appropriate cities for Las Posas Valley, Hidden Valley, Upper Ojai, and between Moorpark and Simi Valley north of Hwy 118. Budget reductions in 2004 eliminated the planner position responsible for overseeing this program.

- 6. SOAR Initiative Related Redesignation of Land for Agricultural Processing:** On November 8, 2016, voters reauthorized the Ventura County Save Open Space and Agricultural Resources Ordinance (SOAR) Initiative, with some modifications. One of these modifications allows the Board of Supervisors to re-designate up to 12 acres of land to allow for agricultural processing of locally grown food without voter approval. SOAR specified the conditions under which these re-designations would be exempt from a vote of the county electorate. This project will not commence until privately-initiated or directed by the Board of Supervisors.

**Attachments:**

Attachment 1 – Ventura County General Plan Compliance with State of California General Plan Guidelines

Attachment 2 – Amendment Dates of Ventura County General Plan and Area Plans

Attachment 3 – HCD Tables A, A2, A3, B, and C – Annual Housing Element Progress Report

Attachment 4 – 2015-16 Housing Successor Agency Annual Report



**Exhibit 1: Attachment 1**  
**Ventura County General Plan**  
**Compliance with State General Plan Guidelines**

State Requirements	Ventura County General Plan Chapters And Appendices			
	Resources	Hazards	Land Use	Public Facilities
<b>Land Use Element:</b>				
Housing			X	
Business			X	
Industry			X	
Open Space	X	X	X	X
Agriculture	X		X	
Scenic Beauty	X			
Education				X
Public Buildings & Grounds				X
Solid & Liquid Wastes		X		X
Population Density/Building Intensity			X	
Flooding		X		X
Timberland Production	X		X	
<b>Circulation Element:</b>				
Major Thoroughfares				X
Transportation Routes				X
Terminals				X
Utilities				X
<b>Housing Element</b>			X	
<b>Conservation Element:</b>				
Water	X			X
Hydraulic Force		X		X
Forests	X			
Soils	X			
Rivers	X	X		X
Harbors				X
Fisheries	X			
Wildlife	X			
Minerals	X			
<b>Open Space Element</b>	X		X	
<b>Noise Element</b>		X		
<b>Safety Element</b>		X		X

**Exhibit 1: Attachment 2**  
**Last Amendment Date of**  
**Ventura County General Plan and Area Plans**

<b>Document Title</b>	<b>Date of <i>Comprehensive</i> Amendment</b>	<b>Date adopted or last amended</b>
<b>Countywide General Plan:</b>	2005	
Goals, Policies and Programs		10-22-13
Resources Appendix		06-28-11
Hazards Appendix		10-22-13
Land Use Appendix		10-22-13
Public Facilities and Services Appendix		05-08-07
<b>Area Plans:</b>		
Ahmanson Ranch Area Plan <sup>3</sup>	1998	12-15-92
Coastal Area Plan	2016	03-17-16
El Rio/Del Norte Area Plan	1996	06-28-11
Lake Sherwood/Hidden Valley Area Plan	2005*	04-06-10
North Ventura Avenue Area Plan	1988	12-11-90
Oak Park Area Plan	1988	11-15-05
Ojai Valley Area Plan	1996	11-15-05
Piru Area Plan	2008	06-28-11
Saticoy Area Plan	2015	09-22-15
Thousand Oaks Area Plan	2005*	04-06-10

\* Updates included revisions to population and density tables as well as land use maps. Amendments were significant but not comprehensive.

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<sup>3</sup> The development agreement for the Ahmanson Ranch Area Plan expires in 2017, and its deletion is included in the GPU scope-of-work.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction VENTURA COUNTY

Reporting Period 01/01/2016 - 12/31/2016

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

Jurisdiction VENTURA COUNTY

Reporting Period 01/01/2016 - 12/31/2016

**Table A**

**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
0030260215	MH	Owner	0	1	0	0	1	0			See Comments
0190010545	SU	Owner	0	1	0	0	1	0			Second Dwelling Unit- Please refer to County of Ventura Housing Element Section 3.3.7(2) for affordability assumptions.
0400220185	SU	Owner	0	1	0	0	1	0			Second Dwelling Unit- Please refer to County of Ventura Housing Element Section 3.3.7(2) for affordability assumptions.
0400220270	SU	Owner	1	0	0	0	1	0			Second Dwelling Unit- Please refer to County of Ventura Housing Element Section 3.3.7(2) for affordability assumptions.



6950150230	SF	Owner	0	1	0	0	1	0			See comments.
6950150320	SU	Owner	0	1	0	0	1	0			Second Dwelling Unit- Please refer to County of Ventura Housing Element Section 3.3.7(2) for affordability assumptions.
1450212030	SU	Owner	1	0	0	0	1	0			Second Dwelling Unit- Please refer to County of Ventura Housing Element Section 3.3.7(2) for affordability assumptions.
<b>(9) Total of Moderate and Above Moderate from Table A3</b>					7	30					
<b>(10) Total by Income Table A/A3</b>			7	13	7	30					
<b>(11) Total Extremely Low-Income Units*</b>			5								

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      VENTURA COUNTY

**Reporting Period**      01/01/2016      -      12/31/2016

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

Jurisdiction VENTURA COUNTY  
 Reporting Period 01/01/2016 - 12/31/2016

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	1	0	0	6	0	7	0
No. of Units Permitted for <b>Above Moderate</b>	27	0	0	2	1	30	0

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      VENTURA COUNTY

**Reporting Period**      01/01/2016      -      12/31/2016

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
<b>Income Level</b>		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	246	0	0	0	0	0	0	0	0	0	18	228
	Non-Restricted		0	7	4	7	0	0	0	0	0		
Low	Deed Restricted	168	0	0	0	0	0	0	0	0	0	34	134
	Non-Restricted		0	9	12	13	0	0	0	0	0		
Moderate		189	0	9	20	7	0	0	0	0	0	36	153
Above Moderate		412	0	30	29	30	0	0	0	0	-	89	323
Total RHNA by COG. Enter allocation number:		1015											
Total Units ▶ ▶ ▶			0	55	65	57	0	0	0	0	0	177	838
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

Jurisdiction VENTURA COUNTY

Reporting Period 01/01/2016 - 12/31/2016

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Opportunities and Diversity Program 7	Residential High Density	Ongoing	The Planning Division will encourage and support the development of lower income housing for extremely low-income, very low-income and low-income households on the Residential High Density (RHD) zoned parcels by continuing to facilitate the expedited, non-discretionary processing of residential development applications.
Housing Opportunities and and Diversity Program 8	Farmworker Housing Complexes	2015-2016	The Planning Division, in consultation with farmworker housing organizations, will evaluate development standards applicable to discretionary farmworker complexes and, if warranted to facilitate farmworker complexes, will adopt new or amend existing development standards. Status: In Progress
Housing Opportunities and Diversity Program 9	Second Dwelling Units	Ongoing	The Planning Division will pursue the following action to promote the construction of second dwelling units for lower-income households: - Seek funding for a program that would solicit, assemble and distribute preapproved building plans for second dwelling units (FY 2014-15). - As regulations change, update informational brochures and/or website information that describe the process for obtaining permits for second dwelling units.

			Status: Scheduled for 2018
Housing Opportunities and Diversity Program 10	Inclusionary Housing	2014-15	The Planning Division will prepare and bring forward for the Board of Supervisor's consideration amendments to the Non-Coastal and Coastal Zoning Ordinances that would require residential development projects of 10 or more dwelling units to provide lower-income residential units (NCZO -FY2014-15; CZO FY2015-16 or concurrent with Phase II CIAP Grant CZO amendments). Status: Scheduled for 2019-2020
Housing Opportunities and Diversity Program 11	Senior Citizen Housing	2015-16	The Planning Division will evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing countywide. Status: Scheduled for 2017-2018
Housing Opportunities and Diversity Program 12	Consistency with State Law	Ongoing	The Planning Division will continue to monitor State legislation regarding housing, and will submit budgetary proposals to the Board of Supervisors as necessary to amend the County General Plan and Zoning Ordinance to ensure consistency with State law.
Housing Equality Program	Fair Housing Program	Ongoing	The County will continue to fund, along with the cities, the Fair Housing Program to provide counseling and referral, affirmative action, and publications relative to fair housing laws, and tenant-landlord rights.
Population and Housing Section Update Program 1	Monitor Housing Trends	Ongoing	The Planning Division, with the help of other public and private organizations, will continue to monitor Countywide construction and demolitions and estimate population trends. The Planning Division will also periodically assess the progress in attaining the County's housing goals, policies, and programs. Housing factors that should be monitored and estimated include: - Housing construction and demolition by dwelling unit type and affordability category. - Housing tenure and vacancy rates. - Population increases and distribution. - Employment generation and housing demand of proposed projects. - Number of homeless persons and their distribution. - Land available for the construction of lower- and moderate-income housing and farmworker housing. - Evaluation of General Plan housing goals, policies and programs annually as required by the Government Code.
Population and Housing Section Update Program 2	Housing Element Update	2020-2021	The Planning Division will periodically prepare an update to the Population and Housing Section of the General Plan as required by State law, to reflect the results of the periodic reassessment of the County's housing needs, objectives, and implementation programs.
Population and Dwelling Unit Forecast Program	Update Population and Dwelling Unit Forecasts	Ongoing	The County Planning Division will continue to update the population and dwelling unit forecasts of the County General Plan periodically, in consultation

			with the cities, and subject to the approval of the Board of Supervisors. The County General Plan will be periodically updated to incorporate the updated forecasts and to revise County goals, policies, and programs as necessary.
Population and Dwelling Unit Monitoring Program	Monitor Population and Dwelling Unit Growth	Ongoing	The County Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual development patterns with adopted forecasts Growth for the various subareas of the County. In cases where it appears that discretionary development would individually or cumulatively exceed the forecasts in a given subarea of the County, the Planning Division will bring the information to the attention of the decision-making body.
Housing Preservation Program 1	Enforcement	Ongoing	The Resource Management Agency (Planning, Building and Safety, Environmental Health Divisions) will continue the enforcement of zoning, building and safety, and public health codes on a complaint or voluntary request basis.
Housing Preservation Program 2	Administer Grant/Loan Programs	Ongoing	To the extent that Federal and State grants and local housing funds are available, the County Executive Office, with the assistance of the Resource Management Agency, will continue to administer grant/loan programs to assist households with resolving housing health and safety code violations (i.e., building and safety, fire, or public health).
Housing Preservation Program 3	Mobile Home Rent Review Board Program	Ongoing	The Planning Division will continue the Mobile Home Park Rent Review Board Program to assure that the amount of space rent for mobile home owners does not increase more than set forth in the Mobile Home Park Rent Control Ordinance.
Housing Rehab Program 1	Grants/Loans to resolve health and safety code violations	Ongoing	The Resource Management Agency (Planning, building and Safety, Code Compliance, Environmental Health Divisions) will continue to notify and direct affected code violation property owners to the County Executive Office regarding possible grants/loans to resolve health and safety code violations involving housing. To the extent that Federal and State grants and local housing funds are available, the County Executive Office will continue to provide grant assistance to lower-income households for the rehabilitation of housing units that have health and safety code violations.
Housing Rehab Program 2	"Build it Smart"	Ongoing	The Planning Division will continue to maintain the existing "Build It Smart" information and web site to encourage energy- and resource-efficient building practices.
Housing Rehab Program 3	Informational Brochures for Home Rehab	Ongoing	Assemble and/or update informational brochures for the Planning and Building and Safety public counters to inform the public regarding the availability of financial assistance and application procedures for home rehabilitation.
Housing Opportunities and Diversity Program 1	Administer Fed and State grants and local funds	Ongoing	The County Executive Office will continue to administer available Federal and State grants and local housing funds in order to facilitate the development of

			affordable owner-occupied and rental housing for lower-income households (including extremely-low, very-low, and low-income housing), and for those households with identified special needs (farmworkers, senior citizens, mentally ill, handicapped, homeless). The County Executive Office will continue to notify other interested housing agencies and non-profit organizations annually as funding becomes available for lower-income and special needs housing.
Housing Opportunities and Diversity Program 2	Look for Opportunities for funding low income housing and construction	Ongoing	The County will look for opportunities and consider applying for State and Federal monies that support extremely-low, very-low, and low-income housing construction and rehabilitation. Funding opportunities will be promoted to the development community by regularly updating and maintaining information on the County's web page. The County will prioritize funding considerations for projects that serve extremely-low income housing construction.
Housing Opportunities and Diversity Program 3	Support Area Housing Authority	Ongoing	The County will encourage and continue to support the Area Housing Authority with administering subsidies to assist eligible lower-income households in renting affordable housing.
Housing Opportunities and Diversity Program 4	Encourage organizations to provide loans to lower-income families	Ongoing	The County will encourage and continue to support appropriate non-profit organizations (e.g., Community Action of Ventura County and Project Understanding) in their efforts to provide loans and/or grants to lower-income individuals and families who are either homeless or at risk of becoming homeless.
Housing Opportunities and Diversity Program 5	Continuum of Care	Ongoing	The County will continue to support the Continuum of Care efforts to prevent and end homelessness by the following efforts: - Annually survey the number of homeless persons in the County; - Seek feasible and effective strategies to prevent homelessness and house homeless persons and families; - Research the funding sources available to deal with homelessness; and - Participate on the Interagency Council on Homelessness to implement the 10-Year Strategy to End Homelessness for Ventura County.
Housing Opportunities and Diversity Program 6	Interagency Council on Homelessness	Ongoing	The County Executive Office will continue to actively participate on the Ventura County Interagency Council on Homelessness and with each of the cities within Ventura County to facilitate the implementation of the 10-Year Strategy to End Homelessness for Ventura County.
Employment and Commerce/Industry Program 1	Performance Standards	Ongoing	As necessary, the County Planning Division shall review, amend and enforce performance standards contained within zoning regulations.
Employment and Commerce/Industry Program 2	Monitor Commercial and Industrial development	Ongoing	The Planning Division will initiate a program to monitor commercial and industrial development and to estimate current employment levels.
Employment and Commerce/Industry Program 3	Housing Impact Mitigation Fee Ordinance	2014-15	The Planning Division will develop and process a Housing Impact Mitigation

			<p>Fee ordinance for the Board of Supervisors consideration. Any fees collected from agricultural-related development should be set aside for only farmworker housing.</p> <p>Scheduled for FY 2019-20</p>
Employment and Commerce/Industry Program 4	Loan/Technical Assistance to small businesses	Ongoing	<p>To the extent that Federal and State grants are available, the County Executive Office will continue to administer loan and technical assistance programs to small businesses and micro-enterprise to develop new and strengthen existing economic opportunities in the County, with a focus on job creation and retention.</p>

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      VENTURA COUNTY

**Reporting Period**      01/01/2016      -      12/31/2016

### **General Comments:**

Where actual sales data could not be attained, staff researched online sales data for comparable units, located within the same area by using the real estate website "Zillow" to determine market value estimates for the newly constructed single-family units. In some cases, units were placed in the above moderate category due to their location within residential areas with high cost housing. In instances where complete or consistent information was not available, staff placed the units in the above moderate category.

The methodology for determining affordability for second dwelling units is standardized as described in the Ventura County General Plan Land Use Appendix (Housing Element) Section 3.3.7.1.

**Exhibit 1: Attachment 4 - 2015-16 Housing Successor Agency  
Annual Report**

**HOUSING SUCCESSOR AGENCY ANNUAL REPORT  
REGARDING THE  
LOW AND MODERATE INCOME HOUSING FUND  
FOR FISCAL YEAR 2015-16 PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)  
FOR THE  
VENTURA COUNTY HOUSING SUCCESSOR AGENCY**

This Housing Successor Agency Annual Report (Report) regarding the Low and Moderate Income Housing Funds (LMIHF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 16, 2014. This Report sets forth certain details of the Ventura County Housing Successor Agency (Housing Successor Agency) activities during Fiscal Year 2015-16 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor Agency an annual report on the housing assets and activities of the Housing Successor Agency under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor Agency staff and information contained within the financial records of the Low and Moderate Income Housing Fund for Fiscal Year 2015-16. This Report is prepared using the cash basis of accounting and it conforms with and is organized into sections I through XI, inclusive, pursuant to subdivision (f) of Section 34176.1 of the Dissolution Law:

- I. Amount Deposited into LMIHF:** This section provides the total amount of funds deposited into the LMIHF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- II. Ending Balance of LMIHF:** This section provides a statement of the balance in the LMIHF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- III. Description of Expenditures from LMIHF:** This section provides a description of the expenditures made from the LMIHF during the Fiscal Year. The expenditures are categorized as required by subdivision (f)(4) of Section 34176.1.
- IV. Statutory Value of Assets Owned By Housing Successor Agency In LMIHF:** Under the Dissolution Law (Health & Saf. Code, § 34176.1, subd. (a)(1)) and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance pursuant to subdivision (a)(2) of Section 34176, the value of the properties transferred to the Housing Successor Agency pursuant to subdivision (f) of Health and Safety Code Section 34181, and the purchase price of any properties purchased by the Housing Successor Agency. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHF.



- V. **Description of Transfers:** This section describes transfers, if any, to another successor housing agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VI. **Project Descriptions:** This section describes any project for which the Housing Successor Agency receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Health and Safety Code Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, if any, this section provides a status update on such projects.
- VIII. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing transfer obligations, if any, under Section 33413 that were outstanding at dissolution of the former redevelopment agency on February 1, 2012, along with the Housing Successor Agency's progress in meeting those prior obligations, if any, and how the Housing Successor Agency's plans to meet unmet obligations, if any.
- IX. **Income Test:** This section provides the information required by subdivision (a)(3)(B) of Section 34176.1, or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014, and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- X. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor Agency, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor Agency, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report, the ten-year period reviewed is July 1, 2006 – June 30, 2016.
- XI. **Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHF, if any, and the length of time that the Housing Successor Agency has had excess surplus, and the Housing Successor Agency's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor Agency's governing body by December 31, 2016. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the County's website <http://www.ventura.org/county-of-ventura-rda-in-piru/housing-successor-agency-to-the-former-redevelopment-agency>.

**I. AMOUNT DEPOSITED INTO LMIHF DURING FISCAL YEAR 2015-16**

Source	Amount
Interest	\$ 0.04
<b>Total from all sources deposited in Fiscal Year</b>	<b>\$ 0.04</b>

A total of \$0.04 was deposited into the LMIHF during the Fiscal Year. Of the total funds deposited into the LMIHF, a total of \$0 was held for items listed on the ROPS.

**II. ENDING BALANCE OF LMIHF**

<b>Balance of LMIHF as of 6/30/16</b>	
Subject	Balance
Beginning Balance (As of 7/1/15)	\$ 8.17
Add: Current Deposits (Interest)	\$ 0.04
Less: Expenditures	\$ 0.00
<b>Ending Balance</b>	<b>\$ 8.21</b>

At the close of the Fiscal Year, the ending balance in the LMIHF was \$8.21, of which \$0 is held for items listed on the ROPS. The beginning balance represents prior year earned interest.

**III. DESCRIPTION OF EXPENDITURES FROM LMIHF**

There were no expenditures during the Fiscal Year.

**IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR AGENCY IN LMIHF**

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance pursuant to subdivision (a)(2) of Section 34176, the value of the properties transferred to the Housing Successor Agency pursuant to subdivision (f) of Section 34181 of the Health and Safety Code, and the purchase price of any properties purchased by the Housing Successor Agency. The value of any loans and grants receivable is also included in the calculation of these reported assets held in the LMIHF.

The following summarizes the statutory value of assets owned by the Housing Successor Agency on July 1, 2016 (the LMIHF currently includes no real property assets):

<b>Asset Category Loans</b>	<b>Statutory Value</b>
Home Improvement Loans (14 Loans)	\$717,955.28
Less: Home Improvement Loans Forgiven	< 3,264.20>
	<b>Statutory Value</b>
Program Loan Balance	<b>\$714,691.08</b>
<b>Total Statutory Value of Assets Owned by Housing Successor Agency</b>	<b>\$714,691.08</b>

**V. DESCRIPTION OF TRANSFERS**

The Housing Successor Agency did not make any LMIHF transfers to other housing successor agencies during the Fiscal Year.

No LMIHF transfers were made during the Fiscal Year.

**VI. PROJECT DESCRIPTIONS**

This section describes any project for which the Housing Successor Agency receives or holds property tax revenue pursuant to the ROPS and the status of that project.

The Housing Successor Agency does not receive or hold property tax revenue pursuant to the ROPS.

**VII. STATUS OF COMPLIANCE WITH SECTION 33334.16**

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor Agency on or after February 1, 2012; however, this Report presents a status update on any projects related to such real property.

The following provides a status update on the project(s) for property or properties that have been acquired by the Housing Successor Agency using LMIHF on or after February 1, 2012:

No property was acquired by the Housing Successor Agency using LMIHF on or after February 1, 2012.

**VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413**

**Replacement Housing:** According to the Redevelopment Implementation Plan adopted by the County of Ventura Redevelopment Agency on August 7, 2007, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor Agency. The former redevelopment agency's Implementation Plans are posted on the County's website at <http://www.ventura.org/county-of-ventura-rda-in-piru/housing-successor-agency-to-the-former-redevelopment-agency>.

There are no replacement housing obligations.

**Inclusionary/Production Housing.** According to the Redevelopment Implementation Plan adopted by the County of Ventura Redevelopment Agency on August 7, 2007, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor Agency. The former redevelopment agency's Implementation Plans are posted on the County's website at <http://www.ventura.org/county-of-ventura-rda-in-piru/housing-successor-agency-to-the-former-redevelopment-agency>.

There are no inclusionary production obligations.

#### **IX. EXTREMELY-LOW INCOME TEST**

Subdivision (a) of Section 34176.1 provides that the Housing Successor Agency must require at least 30% of the LMIHF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the area median income (AMI). If the Housing Successor Agency fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor Agency must ensure that at least 50% of the funds remaining in the LMIHF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor Agency demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

The Housing Successor Agency has not expended any funds.

#### **X. SENIOR HOUSING TEST**

The Housing Successor Agency is to calculate and report the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor Agency, the former redevelopment agency and/or the County of Ventura within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor Agency, the former redevelopment agency and/or County of Ventura within the same time period. If this percentage exceeds 50%, then the Housing Successor Agency cannot expend future funds in the LMIHF to assist additional senior housing units until the Housing Successor Agency or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following table provides the information required for this report on the Housing Successor Agency's Senior Housing Test for the 10-year period of July 1, 2006 – June 30, 2016.

<b>Senior Housing Test 10-Year Test July 1, 2006 – June 30, 2016</b>	
<b># of Assisted Senior Rental Units</b>	<b>0</b>
<b># of Total Assisted Rental Units</b>	<b>0</b>
<b>Senior Housing Percentage</b>	<b>0%</b>

## XI. EXCESS SURPLUS TEST

Excess Surplus is defined in subdivision (d) of Section 34176.1 as “an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the [Housing Successor Agency’s] preceding four fiscal years, whichever is greater.”

Year	FY 2011-12 (Beginning 2/1/12)	FY 2012-13	FY 2013-14	FY 2014-15	Aggregate of 4 Prior FY’s	FY 2015-16
Beginning Balance	\$ 0.00	\$ 250,531.25	\$13,536.86	\$ 13,584.52		\$ 8.17
Add: Deposits	\$250,531.25	\$ 14,049.21	\$ 47.66	\$ 30.13	<b>\$ 264,658.25</b>	\$ 0.04
Less: Expenditures	\$ <0.00>	\$<251,043.60>	\$ <0.00>	\$<13,606.48>		\$ <0.00>
Ending Balance	<b>\$250,531.25</b>	<b>\$ 13,536.86</b>	<b>\$13,584.52</b>	<b>\$ 8.17</b>		<b>\$ 8.21</b>

As provided in subdivision (d) of Section 34176.1, the greater of \$1,000,000.00 or the aggregate of deposits during the preceding four fiscal years is used to calculate excess surplus. Since the aggregate of deposits during the preceding four Fiscal years is \$264,658.25, \$1,000,000 will be used to calculate excess surplus.

The current unencumbered amount in the account is \$8.21 as of June 30, 2016, which is below the Housing Successor Agency’s basis of \$1,000,000. Therefore, there is no excess surplus.

## ACTIONS NEEDED

This report and an independent financial audit of the Low and Moderate Income Housing Fund must be presented to the Housing Successor Agency’s governing body within six months of the end of the previous fiscal year. The independent financial audit is included as part of the County of Ventura’s Comprehensive Annual Financial Report.

This report and the former redevelopment agency’s Implementation Plans are posted on the County’s website at <http://www.ventura.org/county-of-ventura-rda-in-piru/housing-successor-agency-to-the-former-redevelopment-agency>.