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A Plan for Housing County of Ventura Residents for the Next Eight Years (2021-2029)

Affirmatively Furthering Fair Housing

August 4, 2021

Draft Housing Element
For Spanish Translation

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Webinar Recording and Summary of Questions will be made available on the project website:
www.vcrma.org/housing-element-update
Meeting Agenda

1) Housing Element Update
2) What is Fair Housing?
3) Affirmatively Furthering Fair Housing
4) Staff’s Fair Housing Assessment
5) Fair Housing Issues, Contributing Factors, and Meaningful Actions
Housing Element Update
Housing Element Update Project Timeline

- **First Submittal**: March 2021 (HCD 60-day Review)
- **Second Submittal**: June 2021 (HCD 60-day Review)
- **AFFH Public Outreach**: August 2021
- **Planning Commission Hearing**: September 2021
- **Board of Supervisors Hearing**: October 2021
- **HCD Certification**: Fall/Winter 2021
- **AFFH Guidance Released**: April 2021
- **Hearing on Draft Housing Element**: February 2021
What is Fair Housing?
Fair Housing Act (1968)

Prohibits discrimination concerning the sale, rental, and financing of housing based on:

- Race
- Religion
- National origin
- Sex/gender
- Disability (1988)
- Family status (1988)
AB 686 (2018) defines Affirmatively Furthering Fair Housing as...

“Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”
“Meaningful actions” must aim to accomplish the following:

1. Address significant disparities in housing needs and in access to opportunity;
2. Replace segregated living patterns with truly integrated and balanced living patterns;
3. Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
4. Foster and maintain compliance with civil rights and fair housing laws.
Staff Fair Housing Assessment
The following five categories must be assessed:

- Fair Housing Enforcement & Outreach
- Segregation & Integration
- Disparities in Access to Opportunity
- Disproportionate Housing Needs/Displacement
- Racially / Ethnically Concentrated Poverty
Staff Assessment of Fair Housing

• Ability to disseminate information related to fair housing and provide outreach and education.

• Ability to address compliance with fair housing laws, including a discussion of any findings, lawsuits, enforcement actions, settlements, or judgements.
The County contracts with the Housing Rights Center to provide the following services:

- Free landlord/tenant counseling;
- Housing discrimination investigation; and
- Community outreach and education on fair housing laws.
Staff Assessment of Fair Housing

- Race
- Ethnicity
- Familial Status
- Persons with disabilities
- Income
Dissimilarity Index
Staff Assessment of Fair Housing

• Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

• Racially Concentrated Areas of Affluence (RCAA)
Figure 0-0:
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map

Map Date: May 28, 2021
Source: California Department of Housing and Community Development, 2021;
Ventura County, 2021; California Department of Transportation, 2007; USGS, 2013.
Staff Assessment of Fair Housing

Indices and Individual Variables

• Education
• Transportation
• Economic development and access to jobs
• Healthy environment
• Other additional relevant factors
Staff Assessment of Fair Housing

- Cost Burden & Severe Cost Burden
- Overcrowding
- Substandard Housing
- Homelessness
- Displacement

Disproportionate Housing Needs, Including Displacement
Fair Housing Issues and Contributing Factors
1. Patterns of Segregation, including presence of Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

2. Disproportionate Access to Homeownership

3. Discrimination in Housing
Patterns of Segregation

Contributing Factors:

• Past racially restrictive covenants and school district gerrymandering

• Rural and agricultural communities (along Highway 126) have more affordable housing opportunities

• Infrastructure constraints restrict development of high-density housing in most of the unincorporated County
Proposed Meaningful Actions:

• Encourage **HomeShare** partnerships to provide affordable housing options in exchange for services, to assist senior resident homeowners. *(Program X)*

• Continue the **rent control program for mobilehome parks**, which provides housing for lower income residents in high resource areas. *(Program B)*

• Encourage **construction of ADUs** to increase supply of affordable housing, especially in high resource areas. *(Programs C and U)*

• **Increase services and amenities** to improve access to opportunity in low resource areas. *(Programs A, D, and E)*

• **Provide training to landlords on fair housing laws** and encourage them to market their rental units in high resource areas to voucher holders. *(Programs L and Q)*
Disproportionate Access to Homeownership

Contributing Factors:

• Unaffordable home prices in coastal communities.
• Costs of repairs or rehabilitation for older housing stock.
• Lack of economic mobility for protected classes.

Proposed Meaningful Actions:

• Provide down payment assistance to eligible potential homeowners. (Program R)
• Guide eligible homeowners in identifying resources for rehabilitation assistance. (Programs V and W)
Contributing Factors:

• Lack of community support for high-density affordable housing

• Limited housing opportunities for persons with disabilities
Proposed Meaningful Actions:

• **Increased testing** and more persistent enforcement of fair housing laws. *(Program L)*

• **Actively recruit residents from low-opportunity/disadvantaged communities** to serve or participate on boards, committees and other local government bodies. *(Program Y)*

• Amend County Ordinances and implement new state housing laws that mandate the use of only **objective standards to approve residential projects**, including projects for the special needs population. *(Programs N and T)*
Based upon the Contributing Factors summarized in this presentation, do you have suggestions on other ways the County could remediate and improve fair housing?
Please visit
www.vcrma.org/housing-element-update
for more information and project updates
Q & A