Thanks for joining, the webinar will begin shortly.

Please Note

• Spanish interpretation will be available.
• All participant microphones will be muted during the webinar.
• Please type all questions into the Q&A box.
• Answers will either be provided in the Q&A box or will be answered directly by the presenter.
A Plan for Housing County of Ventura Residents for the Next Eight Years (2021-2029)

Virtual Community Meeting
August 26, 2020
For Spanish Translation

• For Desktop users,
  1. Click **Interpretation**
  2. Select the language
  3. (Optional) Click **Mute Original Audio**, to only hear Spanish translation

• For smart phone users,
  1. Tap **More**
  2. Tap **Language Interpretation**
  3. Select the language
  4. (Optional) Tap the toggle to **Mute Original Audio**
Workshop Presenters

Jennifer Butler
Housing Element Project Manager
Senior Planner
Jennifer.Butler@ventura.org

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Planning Manager
Tricia.Maier@ventura.org

Chelsey Payne
Director of Urban Design and Planning
Chelsey.Payne@ascentenvironmental.com

Webinar Recording and Summary of Questions will be made available on project website:

www.vcrma.org/housing-element-update
How to Participate

Submit Project Comments/Questions During the Meeting:
• Use the Q&A Feature
• Email: Jennifer.Butler@ventura.org

Having Issues With Zoom During The Meeting?
• Send message in Q&A

Zoom Comments/Questions? Send message using Q&A
Zoom Meeting Controls - Desktop

Use Q&A window to send comments/questions

Send questions to everyone or choose your recipient here

Zoom Comments/Questions? Send message using Q&A
Zoom Meeting Controls

First click, “More”

Access the Q&A window to send comments/questions

Zoom Comments/Questions? Send message using Q&A
1) **Topics We Will Cover**
   - Housing Element Overview
   - Housing Needs Assessment
   - RHNA Obligation & Strategies
   - Project Timeline
   - Housing Accomplishments

2) **Interactive Polling**

3) **Questions & Answers**
INSTANT POLLING

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Go to: PollEv.com/vchousing404

Or Text VCHOUSING404 to 22333 once to join

Questions? Send us a message in the Q&A!
Which best describes you?

a. Unincorporated Ventura County Resident
b. Incorporated City Resident (e.g. Ventura, Ojai, Camarillo, Santa Paula, etc)
c. Advocate/ Non-profit Organization
d. Developer
e. Other
Do you rent or own your home?

a. Rent
b. Own

Polling Question 2
PollEv.com/vchousing404 or Text VCHOUSING404 to 22333
Housing Element Overview

- Required element of the General Plan
- Reviewed and certified by CA Department of Housing and Community Development (HCD) for compliance with State law
- 8-year State-mandated update schedule
- Plan for accommodating the County’s “fair share” of the regional housing need
Housing Element Contents

- Analysis of existing and projected housing needs
- Inventory of available sites for housing
- Analysis of potential constraints on housing
- Fair housing analysis (NEW)
- Evaluation of previous housing element
- Goals, policies, and implementation programs

» Required policy topics:
  » Provide adequate housing sites
  » Assist in development of affordable housing
  » Remove governmental constraints
  » Preserve existing affordable housing
  » Affirmatively further fair housing
  » Promote accessory dwelling units (NEW)
Housing Needs Assessment
2018 Ventura County Total Population

Unincorporated Areas: 96,187
Oxnard: 207,568
Simi Valley: 126,199
Thousand Oaks: 128,481
Ventura: 110,234
Camarillo: 67,543
Moorpark: 36,274
Santa Paula: 30,258
Port Hueneme: 22,215
Fillmore: 15,598
Ojai: 7,555

Source: US Census Bureau, 2010 Census. SF1DP1; American Community Survey (ACS) 2014-2018 5-year data. S0101
2018 Population in Unincorp. Ventura County

Source: US Census Bureau, 2010 Census. SF1DP1; American Community Survey (ACS) 2014-2018 5-year data. S0101
Population Change in Unincorp. County, 2010-2018

Source: US Census Bureau, 2010 Census. SF1DP1; American Community Survey (ACS) 2014-2018 5-year data. S0101
Age Demographics in County of Ventura

The population of residents 65 years and over increased by 4.2% from 2010 to 2018

The population of residents under 18 years old decreased by 2.5% from 2010 to 2018

Source: American Community Survey (ACS) 2014-2018 5-year data. S0101. US Census Bureau, 2010 Census. SF1DP1
special needs population – farmworkers

- Est. 18,000-23,000 farmworkers in County
- Agriculture made up 32.6% of total jobs in the unincorporated county 2017
- Majority of agricultural laborers are permanent residents of the County
- Where do farmworkers mostly live in the County?
  - 11 farmworker camps
  - Low-income housing near existing farmland
  - Single family residences with multiple families
Unincorporated County Housing Stock, 2018

- **Single family detached**: 80%
- **Single family attached**: 5%
- **2-4 units**: 6%
- **5+ units**: 3%
- **Mobile homes**: 3%

Picture location: New housing, Piru
Housing Affordability

Ventura County (incl. incorporated Cities)

- 2018 Median Household Income: $81,972
- Median Existing Home Sales Price: $583,000

Unincorporated County

- 2018 Median Household Income: $73,344
- Median Existing Home Sales Price: $769,000
- Unincorporated Median Existing Home Sales Price: $769,000

- Lower Household Income: -$8,628

+ $186,000
Higher Home Sales Price

Sources: U.S. Census American Community Survey, 2017; Nielsen Co.; California Department of Finance E-5, May 2018; CoreLogic/DataQuick; California Department of Education; and SCAG
### Housing Affordability

**WHO CAN AFFORD TO RENT (2020)**

Renters need to earn **3 times** minimum wage to afford the average two-bedroom asking rent in Ventura County.

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Average Asking Rent</th>
<th>Income Needed to Afford Average Asking Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Minimum Wage</td>
<td>$2,253 /Month</td>
<td>$13.00 /Hour</td>
</tr>
<tr>
<td>Farmworkers</td>
<td>$2,343 /Month</td>
<td>$13.52 /Hour</td>
</tr>
<tr>
<td>Personal Care Aides</td>
<td>$2,348 /Month</td>
<td>$13.55 /Hour</td>
</tr>
<tr>
<td>Retail Salespersons</td>
<td>$2,698 /Month</td>
<td>$15.57 /Hour</td>
</tr>
<tr>
<td>Janitors &amp; Cleaners</td>
<td>$2,968 /Month</td>
<td>$17.12 /Hour</td>
</tr>
<tr>
<td>Construction Laborers</td>
<td>$4,148 /Month</td>
<td>$23.93 /Hour</td>
</tr>
</tbody>
</table>

Average Asking Rent: $2,037 /Month

Income Needed to Afford Average Asking Rent: $6,790 /Month

Ventura County Average Rent: $39.17 /Hour
Tenure and Overpayment in Ventura County

68% of households own their home
(compared to 54.6% statewide)

Cost-Burden / Overpayment

- 54% of renter households are cost-burdened

Ventura County Cost-Burdened Households: 2016

- Homeowners: 31.8%
- Renters: 53.9%
INSTANCE POLLING
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Go to: PollEv.com/vchousing404

Or Text VCHOUSING404 to 22333 once to join

Questions? Send us a message in the Q&A!
Which of the following are TRUE for you, if any? (choose all that apply)

a. Struggling to pay for rent or mortgage
b. Worried about my rent increasing
c. Looking to relocate outside Ventura County due to limited local affordable housing options
d. Living with a family member or a friend
e. A family member(s) is living with us
f. Lack funding to make necessary home repairs
g. None of these
Development Policies Unique to Ventura County
97% Planned as Agriculture and Open Space
Guidelines for Orderly Development

- Direct urban development to the cities

Ventura County Boundary

- Cities
- Urban
- Existing Community
Greenbelt Agreements

Save Open Space and Agricultural Resources (SOAR)

- Series of voter initiatives adopted to protect open space and ag land
- County SOAR ordinance requires voter approval of changes to General Plan Apicultural, Open Space, or Rural land use designations
- 7 cities established City Urban Restriction Boundaries (CURBs)
- City of Ventura has SOAR ordinance and Hillside Voter Protection Act
Regional Housing Needs Allocation
Regional Housing Needs Assessment

State

Region

Cities & Counties

California
(Housing and Community Development)

SCAG
(Southern California Association of Governments)
Regional Housing Needs Determination (RHND)
1,344,740 units

Local Jurisdictions
Regional Housing Needs Allocation (RHNA)

Every city and county must plan to accommodate its “fair share” of the regional housing need

Unincorporated Ventura County’s
DRAFT 2021-2029 RHNA = 1,259 units
What is considered affordable housing?

<table>
<thead>
<tr>
<th>Income Limit</th>
<th>Annual Income Limit (4-Person Household)</th>
<th>Monthly Housing Cost (30% of income)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above Moderate (&gt;120% of AMI)</td>
<td>&gt;$117,350</td>
<td>&gt;$2,934</td>
</tr>
<tr>
<td>Moderate (&lt;120% of AMI)</td>
<td>$117,350</td>
<td>$2,934</td>
</tr>
<tr>
<td>Low (&lt;80% of AMI)</td>
<td>$90,350</td>
<td>$2,259</td>
</tr>
<tr>
<td>Very Low (&lt;50% of AMI)</td>
<td>$56,450</td>
<td>$1,411</td>
</tr>
<tr>
<td>Extremely Low (&lt;30% of AMI)</td>
<td>$33,850</td>
<td>$846</td>
</tr>
<tr>
<td>Jurisdiction</td>
<td>Very-Low Income (&lt;50% of median)</td>
<td>Low Income (50-80% of median)</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Camarillo</td>
<td>351</td>
<td>243</td>
</tr>
<tr>
<td>Fillmore</td>
<td>72</td>
<td>60</td>
</tr>
<tr>
<td>Moorpark</td>
<td>376</td>
<td>233</td>
</tr>
<tr>
<td>Ojai</td>
<td>12</td>
<td>8</td>
</tr>
<tr>
<td>Oxnard</td>
<td>1,834</td>
<td>1,068</td>
</tr>
<tr>
<td>Port Hueneme</td>
<td>25</td>
<td>15</td>
</tr>
<tr>
<td>Ventura</td>
<td>1,184</td>
<td>863</td>
</tr>
<tr>
<td>Santa Paula</td>
<td>101</td>
<td>98</td>
</tr>
<tr>
<td>Simi Valley</td>
<td>746</td>
<td>492</td>
</tr>
<tr>
<td>Thousand Oaks</td>
<td>733</td>
<td>493</td>
</tr>
<tr>
<td><strong>Unincorporated Areas</strong></td>
<td><strong>317</strong></td>
<td><strong>225</strong></td>
</tr>
<tr>
<td>Ventura County Total</td>
<td>5,751</td>
<td>3,799</td>
</tr>
</tbody>
</table>

Housing Types and Affordability

Housing Element basic assumption: **Density = Affordability**

<table>
<thead>
<tr>
<th>Above Moderate Income</th>
<th>Moderate Income</th>
<th>Lower Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large-lot single family home</td>
<td>Townhome</td>
<td>Mobile/Manufactured home</td>
</tr>
<tr>
<td>Small-lot single family home</td>
<td>Duplex and Triplex</td>
<td>Accessory dwelling</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Multifamily housing (20 units/acre)</td>
</tr>
</tbody>
</table>
How will the County meet the lower-income RHNA?

1. Existing Residential High-Density Sites (allowing 20 units/acre)
2. Farmworker and Accessory Dwelling Units
3. Pending and Approved Projects
4. CSUCI – University Glenn Phase 2
How will the County meet the lower-income RHNA?

Residential High Density Sites – El Rio

Site #1: Cortez St and El Rio School Ln

Max. Capacity: 16 units
Size: 0.8 acres
Zoning: RHD-20
Existing Use: Non-vacant, vehicle storage, no structures
Parcel Number: 145-019-0390
How will the County meet the lower-income RHNA?

Residential High Density Sites – El Rio

Site #2: Cortez St and El Rio School Ln

- **Max. Capacity:** 163 units
- **Size:** 8.1 acres
- **Zoning:** RHD-20
- **Existing Use:** Nursery
- **Parcel Numbers:** 145-018-004, -005, -006 (3 parcels)
How will the County meet the lower-income RHNA?

Residential High Density Sites – Santa Susana Knolls

Site #3: Santa Susana Pass Road (Across from Metrolink Railroad)

- **Max. Capacity:** 41 units
- **Size:** 2.1 acres
- **Zoning:** RHD-20
- **Existing Use:** Vacant
- **Parcel Numbers:** 647-012-005, -006 (2 parcels)
How will the County meet the lower-income RHNA?

Accessory Dwelling Units (ADUs)
- New ADU law passed Jan 2017
- 119 ADU permits issued Jan 2017- Dec 2019
- Assuming 256 lower-income ADUs from 2021-2029
  - Assuming 40 ADUs per year over 8 years
  - 80% of total ADUs assumed to be lower income

Farmworker Dwelling Units
- 8 units permitted Jan 2014 – Dec 2019
  - Assumes 1 unit per year over 8 years
How will the County meet the lower-income RHNA?

Somis Ranch Farmworker Housing Complexes (Pending Project)

200 units planned for Phases 1+2 (could potentially be counted in 2021 Housing Element)
How will the County meet the lower-income RHNA?

CSU Channel Islands – University Glenn Phase 2

- 600 total units
  - 120 for-sale homes
  - 310 apartments
  - 170 affordable, age-restricted units
How will the County meet the lower-income RHNA?

| Capacity |  
|------------------|------------------|------------------|------------------|------------------|
| Existing Residential High-Density Zoned Sites (20 Units/Acre) | 220 | Farmworker Dwelling Units | 8 | 
| Accessory Dwelling Units | 256 | Somis Ranch Farmworker Housing Complexes | 200 | 
| Cal State University Channel Islands – University Glenn Phase 2 | 170 | Total Capacity | 854 | 
| 2021-2029 RHNA | 542 | Surplus Capacity | 312 |
Maintain the sites inventory at all times

- County must maintain adequate sites for lower-income housing throughout the 8-year planning period
- If a development is approved on a housing element site with either fewer units or a different income category (i.e., market rate) that site is lost from the inventory
- If remaining sites are not adequate, the County must identify and make available a replacement site within 180 days
What if the County loses RHNA capacity?

• Housing Element will examine potential impacts of additional housing on sites in Meiners Oak and Piru

• These sites will not be rezoned as part of this Housing Element

• Identified as future potential sites if additional capacity is needed to maintain adequate sites
What if the County loses RHNA capacity?

Tentative Rezone Sites

Meiners Oak

Piru
Lower-Income Inventory Sites Overview
Recent Housing Accomplishments
Recent Housing Accomplishments

• 2015 Updated the *Saticoy Area Plan* and increased residential capacity.
• 2015 Board approved **$1 million** towards construction of *farmworker housing*.
• 2017 Board approved **$500,000 in funds to the Homeless Prevention and Rapid Re-Housing Program** for County residents displaced by the Thomas Fire.
• 2017-2018 Updated the *Accessory Dwelling Unit Ordinance* to meet state law requirements and streamline permitting for accessory dwelling units.
• 2018 Developed **standardized plans** for Accessory Dwelling Units and Farmworker Dwelling Units for County residents to utilize.
Recent Housing Accomplishments

- **2019** Secured **$330,000 in state planning grants** to fund the Housing Element and Farmworker Housing Ordinance updates.

- **2019** Created *Mobilehome Park and Senior Mobilehome Park Overlay Zones* to preserve affordable housing in the County.

- **2019** Assisted 92 households throughout the County with mortgage assistance through the *Mortgage Credit Certificate Program*.

- **2020** Partnered with the City of Ventura to open the County’s first year-round Homeless Shelter, *the Arch*. 
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Or Text VCHOUSING404 to 22333 once to join

Questions? Send us a message in the Q&A!
Q4: What should the County prioritize in developing new housing programs? (Top 2)

a. Infill or Mixed-Use Development  
b. More Affordable Workforce Housing  
c. Senior Housing  
d. Housing for Persons with Disabilities, Including Mental Illness  
e. Farmworker Housing  
f. Accessory Dwelling Units (Second Unit, Guesthouse, Granny Flat, etc.)
Polling Question 5

In one word, what is your vision for housing in unincorporated Ventura County? (e.g. equity, diversity, affordable, etc.).

*Note: The answers will be used to create a Word Cloud.*
Project Timeline
Ventura County Housing Element Update Project Timeline

- **Public Outreach**: AUGUST – SEPTEMBER 2020
- **Environmental Review**: SPRING 2021
- **Planning Commission Hearing**: SUMMER 2021
- **HCD Certification**: OCTOBER 2021
- **Hearing on Draft Housing Element**: WINTER 2021
- **HCD 60-day Review**: SPRING 2021
- **Board of Supervisors Hearing**: FALL 2021
Q & A
Please visit

vcrma.org/housing-element-update

Check the website for more information and project updates