

FEBRUARY 2021 | DRAFT

COUNTY OF VENTURA 2021 – 2029 HOUSING ELEMENT UPDATE



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CHAPTER 1 INTRODUCTION

The Housing Element of the General Plan is intended to adequately plan for the existing and future housing needs of the community, including a comprehensive strategy for promoting the production of the County's "fair share" of the regional housing need. A priority of both state and local governments, Government Code Section 65580 states the intent of creating housing elements:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order."

The following discusses the context for housing policy in Ventura County, the organization of the Housing Element, the element's relationship to other elements of the General Plan, and the public participation process employed in the preparation and adoption of the Housing Element.

Pursuant to State law, the Housing Element identifies goals, policies and programs that focus on the following priorities:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites to accommodate future housing needs for all income and special needs segments of the community;
- Assisting in the development of affordable housing;
- Removing governmental constraints to housing development; and,
- Promoting equal housing opportunities for all County residents.

Format of the Housing Element

The County of Ventura Housing Element contains the following key components that together fulfill the State's housing element requirements:

- A community profile analysis that include the County's demographic characteristics, the characteristics of the existing housing stock, household characteristics and socioeconomic characteristics.
- An analysis of those issues that could constrain the development and/or maintenance of housing, especially affordable housing. Constraints considered include government and non-governmental constraints.
- A discussion of resources available to address the County's identified housing needs.
- A housing plan for accommodating existing and projected housing needs through new construction, rehabilitation, preservation, and provision of assistance.

General Plan Consistency

The elements that comprise the County of Ventura's General Plan are required by state law to be internally consistent. Together these elements provide the framework for the development of facilities, services and land uses necessary to address the needs of County residents. To ensure that these needs are addressed throughout the General Plan, the elements must be interrelated and interdependent. The Housing Element is most directly related to the Land Use Element, since it is the Land use Element that designates the location and extent of residential development throughout the County through the year 2040.

As the elements of the General Plan are amended in the future, the County will review the Housing Element to ensure internal consistency to the General Plan. Amendments to these other elements in the future may warrant an amendment to the Housing Element or vice versa.

Community Participation

As part of the Housing Element update process, the County implemented the State’s public participation requirements in Housing Element law, from Government Code section 65583(c)(7), that each jurisdiction “...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element.” Community participation methods utilized were virtual online workshops, stakeholder meetings, and surveys. Details on each of these methods are summarized below. Throughout the Housing Element update process, the County received public input through online channels, such as social media platforms and a public survey that was widely distributed. A complete list of public comments can be found in Appendix C.

Regional Consolidated Plan and Analysis of Impediments to Fair Housing Public Outreach (August - October 2019)

The Ventura County Regional Five-Year Consolidated Plan (Regional Consolidated Plan) is a collaborative document developed between all 10 incorporated cities and unincorporated Ventura County. The County of Ventura was the lead agency in the development of this Regional Consolidated Plan adopted by the Board of Supervisors on May 5, 2020. An approved Regional Consolidated Plan is needed for the County to receive federal funding from sources such as the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and the HOME Investment Partnerships Program (HOME). To accept federal funding, the County is also required to submit a Regional Analysis of Impediments to Fair Housing Choice (AI) in conjunction with the Regional Consolidated Plan. The AI presents a demographic profile of Ventura County, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents.

As a part of the Regional Consolidated Plan and AI effort, the County Community Development Division staff conducted a public outreach campaign to gather resident and stakeholder feedback on housing and community development needs across the community. Over a period of three months, community engagement efforts included six community meetings, six stakeholder meetings, three focus groups, two surveys (one administered to residents and another to stakeholders), and a 30-day public review period. A summary of the outreach efforts from the public engagement can be found in the Regional Consolidated Plan which is available on the Community Development Division webpage: www.ventura.org/county-executive-office/community-development/hud-plans-reports/.

Accessory Dwelling Unit Survey (May-June 2020)

On May 4, 2020, the Planning Division distributed approximately 350 letters by mail to survey property owners who had been issued a building permit for an accessory dwelling unit (ADU) in the past. The purpose of the survey was to gather rental information on the ADUs as well as to gather input on how to facilitate the process of ADU permitting in the future from those that have gone through the process. The survey garnered a total of 148 respondents (approximately a 42 percent response rate) a large percentage of whom lived in the Ojai, Somis and Camarillo areas. A majority of the respondents lived in one or two-bedroom detached ADUs, paying rents which fell in the extremely low-income category of \$730/month and lower. Individual responses gathered through the ADU survey touched on the following themes:

- Improving the permit and development process (such as streamlining the permitting process and fees, remove regulatory barriers, etc.);
- Lack of knowledge about the County’s free building plans for ADUs;

- Most ADUs are being used as rental units or as housing for family members;
- It was suggested the county should subsidize the development of ADUs when they are used for affordable housing;
- ADUs are often utilized for housing farmworkers and are crucial for that purpose;
- The CC&Rs for some housing developments do not allow ADUs to be rented to persons other than the immediate family, which is prohibited by Civil Code section 4751;
- Concerns about the impacts of ADUs on the residential neighborhood were expressed;
- The high expense related to installation of a separate utility meter for the ADUs was mentioned;
- ADUs serve as a source of supplemental income;
- ADUs are a good source of affordable housing; and,
- Lack of information on financing and insurance options for ADUs.

A more detailed summary of the survey responses can be found in Appendix C.

Housing Element Virtual Workshop (August 2020)

In response to the declared state and local emergencies due to the novel coronavirus, the first Housing Element public workshop was held virtually on Zoom. It was recorded and made available afterward on the County’s Planning Division YouTube channel. The County held the virtual community meeting on August 26, 2020. Approximately 43 people registered to participate in the workshop. The workshop was presented in both English and Spanish with simultaneous translation and a link was placed on the project webpage for future viewing. A complete list of the questions received, and responses provided during the workshop can be found in Appendix C in both English and Spanish.

Housing Element Survey (September – November 2020)

In order to obtain a range of input from community members that reflected the broad economic and demographic spectrums of the county in the absence of in-person workshops, County staff disseminated a detailed housing needs survey to the public and community stakeholders to gain a deeper understanding of resident housing needs. The survey consisted of eight questions designed to better understand the housing needs and priorities for residents of the unincorporated area of Ventura County. The housing needs survey was advertised via the County website, the County Facebook page, and on the County’s Next Door platform. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 114 stakeholders, including public agency representatives, non-profit organizations, real estate professionals, service providers, housing advocacy groups, and housing developers. This group of stakeholders was asked to post the survey on their social media platforms and to disseminate the survey in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers.

The survey gathered 88 responses, a third of the respondents lived in the unincorporated area. Over half the overall number of respondents were over the age of 55. Seventy percent of respondents owned their own home, citing affordability, low crime rates, a feeling of safety, and proximity to parks and open space as the most common reasons for choosing the location of their residence. Of the 88 responses received, 40 individuals provided written comments. Common themes raised through the survey included:

- The need for affordable housing options in all neighborhoods in the County– for low-income population, transitional youth, farmworkers, seniors, inclusionary housing, etc.;
- Ensure the County has adequate infrastructure (water supply, sewer, transit, roadway connections) to support the proposed housing;

- Reduce regulatory barriers and streamline the permitting process;
- Explore options for rehabilitation of blighted commercial properties into housing, or for the homeless population;
- Encourage a variety of housing types such as duplexes, mixed use/live work, higher density, tiny homes, etc.;
- Locate higher density and affordable housing options closer to transportation and around public open spaces such as parks and protected bike networks;
- Retain open spaces in residential neighborhoods;
- Ensure stability of low-income rental housing and Section 8 housing;
- Locate higher density housing near existing communities; and,
- Prioritize green building practices such as native landscaping in neighborhoods and wildlife-friendly planning.

A complete list of the comments received, and a summary of the survey response can be found in Appendix C.

Stakeholder Meetings

General Plan Housing Focus Group meeting – March 2018

The Planning Division General Plan update team conducted a Housing Focus Group meeting that consisted of community stakeholders with an interest in housing and members of the public. The meetings discussed housing related topics, including the various impediments to the development of affordable housing. Additionally, the attendees completed a survey that asked each participant to prioritize a list of criteria to help inform future growth policies. A list of attendees, a summary of the focus group discussion, and survey results can be found in Appendix C.

Farmworker Housing Stakeholder Meeting – January 2020

Planning Division staff conducted a stakeholder meeting which included representatives from the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government officials such as the Agricultural Commissioner's Office, and nonprofit housing developers. Staff presented the current County regulations for farmworker housing and discussed the changing trends in farming and farmworker households as well as the evolving housing needs for permanent, seasonal and temporary farmworkers. A complete list of meeting attendees can be found in Appendix C.

CHAPTER 2 COMMUNITY PROFILE

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element discusses the major components of housing need including the trends in County population, households, and employment base and the type of housing available. Since these changes have not occurred in a vacuum, the regional context is also presented.

Sources of Information

Most of the demographic information provided throughout this chapter is based on the following sources: the 2010 Census, the 2014-2018 American Community Survey (2018 ACS), and HCD Pre-Certified Local Housing Data provided by SCAG.

The discussion that follows focuses on the unincorporated areas of the County, though in some cases, SCAG regional, countywide, and city demographics were included to provide both a context for existing housing needs and a regional overview.

Demographic Characteristics

Population characteristics affect the type of housing needs in a community. Population growth, age composition, race/ethnicity, and employment trends help define the housing needs in a community.

Population Trends

The population of Ventura County, including its ten cities, grew by 3 percent between 2010 and 2018 as represented in Table 1. During this eight-year period, the unincorporated area's population growth rate of 1.5 percent was lower than the Ventura County rate of 4 percent. SCAG projects that the unincorporated County's rate of growth will be 2.9 percent between 2016 and 2030, representing an increase of 2,815 persons who will need to be housed in the unincorporated County during that time.

TABLE 1 POPULATION GROWTH TRENDS: 2000-2018 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY					
Jurisdiction	2000 ¹	2010 ¹	Percent Change 2000-2010	2018 ²	Percent Change 2010-2018
Camarillo	57,077	65,201	14.2%	67,543	3.6%
Fillmore	13,643	15,002	10.0%	15,598	4.0%
Moorpark	31,415	34,421	9.6%	36,274	5.4%
Ojai	7,862	7,461	-5.1%	7,555	1.3%
Oxnard	170,358	197,899	16.2%	207,568	4.9%
Port Hueneme	21,845	21,723	-0.6%	22,215	2.3%
Ventura	100,916	106,433	5.5%	110,234	3.6%
Santa Paula	28,598	29,321	2.5%	30,258	3.2%
Simi Valley	111,351	124,237	11.6%	126,199	1.6%
Thousand Oaks	117,005	126,683	8.3%	128,481	1.4%
Unincorporated Areas	93,127	94,937	1.9%	96,187	1.3%
Ventura County	753,197	823,318	9.3%	848,112	3.0%

Source:

¹ US Census Bureau, Census 2000 and Census 2010 Demographic Profile Summary File

² American Community Survey 2014-2018 5-year data. Table S0101.

The majority of the Ventura County population resides within its ten incorporated cities. The population distribution within Ventura County is the result of a 1969 County-City agreement, called the Guidelines for Orderly Development, which directs urban-level development to incorporated cities in Ventura County. That agreement severely limits urban-level development and services within the unincorporated areas. Ventura County’s land use regulations are consistent with the Guidelines for Orderly Development and 97 percent of the land is currently designated and planned for open space or agriculture by the General Plan. Agriculture is an important component of the Ventura County economy, and a substantial amount of land is subject to the State Land Conservation Act (LCA) contracts. Open space areas include the Los Padres National Forest, Santa Monica Mountains National Recreation Area, and private land trusts.

Most of the population within the unincorporated County resides in the southern section of Ventura County, as the northern section contains the Los Padres National Forest, which is largely uninhabited. Specifically, the unincorporated County’s population resides within areas designated as Existing Community and Urban by the General Plan. The County’s Existing Communities and Area Plans areas are diverse and include inland areas such as Lake Sherwood, Nyeland Acres, Camarillo Heights, Ojai Valley, Las Posas Estates, Santa Susanna Knolls, Saticoy, Ventu Park, and remote areas located in the Los Padres National Forest such as Lockwood Valley. Existing communities also include coastal areas such as Silverstrand, Faria Beach, and Hollywood Beach.

The Decennial Census identifies Census Designated Places (CDPs), which are areas with a concentration of population defined by the United States Census Bureau for statistical purposes. The 2010 Census identified 13 Census Designated Places in unincorporated Ventura County. Many of the CDP boundaries overlap with the Existing Communities and Urban General Plan land use, where most of the unincorporated population resides. Each CDP is listed below with their respective population and represent more densely populated areas with a community identity. Though the general location of these CDPs is accurate, the precise Census geography of these areas does not exactly align with the County’s designated boundary areas. Thus, population numbers may be slightly higher or lower than anticipated. Nonetheless, a little over half of the unincorporated County’s population resides in CDPs as shown in Table 2 below.

TABLE 2 CENSUS DESIGNATED PLACE POPULATION: 2010 - 2018		
Census Designated Place	Population 2010¹	Population 2018²
Bell Canyon	2,049	2,391
Casa Conejo (Newbury Park Area)	3,249	3,366
Channel Islands Beach	3,103	2,864
El Rio	7,198	6,505
Lake Sherwood	1,527	1,835
Meiners Oak (Ojai Valley Area)	3,571	3,508
Mira Monte (Ojai Valley Area)	6,854	6,912
Oakview (Ojai Valley Area)	4,066	4,720
Oak Park	13,811	13,730
Piru	2,063	2,019
Santa Rosa Valley	3,334	3,180
Santa Susana	1,037	1,050
Saticoy	1,027	1,201
TOTAL	52,889	53,281

Source:

¹ US Census Bureau, 2010 Census. SF1DP1

²American Community Survey (ACS) 2014-2018 5-year data. S0101

Age Characteristics

The age distribution of a community is an important factor affecting future housing needs. Traditionally, the younger adult and senior population prefers low- to moderate-cost, smaller units. Persons between 35 to 54 years of age usually reside in large, more expensive units since they typically earn higher incomes and have larger households.

While total population for Ventura County increased 3 percent between 2010 and 2018, according to Table 3 below, proportion of the population under 18 years of age decreased by 5.8 percent (12,316 persons). The age group with the greatest increase was the “65 years and over” population, which increased from 11.7 percent of the population to 14.6 percent. The biggest shift in the unincorporated County was also the population of residents 65 years and over, which increased by 35 percent (4,162 persons) between 2010 and 2018.

TABLE 3 AGE DISTRIBUTION: 2010-2018 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY						
Age Distribution 2018 ¹	Ventura County		Incorporated Cities		Unincorporated County	
	Population	% of total	Population	% of total	Population	% of total
Total Population	848,112		751,925		96,187	
Under 18 years	199,599	23.5%	179,039	23.8%	20,560	21.4%
18 to 24 years	81,828	9.6%	71,378	9.5%	10,450	10.9%
25 to 64 years	443,250	52.3%	394,096	52.4%	49,154	51.1%
65 years and over	123,435	14.6%	107,412	14.3%	16,023	16.7%
Age Distribution 2010 ²	Population	% of total	Population	% of total	Population	% of total
Total Population	823,318		723,381		99,937	
Under 18 years	211,915	25.7%	189,179	26.0%	22,736	23.9%
18 to 24 years	81,371	9.9%	71,673	9.8%	9,698	10.2%
25 to 64 years	433,723	52.7%	383,081	52.6%	50,642	53.3%
65 years and over	96,309	11.7%	84,448	11.6%	11,861	12.5%

Source: ¹American Community Survey (ACS) 2014-2018 5-year data. S0101

²US Census Bureau, 2010 Census. SF1DP1

Race and Ethnicity

Table 4 shows some changes in the racial makeup of residents in the County between 2010 and 2018. The number of Hispanic or Latino residents increased by 17 percent (56,734 persons). Amongst the Non-Hispanic or Latino population, the Asian population had the greatest increase at 11 percent (6,143 persons) and the White population decreased by 3.1 percent (12,567 persons). The unincorporated County followed a similar growth trend as the overall County.

**TABLE 4
POPULATION BY RACE AND ETHNICITY: 2010-2018
VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY**

	Ventura County		Incorporated Cities		Unincorporated Areas	
2018 ¹	Population	% of total	Population	% of total	Population	% of total
Total Population	848,112		751,925		96,187	
Hispanic or Latino (of any race)	360,017	42.4%	329,513	43.8%	30,504	31.7%
Non-Hispanic or Latino:	488,095	57.6%	422,412	56.2%	65,683	68.3%
White	388,301	45.8%	333,333	44.3%	54,968	57.1%
Black or African American	13,677	1.6%	12,326	1.6%	1,351	1.4%
American Indian and Alaska Native	2,299	0.3%	1,723	0.2%	576	0.6%
Asian	60,242	7.1%	54,912	7.3%	5,330	5.5%
Native Hawaiian or other Pacific Islander	1,406	0.2%	1,292	0.2%	114	0.1%
Some other Race	1,016	0.1%	897	0.1%	119	0.1%
Two or more Races	21,154	2.5%	17,929	2.4%	3,225	3.4%
2010 ²	Population	% of total	Population	% of total	Population	% of total
Total Population	823,318		723,381		94,937	
Hispanic or Latino (of any race)	331,567	40.3%	302,685	41.6%	28,882	30.4%
Non-Hispanic or Latino:	491,751	59.7%	425,696	58.4%	66,055	69.6%
White	400,868	48.7%	342,125	47.0%	58,743	61.9%
Black or African American	13,082	1.6%	12,096	1.7%	986	1.0%
American Indian and Alaska Native	2,389	0.3%	2,052	0.3%	337	0.4%
Asian	54,099	6.6%	50,342	6.9%	3,757	4.0%
Native Hawaiian or other Pacific Islander	1,353	0.2%	1,248	0.2%	105	0.1%
Some other Race	1,371	0.2%	1,253	0.2%	118	0.1%
Two or more Races	18,589	2.3%	16,580	2.3%	2,009	2.1%

Source:

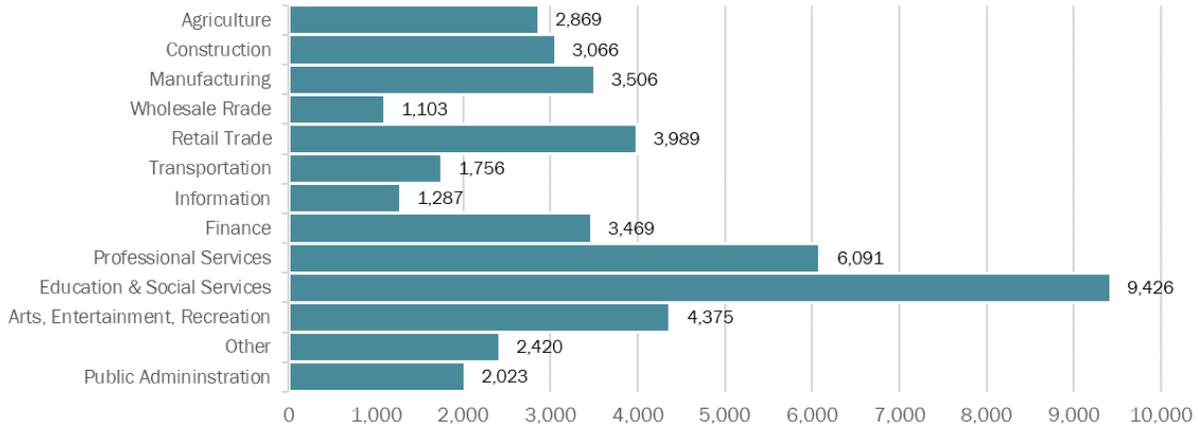
¹American Community Survey (ACS) 2014-2018 5-year data. DP05

²US Census Bureau, 2010 Census. SF1DP1

Educational Attainment/Employment Trends

An individual’s level of education is closely related to their ability to earn a living. The Unincorporated County has 45,380 workers living within its borders who work across 13 major industrial sectors. Figure 1, below, provides detailed employment information. The most prevalent industry is “Education and Social Services” with 9,426 employees (20.8% of total) and the second most prevalent industry is “Professional Services” with 6,091 employees (13.4% of total).

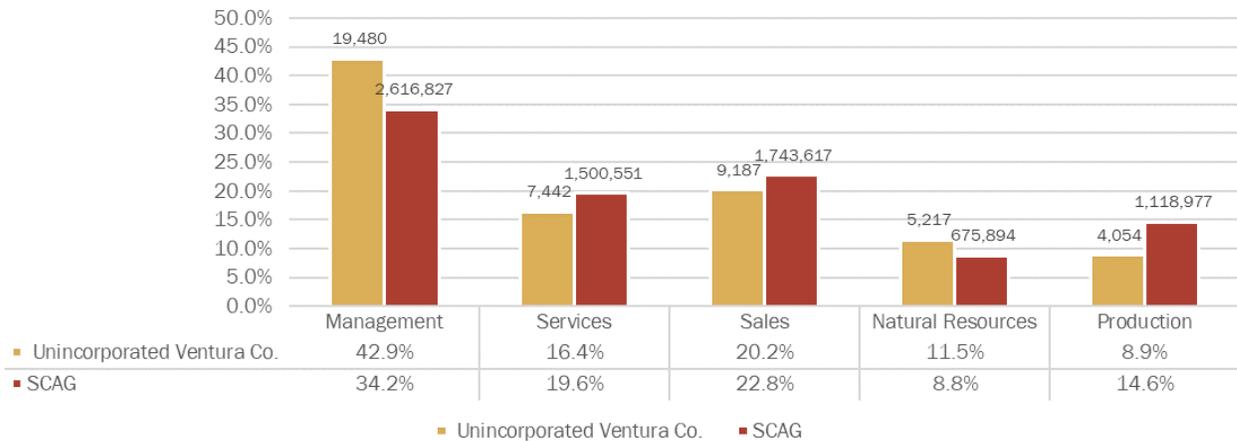
**FIGURE 1
2018 EMPLOYMENT BY INDUSTRY
UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

In addition to understanding the industries in which the residents of the unincorporated areas of the County work, it is also possible to analyze the types of jobs they hold. Figure 2 below shows that the most prevalent occupational category in the County is “Management”, in which 19,480 (42.9% of total) employees work. The second-most prevalent type of work is in “Sales”, which employs 9,187 (20.2% of total) residents in the County.

**FIGURE 2
2018 EMPLOYMENT BY OCCUPATION
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

Table 5 presents the mean annual wage by occupation in 2019 for Ventura County. The average salary for Ventura County in 2019 was \$55,628.¹

TABLE 5 2019 MEAN WAGES BY OCCUPATION UNINCORPORATED COUNTY	
Occupation	Mean Annual Wage
Optometrist	\$119,556
Registered Nurse	\$94,090
Fire Fighter	\$92,878
Physical Therapist	\$90,478
Accountant	\$88,268
Computer Programmer	\$86,653
Administrative Assistant	\$72,816
Chiropractor	\$72,114
Elementary School Teacher	\$68,858
Electrician	\$62,874
Social Worker	\$58,104
Graphic Designer	\$53,190
Janitor	\$40,602
Child Care Worker	\$31,737

Source: California Employment Development Department (EDD), Occupational Employment Statistics Survey Results (2019)

Household Trends

A household is defined as all persons occupying a housing unit. Families are a subset of households. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates. Household characteristics play an important role in defining community needs. Household type, income, and tenure can help to identify special needs population as well as other factors that affect the housing needs of a community.

Household Growth

As shown in Table 6, Ventura County saw a 1.61 percent increase in households from 2010-2018, whereas, the unincorporated County had a 0.29 percent decline in household growth. As mentioned before, increases in certain racial/ethnic groups may be accompanied by an increase in the average household size. Between 2010 and 2018, the unincorporated County’s average household size more or less stayed the same.

¹ 2019 California EDD Occupational Employment Statistics

TABLE 6 HOUSEHOLD DEMOGRAPHICS 2010-2018 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY						
2018 ¹	Ventura County		Incorporated Cities		Unincorporated Areas	
		% Change 2010-2018		% Change 2010-2018		% Change 2010-2018
Total Population	848,112	3.01%	751,925	3.95%	96,187	1.32%
Dwelling Units	287,498	2.06%	252,164	2.21%	35,334	1.00%
Households	271,226	1.61%	239,388	1.87%	31,838	-0.29%
Average Household Size	3.13	1.30%	3.14	1.91%	3.02	1.66%
2010 ²						
Total Population	823,318		723,381		94,937	
Dwelling Units	281,695		246,712		34,983	
Households	266,920		234,990		31,930	
Average Household Size	3.08		3.08		2.97	

Source:

¹American Community Survey (ACS) 2014-2018 5-year data. S2501

²US Census Bureau, 2010 Census. SF1DP1

Household Income

Household income is an important consideration when evaluating housing and community development because a lower income typically constrains a household’s ability to secure adequate housing or services. While housing choices, such as tenure (owning versus renting) and location of residences are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

For purposes of determining housing assistance, the California Department of Housing and Community Development (HCD) has established the following income groups based on the Area Median Income (AMI) of a Metropolitan Statistical Area (MSA). These thresholds were applied to the 2020 Ventura County median family income for a four-person household in Table 7 below:

TABLE 7 2020 AFFORDABILITY CATEGORIES VENTURA COUNTY	
Income Category	Annual Household Income
Upper (>120% of AMI)	< \$117,350
Moderate (80-120% of AMI)	\$90,350 - \$117,349
Low (50-80% of AMI)	\$56,450- \$90,349
Very Low (30-50% of AMI)	\$33,850 - \$56,449
Extremely Low (<30% of AMI)	> \$33,850

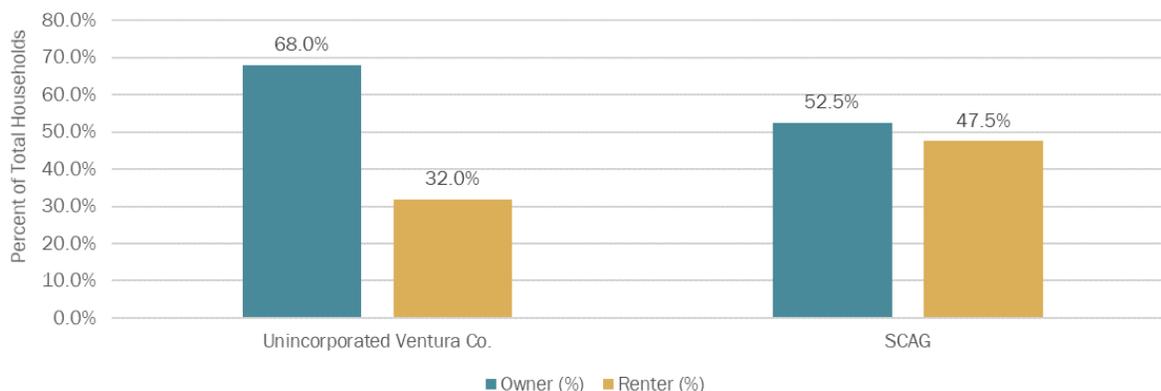
Note: Affordability categories are based on a 2020 Median Family Income (four-person household) of \$97,800.

Source: California Department of Housing and Community Development State Income Limits (2019)

Household Tenure

Housing security can depend heavily on housing tenure (i.e. whether homes are owned or rented). The unincorporated County housing stock consists of 31,838 total units, 21,665 of which are owner-occupied and 10,173 of which are renter-occupied. The share of renters in the unincorporated County is lower than the SCAG region overall as shown in Figure 3 below.

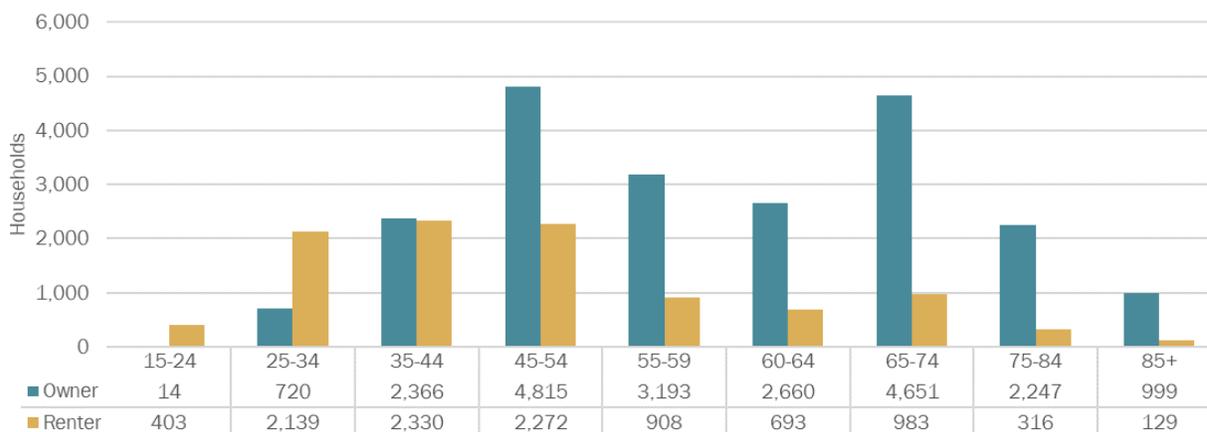
**FIGURE 3
2018 HOUSING TENURE
UNINCOPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. Figure 4 below, shows that in the unincorporated areas of the county, the age group where renters outnumber owners the most is 15-24 (by 93.3%). The age group where owners outnumber renters the most is 85 and over (by 77.1%).

**FIGURE 4
2018 HOUSING TENURE BY AGE
UNINCOPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

Housing Stock Characteristics

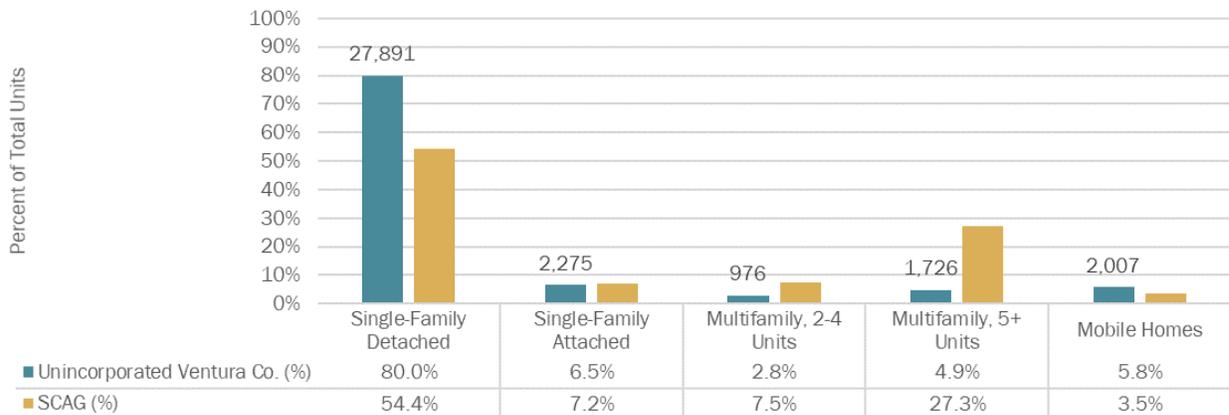
The Census defines a housing unit as any of the following: a house (includes mobilehome and trailers), an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. The characteristics of the housing stock including growth, type, age and condition, tenure, vacancy, costs, and affordability are important in determining the housing needs for the community. This section details housing characteristics and trends that affect housing needs in the County.

Household Unit Types

The housing mix within the unincorporated County reflects its rural character and land use patterns. As explained previously, about 97 percent of the land within the unincorporated County is planned for agriculture and open space. The housing mix in rural areas is dominated by detached, single-family dwelling units, which comprised approximately 80 percent of all units. Very low-income households would typically rely on manufactured homes, mobilehomes, accessory dwelling units, and farmworker dwelling units. The housing mix within the unincorporated area also reflects the fact that very little land has municipal water or sewer service, which is a necessary component for the development of multi-family housing.

Figure 5 below provides detailed information on the housing stock in unincorporated County, which has a total of 34,875 housing units. The most prevalent housing type in the county is single-family detached with 27,891 units. The share of all single-family units in unincorporated County is 86.5 percent, which is higher than the 61.7 percent share in the SCAG region. Of the total housing units in unincorporated County there are 31,953 occupied units, which equates to an 8.4 percent total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2,851.

**FIGURE 5
2018 HOUSING TYPE
UNINCOPORATED COUNTY AND SCAG REGION**



Source: CA DOF E-5 Population and Housing Unit Estimates

Housing Age and Conditions

The age and condition of the County’s housing stock is an important indicator of potential rehabilitation needs. Commonly housing over 50 years of age is more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Table 8 depicts the statistics on the age of the housing units in the County.

TABLE 8 YEAR STRUCTURE BUILT: BEFORE 1939 TO 2017 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY											
Jurisdiction	Before 1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010 to 2013	Built 2014 or later	Total
Camarillo	165	178	1,032	4,025	7,643	5,026	3,573	3,464	212	217	25,535
Fillmore	533	293	602	555	1,071	458	469	482	31	64	4,558
Moorpark	98	173	622	332	1,300	5,441	1,542	1,833	61	201	11,603
Ojai	355	347	779	622	531	491	111	99	5	0	3,340
Oxnard	997	1,997	7,417	10,748	12,495	6,416	5,672	7,095	1,411	219	54,467
Port Hueneme	96	269	1,118	1,575	2,408	1,547	310	316	161	3	7,803
Santa Paula	1,195	704	1,495	1,959	1,528	1,148	555	490	101	24	9,199
Simi Valley	309	247	1,603	11,880	8,728	9,321	5,319	5,469	301	37	43,214
Thousand Oaks	228	383	1,653	9,554	15,794	9,138	5,572	5,125	432	51	47,930
San Buenaventura	3,275	1,839	6,576	9,650	8,622	5,674	3,460	3,457	428	165	43,146
Unincorporated	2,351	1,993	5,036	6,095	6,052	6,273	4,056	2,994	204	148	35,202
Percent of the Unincorporated County housing stock	6.7%	5.7%	14.3%	17.3%	17.2%	17.8%	11.5%	8.5%	0.6%	0.4%	100%
Countywide Total	9,602	8,423	27,933	56,995	66,172	50,933	30,639	30,824	3,347	1,129	285,997
Percent of the County housing stock	3.4%	2.9%	9.8%	19.9%	23.1%	17.8%	10.7%	10.8%	1.2%	0.4%	100%

Source: American Community Survey (ACS) 2012-2017 5-year data. B25034

As summarized in Table 8, approximately 44 percent of the housing units in the unincorporated County were constructed prior to 1970 and may be in need of rehabilitation or replacement. Although age does not always correlate with substandard housing conditions, neighborhoods with a concentration of homes 50 years old (or more) are more likely than newer neighborhoods to experience housing problems stemming from deferred maintenance, inadequate landscaping, and outdated utilities. Examples of neighborhoods with dwellings over 50 years old in the unincorporated area include Meiners Oaks, Casitas Springs, North Ventura Avenue, Saticoy, East Santa Paula, Piru, Camarillo Heights, Home Acres, and the neighborhoods near Chatsworth at the Los Angeles County line.

As shown in Figure 6 below, the ACS included surveys about three factors of what may be considered substandard housing. In the unincorporated County, 500 units were identified to lack telephone services, 81 units lacked plumbing facilities and 99 units lacked complete kitchen facilities.

**FIGURE 6
2018 SUBSTANDARD HOUSING
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

Housing Costs and Affordability

Housing affordability is a major consideration in providing suitable housing and can lead to housing problems such as overpayment and overcrowding as detailed in the section below. The cost of housing itself is not a problem, unless households in the area cannot find adequately sized units at an affordable price. Affordability is defined as paying 30 percent or less of gross monthly household income on housing costs, based on both State and Federal standards. According to the department of Housing and community Development’s State Income Limits for 2020 the median income for a family of four in Ventura County was \$97,800. Based on the 30 percent threshold, the affordability thresholds for a family of four living in Ventura County is shown in Table 9.

TABLE 9 2020 INCOME AND HOUSING PAYMENT AFFORDABILITY FOR A FAMILY OF FOUR IN VENTURA COUNTY		
Income Category	Maximum Monthly Affordable Housing Payment	Maximum For-Sale Unit Cost
Above Moderate (>120% of Median)	Over \$2,934	Over \$852,275
Moderate (80-120% of Median)	\$2,259 to \$2,934	\$656,183 to \$852,275
Low (50-80% of Median)	\$1,411 to \$2,259	\$409,978 to \$656,183
Very Low (30-50% of Median)	\$846 to \$1,411	\$245,842 to \$409,978
Extremely Low (<30% of Median)	Up to \$846	Up to \$245,842

Source: Ventura County 2021 General Plan Annual Progress Report

Rental Housing

According to Dyer Sheehan Group, in July 2019, the average rent for apartments in Ventura County was \$2,000, as shown in Table 10 below. The County has seen a 45 percent increase since 2009 when the average rent was \$1,473.² The vast majority of cities and unincorporated areas throughout the County

² Ventura County Star April 23, 2009

have seen year-to-year increases in average rents and the County as a whole is considered to be among the most expensive in the Nation.³

TABLE 10 2018 RENTAL PRICES VENTURA COUNTY	
Apartments	Average Rent
Studio	\$1,500
1 Bedroom	\$1,782
2 Bedrooms	\$2,131
3+ Bedrooms	\$2,559
Total Apartment Rent	\$2,000

Source: Dyer Sheehan Group, Inc. (2019)

For-Sale housing

According to a housing report prepared by the Southern California Association of Governments, between 2010 and 2018, the median sale price of existing home in the unincorporated County increased 36.7 percent from \$563,00 to \$769,000.⁴ At a median home price of \$769,000 and using an interest rate of 4.54 percent (2018 average as calculated by Freddie Mac), on a 30-year fixed rate mortgage with a 20 percent down payment, monthly mortgage payments for a median priced home would be approximately \$3,100.

Housing Needs

Typical housing needs include overpayment, overcrowding, and substandard housing. Lower and moderate-income households cope with the housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit.

Cost Burden/Overpayment

Housing cost burden is defined as a housing cost that exceeds 30 percent of a household's gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household's gross income. Housing cost burden is particularly problematic for low- and moderate-income households in that it leaves little resources for a household to pay for other living expenses. The data in Table 11 shown below indicate the number of households in Unincorporated areas by their income relative to the surrounding area and their share of income spent on housing.

³The Past Decade of Ventura County Housing: Low Supply, Tight Rental Market, Rising Prices (2020, January 8). *Ventura County Star*. Retrieved from <https://www.vcstar.com/story/news/2020/01/08/ventura-county-california-housing-market-predictions-2020/2758220001/>

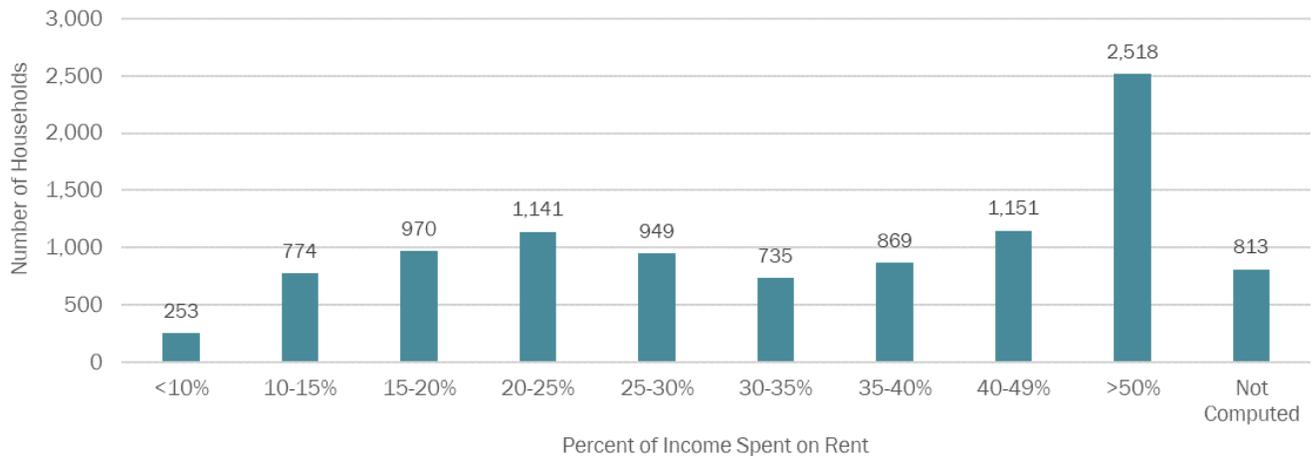
⁴<http://www.scag.ca.gov/Documents/UnIncAreaVenturaCounty.pdf>

TABLE 11 NUMBER OF HOUSEHOLDS BY SHARE OF INCOME SPENT ON HOUSING COST IN 2016 UNINCORPORATED COUNTY			
Income	Less than 30%	30-50%	Greater than 50%
< 30% HAMFI	325	292	1,354
30-50% HAMFI	419	463	674
50-80% HAMFI	1,243	737	722
80-100% HAMFI	887	670	147
> 100% HAMFI	8,658	1,562	237
Total Households	11,532	3,724	3,134

Source: HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

As seen in Figure 7 below, across the unincorporated County’s 10,173 renter households, 5,273 (51.8%) spend thirty percent or more of gross income on housing cost, compared to 55.3 percent in the SCAG region. Additionally, 2,518 renter households in unincorporated Ventura (24.8%) spend fifty percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

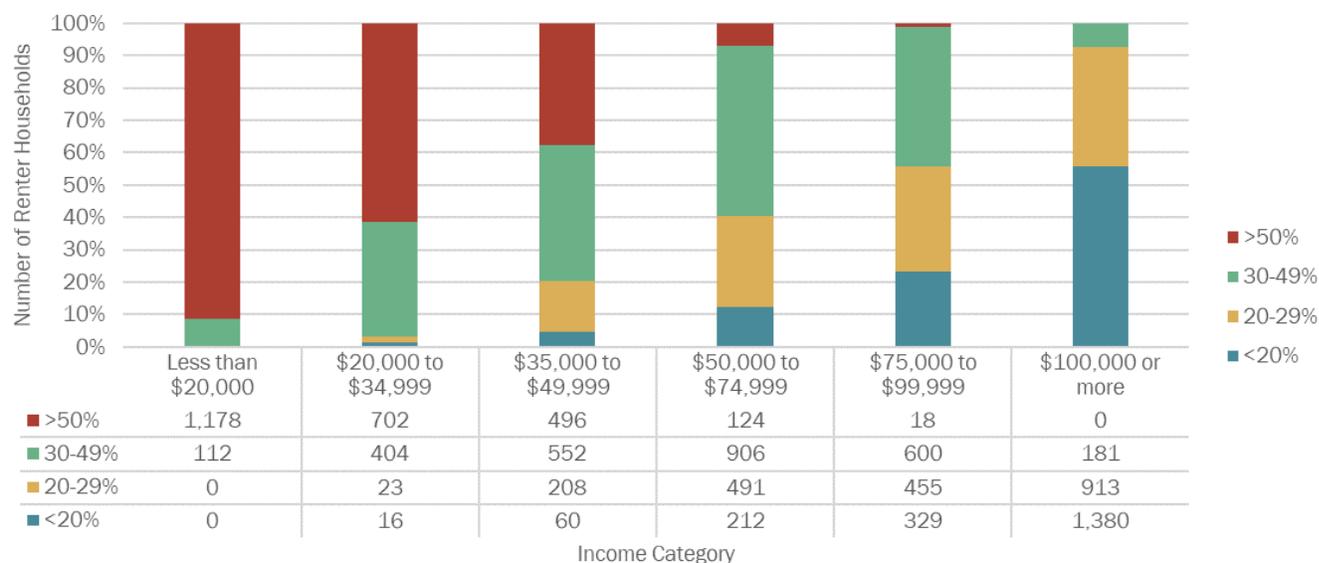
**FIGURE 7
2018 SPENDING ON RENT
UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates.

While the previous figure breaks down cost burden by area-relative income, the ACS also allows for the analysis of unincorporated Ventura county’s 9,360 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of their income on housing (e.g. over 50%) while high-income households are more likely to spend under 20 percent of income on housing as seen in Figure 8.

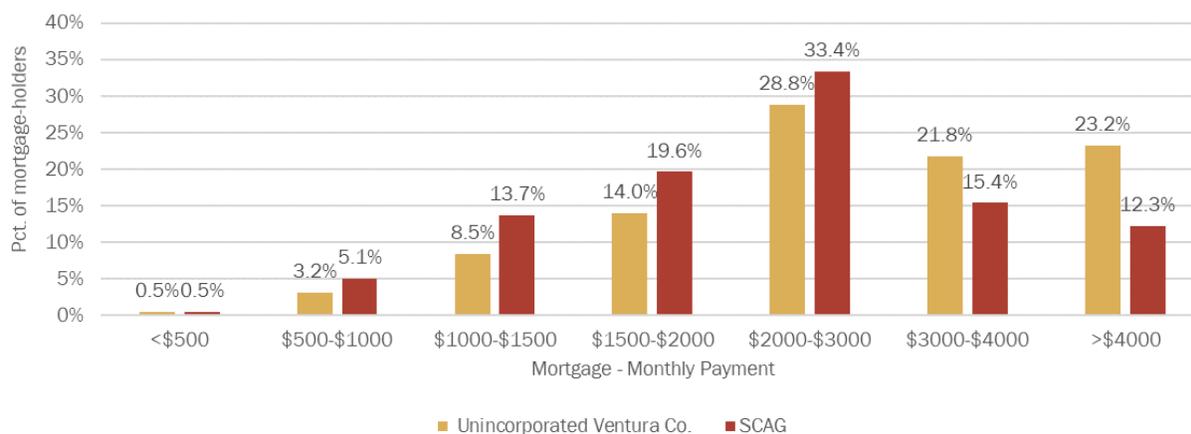
**FIGURE 8
2018 SPENDING ON RENT BY INCOME
UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 68 percent of the unincorporated area and 52.5 percent of the SCAG region. The most commonly occurring mortgage payment in unincorporated County is \$2,000-\$3,000 per month which is the same for the SCAG region as shown in Figure 9.

**FIGURE 9
2018 MONTHLY OWNER COSTS FOR MORTGAGE HOLDERS
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

Mortgage holding households in unincorporated areas of the County can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst unincorporated County mortgage-holding households is \$75,000 or more (11,473 households) and the most prevalent share of income spent on mortgage costs is over 30 percent (5,966 households) as seen in Figure 10.

**FIGURE 10
2018 COSTS FOR MORTGAGE HOLDERS BY INCOME
UNINCORPORATED COUNTY**

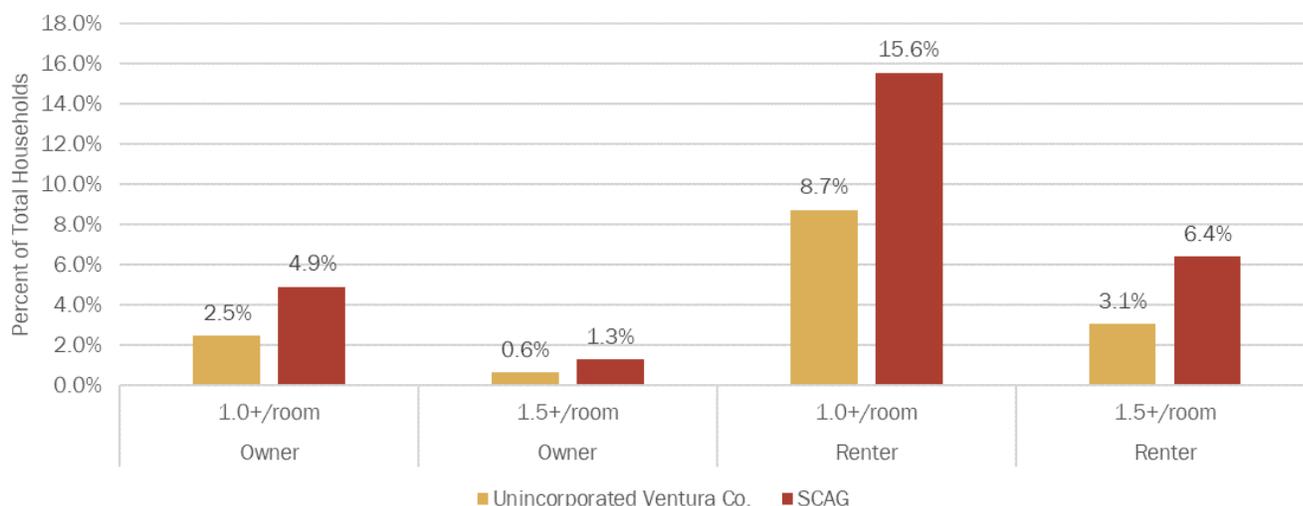


Source: American Community Survey 2014-2018 5-year estimates.

Overcrowding

Overcrowding occurs when high housing costs lead households to double up or live in smaller units to meet other basic needs. It can also occur when there is a lack of adequately sized housing units for large households. As defined by the Census, overcrowding occurs when a household has more than one person per room (excluding bathroom, kitchen). Severe overcrowding occurs when there are more than 1.5 persons per room. As seen in Figure 11, in unincorporated areas of the County 535 owner-occupied and 887 renter-occupied households had more than 1 occupant per room, which meets the ACS definition for overcrowding. 140 owner-occupied households and 311 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

**FIGURE 11
2018 CROWDING BY EXTENT AND TENURE
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

Special Needs Populations

Demographic information on household characteristics helps define the changing needs of a community over time. Section 65583 of the Government Code specifically requires that the Housing Element include an analysis of special housing needs, “. . . such as those of elderly, persons with disabilities, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter.” Special needs housing warrants additional consideration, because these households are more likely to have trouble obtaining decent, safe, and affordable housing due to their unique housing requirements. Drawing on the most current statistics, studies, and reports available, the discussion below evaluates existing housing needs for homeless individuals and families, mentally and physically disabled individuals, senior citizens, female single parent households, large families, and farmworkers.

Housing Resources

The County of Ventura Human Services Agency hosts a webpage and provides brochures that lists of all available local government, non-profit organizations, faith-based organizations and community service groups within the County that provide housing or housing-related assistance to homeless, low-income and special needs persons. The list of services can be found on their webpage: www.ventura.org/human-services-agency/services-for-homeless-people/

Seniors

A senior citizen household is defined as one in which the head of household is 65 years in age or older. The special housing needs of seniors stem from several factors: their relatively low fixed incomes, high health care costs, and physical limitation. Being on a low, fixed income makes it difficult for many elderly to afford adequate housing or maintain their homes. This is further compounded by rising health care costs due to health problems that rise with older age. As persons age and face reduced physical mobility, accessibility improvements are often necessary to maintain safe and independent living.

TABLE 12 HEAD OF HOUSEHOLD BY AGE: 2010-2018 UNINCORPORATED COUNTY				
Householder Age	Total Households 2010	% of Total	Total Households 2018	% of Total
Up to 64 Years	24,630	77.1%	22,513	70.7%
65 Years and Over	7,300	22.9%	9,325	29.3%
Total	31,930		31,838	

Source: American Community Survey (ACS) 2014-2018 5-year data. B25007

According to the 2018 five-year ACS (see Table 12 above), approximately 9,325 households in the unincorporated County (29.3 percent of the total population) were headed by seniors. Of these senior-headed households, the vast majority (85 percent) owned their homes and just 15 percent rented their homes. The number of senior households in the unincorporated County has increased by approximately 28 percent (2,025 households) since 2010.

Disabilities greatly impacted the County’s senior population. As shown in Figure 13 below, approximately 18 percent of the unincorporated County’s senior population experienced an ambulatory disability which would make it difficult to do errands alone such as visiting a doctor’s office or shopping due to a physical, mental or emotional condition, and 12.9 percent reported being unable to perform daily activities like bathing, dressing, and getting around inside the home.

Ideally, affordable housing for senior citizens should be located in urbanized areas, near public transportation and services such as doctors, hospitals, and grocery stores. Many senior citizens may require 24-hour care, which is commonly provided through residential group care facilities. For those who are aging but independent enough to remain at home, the potential to add an accessory dwelling unit can be a beneficial housing type because accessory dwelling units may be used for on-site caregivers or to accommodate senior citizen parents as they age.

Several businesses and non-profit organizations provide licensed care for seniors in the County, see Table 13. Licensed care that is available includes adult day care,⁵ adult residential facilities,⁶ and residential care for the elderly.⁷

TABLE 13 LICENSED ADULT CARE FACILITIES VENTURA COUNTY		
Type of Facility	Number of Facilities	Capacity
Adult Day Care	22	1,436
Adult Residential Facility	80	559
Residential Care for the Elderly	214	4,214
Total	316	6,209

Source: 2020-2024 Ventura County Regional Consolidated Plan, CDSS December 2019

⁵ Adult Day Care Facilities – Facilities of any capacity that provide programs for frail elderly and developmentally and/or mentally disabled adults in a day care setting.

⁶ Adult Residential Facilities – Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

⁷ Residential Care Facilities for the Elderly – Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

In addition, many of the unincorporated County’s mobilehome parks have long been an important resource for seniors seeking affordable, owned housing in walkable communities. Eight of the unincorporated County’s mobilehome parks are marketed as senior mobilehome parks and must reserve at least 80 percent of their spaces for senior households, as codified in the County’s Senior Mobilehome Park Overlay Zone. Some of these senior mobilehome parks are exclusively occupied by senior households, and a number of other mobilehome parks in the County, even if they are not designated as senior mobilehome parks, have a majority of their spaces occupied by senior households.

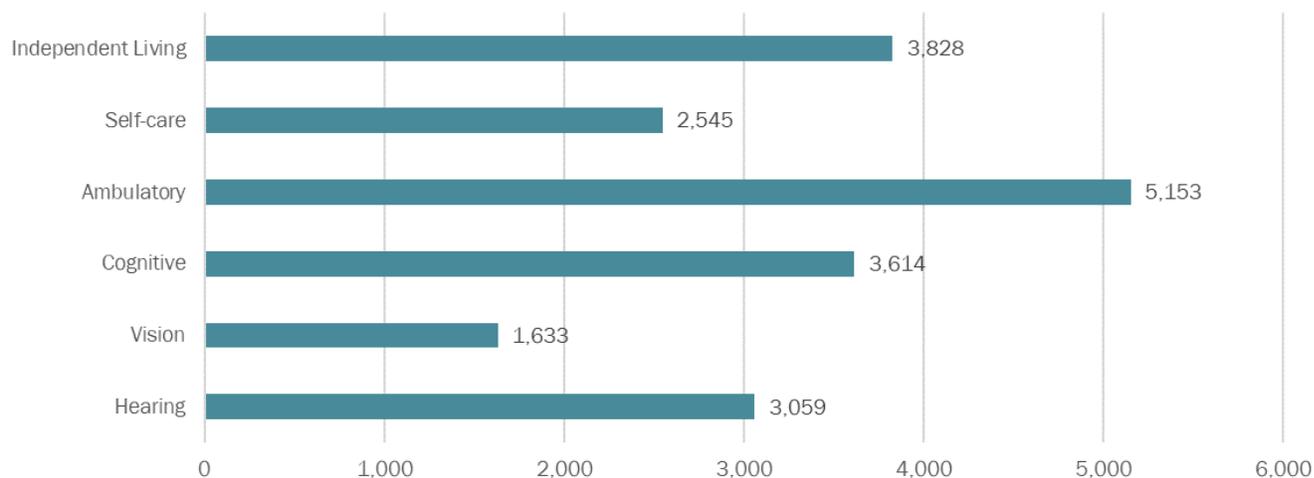
Persons with Disabilities

The living arrangement of persons with disabilities depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with family. Independent living can be enhanced through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

Persons with disabilities have special needs. The most obvious is housing that is adapted to the specific needs of a disabled person. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family unit complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Figure 12 below provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

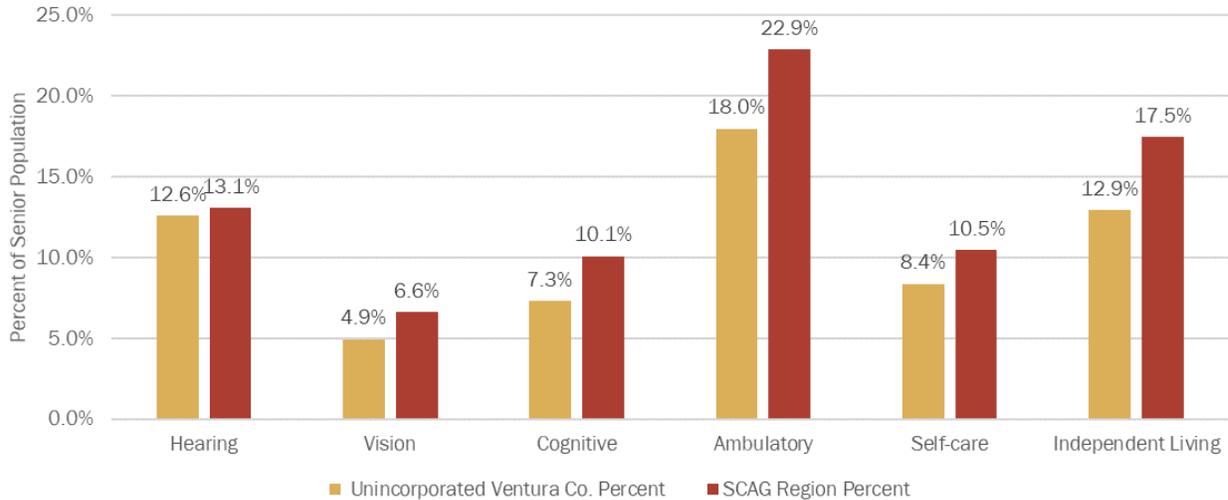
FIGURE 12
2018 DISABILITY BY TYPE
UNINCORPORATED COUNTY



Source: American Community Survey 2014-2018 5-year estimates.

In the unincorporated County, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 18 percent of the County’s seniors (and 22.9% of seniors in the SCAG region) as shown in Figure 13.

**FIGURE 13
2018 DISABILITY BY TYPE FOR SENIORS (65 AND OVER)
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In unincorporated County, 38.3 percent of the population with a disability is employed, compared to 72.8 percent of the non-disabled population.⁸

Persons with developmental disabilities

As defined by the Section 4512 of the Welfare and Institutions Code, ‘developmental disability’ means “a disability that originates before an individual attains age 18 years, continues or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.

Many people with developmental disabilities are able to independently live and work. However, more severely disabled individuals require a group living environmental with supervision, or an institutional environmental with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

According to the Tri-County Regional Center, who is charged by the State of California with the care of people with developmental disabilities, the center served 7,915 residents in 2018 with developmental disabilities in the Ventura County region, see Table 14 below.

⁸ Source: American Community Survey 2014-2018 5-year estimates.

TABLE 14 DEVELOPMENTAL DISABILITY BY TYPE VENTURA COUNTY		
Disability Type	Number	Percent
Autism	2,697	34.1%
Cerebral Palsy	581	7.34%
Epilepsy	598	7.56%
Intellectual Disability	3,586	45.3%
Other Diagnosis	453	5.72%
Total	7,915	100%

Source: Tri County Regional Center (data received in February 2020)

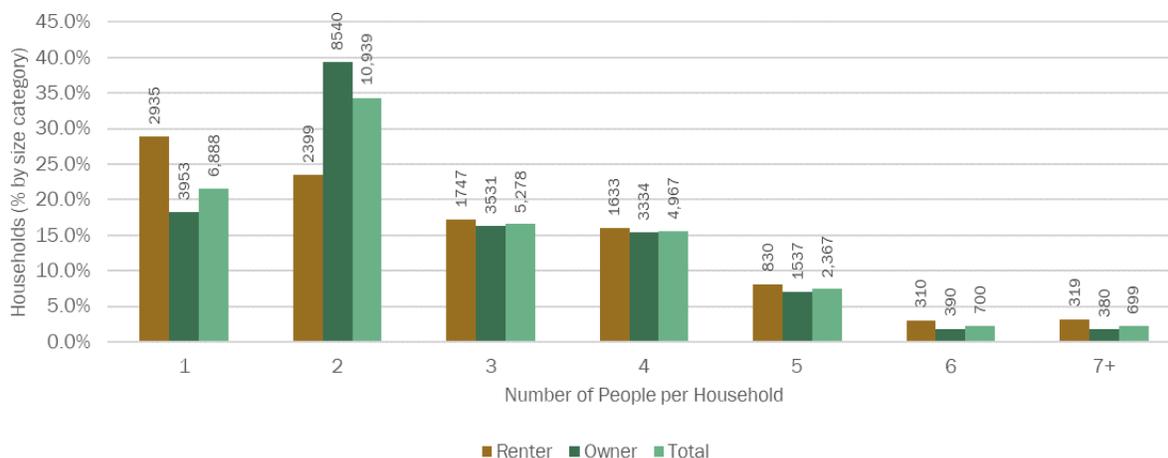
Large Households

“Large Households” are defined as households with five or more members in the unit. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations.

Large households comprise a special needs group because of their need for larger units, which often commands higher prices that are not affordable to many large households. In order to save for other necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units, frequently resulting in overcrowding.

According to the 2018 ACS, approximately 12 percent of the households in the unincorporated County are considered large households. Among the County’s large households, 61 percent were homeowners and 39 percent were renters. Figure 14 below illustrates the range of household size in unincorporated county for owners, renters, and overall. The unincorporated County has a lower share of single-person households than the SCAG region overall (21.6% vs. 23.4%) and a lower share of 7+ persons households than the SCAG regional overall (2.2% vs. 0.1%).

FIGURE 14
2018 HOUSEHOLDS BY HOUSEHOLD SIZE
UNINCORPORATED COUNTY



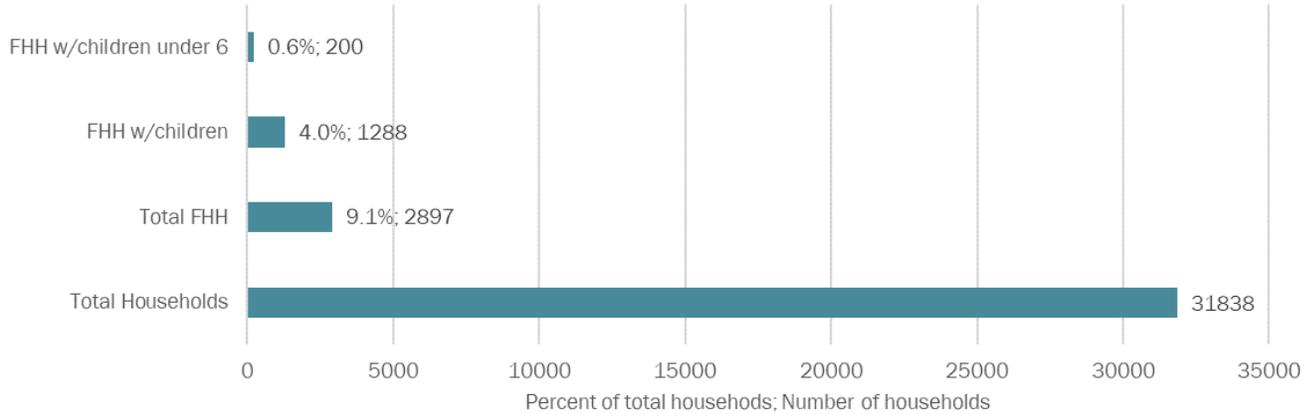
Source: American Community Survey 2014-2018 5-year estimates.

Female Headed Households

Female headed households is another special needs group that requires special consideration and assistance. Due to generally lower incomes, single female-headed households often have more difficulties finding adequate affordable housing than do families with two adults. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special housing needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services and medical facilities.

Figure 15 shows that of the total unincorporated County’s 31,838 households, 9.1 percent are female-headed (compared to 14.3% in the SCAG region), 4 percent are female-headed and with children (compared to 6.6% in the SCAG region), and 0.5 percent are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

**FIGURE 15
2018 FEMALE HEADED HOUSEHOLDS
UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018, 5-year estimates.

Farmworkers

The US Department of Agriculture has noted that although hired farmworkers make up less than one percent of all US wage and salary workers, they play an essential role in U.S. agriculture. Due to the generally low wages associated with labor related work such as field workers, packing house workers, and nursery workers; farmworker households can generally be classified as very low- or extremely low-income. This makes farmworkers and their families particularly vulnerable to living in overcrowded, substandard dwelling conditions along with inadequate bathroom, kitchen, and heating facilities. The agricultural nature of Ventura County shows comparable demographic characteristics as those listed by the Census. Farm laborers often have not had opportunities for higher education, are more likely to be of Hispanic or Mexican origin, and are less likely to be US citizens than are workers in other occupations in agriculture.

Official counts of farmworkers significantly underestimate the true numbers, with undocumented and poor residents most likely to be undercounted. Farmworkers are notoriously difficult to count due to their

mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.⁹

Nonetheless, data from the 2018 American Community Survey (ACS) reports that there is a total of 18,319 farmworkers in Ventura County with 2,668 living in the unincorporated areas of the County. The ACS data is not a good representation of the farmworker population since the data combines persons employed in farming with persons employed in forestry, fishing, and hunting, and does not provide any distinction between high and low wage occupations. The ACS also excludes labor provided by farm labor contractors, which significantly underestimates the number of farmworkers. It is estimated that roughly one third of all California farmworkers are employed by farm labor contractors.¹⁰

The 2017 U.S. Census of Agriculture, prepared by the Department of Agriculture, reported that there were 22,694 farmworkers in the County. Of the total, 10,529 (46%) worked 150 days or more, and 12,165 (54%) worked less than 150 days.

A Farm Labor study conducted by the University of California in Davis, estimates an even higher number of farmworkers in Ventura County.¹¹ The study utilized wage and tax data from the California Employment Development Department, and estimated that Ventura County employed approximately 36,500 farmworkers in 2012.

Therefore, depending on the data source, the estimated number of farmworkers in Ventura County ranges from 18,000 to 36,500 persons. Based on information received from the Ventura County Agricultural Commissioner and the local House Farm Workers! Task Force, the higher end of the range is more accurate and should be used for estimating farmworker housing needs.

In order to understand the changing trends in farming and farmworker households and their housing needs, the County reached out to representatives in the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government such as the Agricultural Commissioner's Office, and nonprofit housing developers. Though these discussions did not result in a more accurate count of farmworkers, they did provide a more germane and local picture of farmworker households and their housing needs.

The discussions revealed that the majority of agricultural laborers are permanent residents of the County, and most require housing which can accommodate families, such as single-family housing, or multifamily apartment units. However, migrant workers, which perform agricultural labor either on a seasonal or temporary basis, still comprise a significant number of the farm labor force. These include single farmworkers from other parts of the country, Hispanic immigrants, and undocumented laborers who lack authorization to work legally in the United States. During discussions conducted with the local Farm Bureau and other stakeholders, the housing for these single workers can be provided in the form of single occupancy rooms, bunkhouses, or dormitory style living with common kitchen and bathroom facilities.

The local agricultural industry is also seeing a rise in the utilization of H-2A visa workers. The H-2A Temporary Agricultural Program, often called the H-2A visa program, provides a legal means to bring foreign-born workers into the U.S. to perform seasonal farm labor on a temporary basis, especially during harvesting season, for a period up to 10 months. This visa program is utilized by crop farmers to meet their seasonal labor needs, and it is estimated that approximately 10 percent of all farmworkers in the

⁹ The Agricultural Worker Health Study: Case Study No. 3 - Oxnard and Santa Clara Valley. Kurt Schroeder et. Al., California Institute for Rural Studies, January 2003.

¹⁰ University of California Agricultural Personnel Management Program, <http://are.berkeley.edu/APMP/pubs/flc/farmlabor>, 2004-5.

¹¹ Hooker, B., P.L. Martin, and A. Wong. "California Farm Labor: Jobs and Workers." *ARE Update* 18(6): 5-8. University of California Giannini Foundation of Agricultural Economics.

County are here on an H-2A visa. According to the local Mexican Consulate in Oxnard, there were 1,500 H-2A visas were issued.

Notwithstanding the difficulties associated with procuring a precise count of the farmworker population, the total number of farmworkers in Ventura County appears to have increased over the last two decades. This may be partly explained by changes in crop type and the related value of the specialty crops, which are more labor intensive. The Ventura County Agricultural Commissioner's 2019 Crop and Livestock Report estimated that the gross value of Ventura County's agricultural industry was approximately two billion dollars, making it one of the top 10 agricultural counties in the state. Over the last two decades, the cultivation of labor-intensive and high yield crops has increased. Ranked in order of financial yield, the report listed strawberries as the highest value crop in the County, followed by celery, lemons, raspberries, nursery stock, avocados, tomatoes, cut flowers, peppers, and hemp. Industrial hemp was reintroduced into Ventura County in 2018, replacing cabbage as the tenth leading crop.

Like most families, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services. For this reason, the vast majority of farmworker households reside in conventional, lower-income housing located within the existing cities near the irrigated farmland (e.g., Oxnard, Santa Paula, Fillmore, and Ventura) and the existing unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Anecdotal information provided by sources close to the agricultural community indicates that many farmworker households reside in single family residences with multiple families or are sleeping in garages or detached accessory buildings.

In addition to the lower-income housing options available throughout the incorporated and unincorporated County, there are two housing types specifically for the farmworker population available in the unincorporated areas of the County.

- (1) Farmworker or Animal Caretaker dwelling units (one to four dwelling units) on existing farms or ranches.
- (2) Farmworker complexes, which generally fall within the following sub-categories:
 - Farmworker camps (five or more dwelling units) on existing farms or ranches and licensed by the State and exempt from local building inspection; or
 - Farmworker housing projects developed by non-profit corporations and subsidized with Federal, State and/or local funding.

Since the housing types listed above are specifically for the farmworker population, the County's Zoning Ordinance requires that the property owner provide an annual verification to the Planning Director, demonstrating that the residents in the farmworker dwelling units or farmworker housing complexes meet the employment criteria established in the Zoning Ordinance. As of March 2020, the verification forms mailed to the property owners by the County included 97 farmworker/animal caretaker dwelling units which have zoning clearances, and an additional 206 units which were permitted through Conditional Use Permits. Of the 206 units with Conditional Use Permits, 165 units are located within two farmworker complexes (Valle Naranjal and Rancho Sespe).

HCD maintains a list of employee housing¹² and H-2A worker housing licensed by the State of California. Table 15 below lists the existing agricultural employee housing and H-2A worker housing in the unincorporated County in 2020 by the facility name and location, with the number of structures that can

¹² "Employee Housing" refers to housing enforced by HCD pursuant to *California Health and Safety Code, Section 17000-17062.5* (Employee Housing Act). Although the permittee is required to get permits based on the requirements of the local government, the actual housing is regulated by HCD.

accommodate farmworkers and their families at the facility, as well as the total number of employees in these facilities.

Data from HCD’s website indicates that 182 employees in the unincorporated County live in HCD-regulated agricultural employee housing structures, and 109 employees live in HCD-regulated H-2A worker housing. An additional 231 agricultural employees and 1,441 H-2A workers live in other housing located in cities. Most of the H-2A worker housing consists of converted hotels and motels located within the cities.

TABLE 15 FARMWORKER HOUSING REGULATED BY HCD UNINCORPORATED COUNTY				
Facility Name	Facility Address	Property Owner	No. of Structures	No. of Employees
Farmworker Housing Regulated by HCD				
Pine/Foothill	802 Pine Road, Santa Paula	Limoneira	68	68
La Campana	2297 Sycamore, Fillmore	Limoneira	6	6
Orchard Farm	12404 W. Telegraph, Santa Paula	Limoneria	11	11
Newhall Ranch	4 ½ miles east of Piru, Hwy 126, Piru	Newhall Land and Farming Company	22	11
Plant Warehouse Inc.	5612 Donlon Road, Somis	Janice Pierce	2	2
Leavens Ranches	12681 Broadway Rd., Moorpark	Leavens Ranches	3	3
B-Camp	2512 Balboa St., Oxnard	Sursum Corda Properties	18	18
Rancho Medio Día	1989 Hondo Ranch Rd., Somis	Grether Farming Co Inc	5	5
Rose House	2600 N. Rose Ave, Oxnard	Elkhorn Packing Co. LLC	1	10
TOTAL number of employees in State Licensed Employee Housing				182
H-2A Worker Housing				
Almond Drive	3544 Almond Drive, Oxnard	Coastal Farm Labor Services, Inc.	10	50
Heavens Honey Inc.	777 Hopper Canyon, Fillmore	Heavens Honey Inc.	1	7
Magana Family Ranches	1041 Bardsdale Ave, Fillmore	Magana Labor Services, Inc.	1	7
Berry Land Management Company, LLC	3860 Etting Rd, Oxnard	Rancho Nuevo Harvesting	1	20
GH Land Holdings LLC	2292 E Hueneme Rd, Oxnard	Rancho Nuevo Harvesting	2	25
TOTAL number of employees in State Licensed H-2A Worker Housing				109

Source: The California Housing and Community Development Division of Codes and Standards, Housing Standards Program provided a current database of active employee housing facilities in Ventura County, pursuant to CA Health and Safety Code, Section 17000-17062.5 (2020).

In addition to the farmworkers residing in the State licensed housing options listed above, farmworker housing complexes such as Rancho Sespe and Valle Naranjal apartments were built in the unincorporated area of Piru, which lies in close proximity to agricultural areas. These apartment complexes are reserved for farmworkers and their families and contain a total of 165 two, three, and four-bedroom units.

The need for additional safe, clean, and affordable housing for farmworkers in Ventura County (cities, unincorporated County) is well documented. The 2002 County of Ventura Farmworker Housing Study concluded that, based on the trends in agricultural production anticipated by local growers and farming officials, a clear need exists for all types of farmworker housing. That is, housing for permanent farmworkers and seasonal migrant farmworkers, housing for large farmworker families, and housing tailored to single male day laborers.

Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. In Ventura County, a household of four persons with an income of \$33,850 or less¹³ in 2020 was considered an extremely low-income household. According to the CHAS 2012-2016 data, of the 18,630 households in the unincorporated County, 2,154 (11 percent) households were identified to be extremely low-income households. Of the households identified to be extremely low-income, 1,057 (49.1 percent) were property owners and 1,097 (50.9 percent) were renters.

Families and Persons in Need of Emergency Shelter

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social relationships, unemployment shortage of low-income housing, cuts to public subsidies to the poor, and the deinstitutionalization of the mentally ill.

Collecting data on homeless on homelessness is an important component in the overall process of ending homelessness. Data on homeless individuals and families can increase public awareness, attract resources, help communities plan services and programs to address the needs of the population and to measure the progress of current local homelessness responses. One way the number of people who are homeless in the county is counted is through the annual Point in Time (PIT) homelessness survey, an unduplicated count of the people in a community who are experiencing homelessness, including both sheltered and unsheltered populations, on a single night.

Counts of homeless individuals and families can also be determined through data collected every day (throughout the year) by Ventura County Continuum of Care (CoC) participating service providers through the Homeless Management Information System, which serves as an entry point to all homeless shelters and services.

Counting the unsheltered homeless population can be more difficult than the sheltered population. The Ventura County CoC has worked to improve their survey collection in unsheltered homeless encampments countywide. In some areas, such as river bottoms, this population is difficult to access, making the population challenging to survey and engage in services.

The number of homeless individuals within the county has increased in recent years. While some of the increase in the recent 2020 PIT count (up 51 percent since 2017, see Table 16 below) may be attributed to increased survey collection within homeless encampments, the total population increase may also reflect an increase in people reporting first-time homeless (more than a 20 percent increase over the past two years). The increase in the homeless population is also an effect of natural disasters (wildfires) that occurred within the county in 2017, 2018, and 2019 which strained the local housing market, with more than 800 housing units destroyed countywide and hundreds more damaged. These disasters permanently

¹³ 2020 HCD State Income Limits. (2020, January 8). *California Department of Housing and Community Development*. Retrieved from www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml

and temporarily displaced households and created even lower vacancy rates and higher rental rates for available housing units.

TABLE 16 NUMBER OF HOMELESS INDIVIDUALS (SHELTERED AND UNSHELTERED): 2015-2020 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY						
Jurisdiction	2015	2016	2017	2018	2019	2020
Camarillo	35	24	27	49	33	30
Fillmore	7	6	0	2	10	10
Moorpark	7	4	7	3	2	0
Ojai	40	29	19	31	47	49
Oxnard	603	584	461	335	548	567
Port Hueneme	22	7	18	19	30	19
Ventura	334	300	301	516	555	531
Santa Paula	20	56	35	44	106	95
Simi Valley	202	99	105	143	121	162
Thousand Oaks	83	104	102	80	103	152
Unincorporated Areas	64	58	77	77	114	128
Ventura County	1,417	1,271	1,152	1,299	1,669	1,743

Source: [Ventura County 2020 Homeless Count and Subpopulation Survey, April 2020](#)

Homelessness in California is a continuing and growing crisis. In 2018, Ventura County saw the first significant increase in the annual Point-In-Time Homeless Count and Survey. A 12.8 percent increase in homelessness countywide was found during this one-day survey with a nearly 24 percent increase in unsheltered homelessness. The unincorporated County saw a drastic 48 percent increase in homeless population from 2018 to 2019. Of the 114 persons counted in the unincorporated areas of the County in 2020, 56 persons were unsheltered. The other 58 individuals were either staying in a shelter (11) or in transitional housing (61). This significant increase in homelessness despite efforts to improve access and coordination of the homeless service system indicates the work of preventing and ending homelessness is more important than ever.

In 2016, the Ventura County CoC launched a coordinated entry system which is intended to connect individuals and families to services needed to move them out of a state of homelessness as quickly as possible. The CoC is partnering with community partners to link to the coordinated entry system for broader coverage and increased ease of access for people in need of services. Table 17 below, lists some of the shelters and transitional housing operating within the County.

TABLE 17 SPECIAL NEEDS HOUSING INVENTORY VENTURA COUNTY			
Organization	Services Provided	Population Served	Number of Beds
Turning Point - Safe Haven Shelter	Emergency Shelter	Individuals with mental illness	14
Turning Point – Veterans Transitional Housing	Transitional Housing	Homeless veterans	15
Turning Point – River Haven	Temporary shelter	n/a	20
Salvation Army	Emergency Shelter	Single adults, homeless veterans	12
RAIN Transitional Living Center	Transitional Housing	Homeless families and adults	65
Kingdom Center Women’s Shelter	Emergency shelter and Transitional housing.	Single women and women with children	39

TABLE 17 SPECIAL NEEDS HOUSING INVENTORY VENTURA COUNTY			
Organization	Services Provided	Population Served	Number of Beds
Rescue Mission Alliance/Lighthouse Women’s Shelter	Emergency Shelter and Transitional Housing	Single women and women with children, single men.	93
The City Center	Transitional Housing	Victims of domestic violence and their children	67
Tender Life Maternity Home	Transitional Housing	Pregnant women	12
Khepera House	Transitional Housing	Substance Abuse Treatment and Recovery	n/a
Coalition for Family Harmony and Interface Children and Family Services	Emergency Shelter and Transitional Housing	Victims of domestic violence and their children	n/a
Seasonal Winter Shelters: West County, Ojai, Simi Valley, Santa Paula and Thousand Oaks	Emergency Shelter	n/a	211
ARCH Ventura	Permanent Year-Round Emergency Shelter	Homeless individuals and their pets	55

Source: Ventura County Regional Consolidated Plan, 2020-2024

At-Risk Low-Income Housing Units

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. According to CHP, the County of Ventura does not have any multifamily rental projects financed by the government that are at risk of being converted to market-rate housing within the next 10 years.

A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of affordable housing developments. Not limited to organizations located solely in Ventura County, the qualified entities that HCD lists for Ventura County are as follows¹⁴:

- Innovative Housing Opportunities, Inc. (Irvine)
- Abbey Road Inc. (North Hills)
- ROEM Development Corporation (Santa Clara)
- Coalition for Economic Survival (Los Angeles)
- Many Mansions, Inc. (Thousand Oaks)
- Nexus for Affordable Housing (Orange)
- Housing Corporation of America (Laguna Beach)
- Long Beach Affordable Housing coalition, Inc. (Long Beach)
- Peoples’ Self-Help Housing Corp. (San Luis Obispo)
- A Community of Friends (Lafayette)
- Century Housing Corporation (Culver City)

¹⁴ <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>

Fair Housing Needs Assessment

California Assembly Bill 686, signed in 2018, requires each city or county to take deliberate actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Housing Elements must now include an assessment of fair housing practices, examine the relationship of available housing sites to areas of high opportunity, and include actions to affirmatively advance fair housing. The goal of the bill is to ensure available sites for lower-income housing are located in high resource areas rather than concentrated in areas of high segregation and poverty.

As authorized by Government Code section, 65583(c)(10)(B), the information in this section is primarily from the 2020 Ventura County Regional Analysis of Impediments to Fair Housing Choice (AI)¹⁵. The U.S. Department of Housing and Urban Development (HUD) requires each jurisdiction that receives Community Development Block Grant, HOME Investments Partnership Program and Emergency Solutions Grant, to complete an analysis of impediments to fair housing choice at least once every five years, consistent with the Consolidated Plan cycle, as part of their obligations under the Community Development Act of 1974 and the Cranston-Gonzalez National Affordable Housing Act.

The Ventura County AI is an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability and accessibility of housing. The analysis also provides solutions and measures that will be pursued to mitigate or remove identified impediments. The AI prepared in 2020 assessed the extent of housing needs among specific income groups and evaluated the availability of a range of housing choices for residents throughout Ventura County including those living in cities and residents of the unincorporated areas of the county. Thus, the AI is regional and County-wide in many respects. It is not exclusively focused on the unincorporated area of the County. The impediments identified in the AI and discussed below are also addressed in the analysis of government constraints in Chapter 3.

Overview of Racial and Ethnic Segregation

Although the County has become more diverse in recent years, the effects of past systemic segregation and exclusion in housing still disproportionately impact members of protected classes. These effects can be seen in residential segregation based on race and/or income levels resulting in persistent wealth gaps and disparities in access to opportunity.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

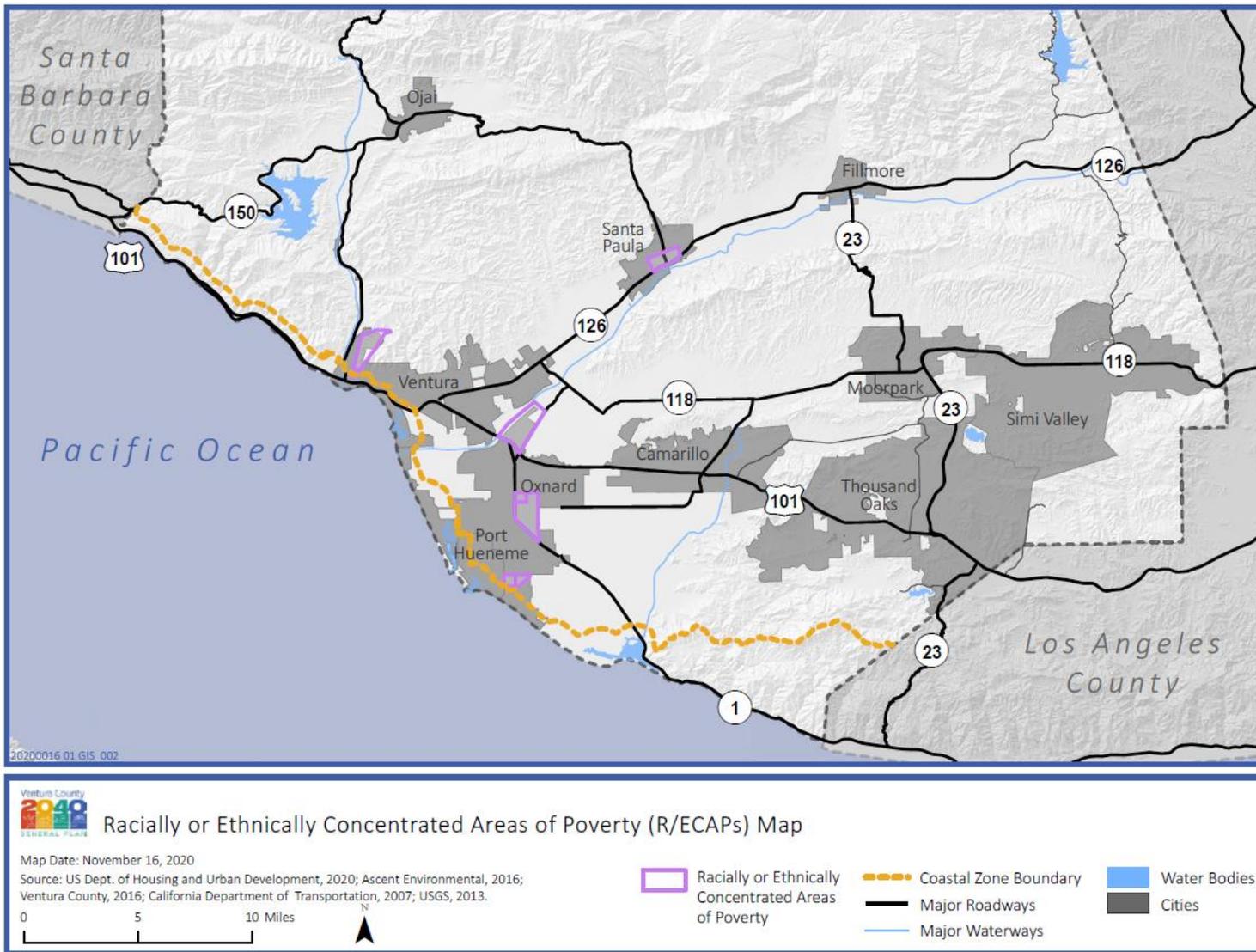
As shown previously in Table 4, the White population accounts for 57 percent of the total population in the unincorporated county. The Hispanic population makes up just over 30 percent, although individual census tracts countywide range from 5 to 97 percent. Asian residents make up 5.5 percent of the unincorporated population and Black residents account for 1.4 percent.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, and a poverty rate of 40 percent or more; or,
- A census tract that has a non-White population of 50 percent or more (majority-minority) and the poverty rate is three times the average poverty rate for the county, whichever is lower.

¹⁵ https://vcportal.ventura.org/CEO/community-dev/docs/Regional_VenturaAI_2020.pdf

**FIGURE 16
RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY
VENTURA COUNTY**



Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. Ventura County has seven census tracts designated as R/ECAP (in five contiguous areas), located in the cities of San Buenaventura, Santa Paula, Oxnard, and Port Hueneme (see Figure 16 on the previous page). Two R/ECAP locations are located in portions of the unincorporated county. These are existing communities in El Rio and in the North Ventura Avenue area.

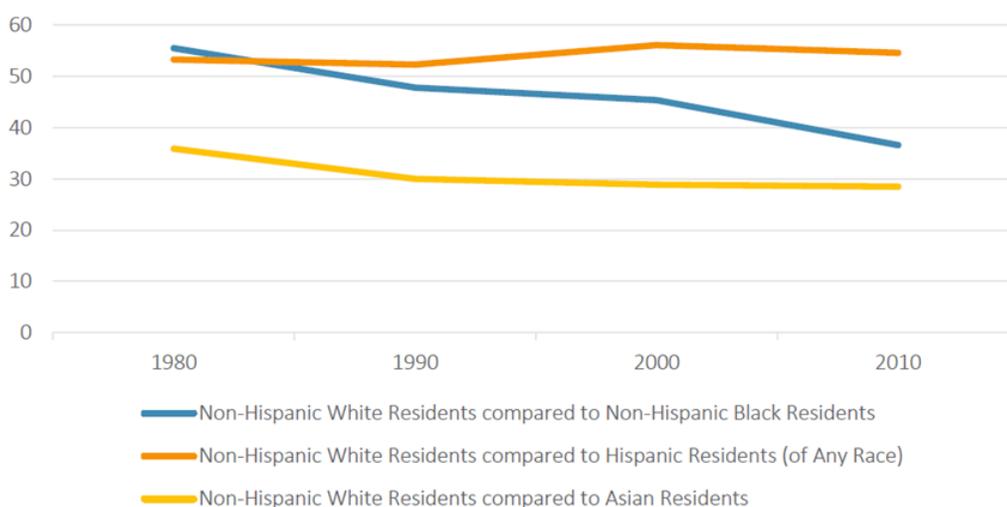
Dissimilarity Index

A common measure of the magnitude of segregation within a city or county is the dissimilarity index. The dissimilarity index is a measure of whether members of one group are located evenly across census tracts in the county. The value of this index can be between 0 and 100, with low values indicating a low amount of segregation and high values indicating a high amount of segregation. The exact value is the percent of people who would need to move census tracts for the groups to be evenly distributed within the county.

The dissimilarity indices shown in Figure 17 reveal that the Ventura County region is moderately segregated with people of different races and ethnic backgrounds tending to live in relative isolation to one another. Based on 2010 Census data, the highest level of segregation in Ventura County existed between Hispanics and Non-Hispanic Whites (54.5 percent) and the lowest between Asians and Non-Hispanic Whites (28.5 percent). More than half of the Hispanic population in Ventura County, approximately 54.5 percent, would have to move across census tract neighborhoods to achieve desirable integration levels. Additionally, an estimated 37 percent of Black residents and 29 percent of Asian residents would need to move to achieve more even distribution of Non-Hispanic White/Black and Non-Hispanic White/Asian populations within the county.

Generally, the dissimilarity index between Non-Hispanic White and Hispanic households stayed constant within Ventura County between 1980 and 2010, indicating that geographical integration has not improved over time nor worsened. The data shows a slight decrease in the dissimilarity index between Non-Hispanic White and Asian households and Non-Hispanic White and Black households, which could indicate a slight improvement in geographic integration. However, naturally low segregation levels shown through the dissimilarity index are not always an accurate representation of the segregation within a community if the current population has low diversity to start with.

FIGURE 17
DISSIMILARITY INDEX BY RACE AND ETHNICITY IN VENTURA COUNTY



Source: *Diversity and Disparities, American Communities Project, Brown University, Oxnard-Thousand Oaks Ventura MSA 1980, 1990, 2000, 2010 Decennial Census; Ventura County Regional AI 2020*

Access to Opportunity

Index of Disparity

The Index of Disparity is an index created by Race Counts in California summarizing overall equity in various outcomes between racial groups of a city or county. All counties are ranked on a scale of one to four in a series of indicators, with the scale defined as follows:

- One indicates high racial disparity and low performance in the county. This indicates a large problem with race inequity in the county.
- Two indicates high racial disparity and high performance.
- Three indicates that racial disparity is low but that the county also has low performance.
- Four indicates that racial disparity is low, and that the county has high performance. This is the best ranking and racial disparity is minimal.

The indicators used to determine the rating for each issue are described below:

- **Crime and Justice** is measured through truancy arrests, curfew arrests, perception of safety, fatalities from police encounters, incarceration, and access to re-entry services. The Ventura County index value is 1 indicating that there is both low performance and high disparity in the criminal justice system.
- **Economic Opportunity** is measured through employment rates, median household income, households below federal poverty level, workforce in professional and managerial positions, internet access, denied mortgage applications, commute time to work, and business ownership. The Ventura County index value is 4, demonstrating high performance and low disparity countywide.
- **Healthy Built Environment** is measured through park access, commute time for public transportation users, drinking water contaminants, toxic release from facilities, and proximity to hazards. The Ventura County index value is 1, indicating that there are significant race-based disparities in access to healthy built environments.
- **Housing** is measured by analyzing housing burdens — income left after housing costs — for homeowners and renters, foreclosure rates, loan types/subprime loans, housing quality, and homeownership rates. The Ventura County index value is 2, indicating that there is high performance in rates of homeownership and other indicators but there is also high racial disparity in access to housing and homeownership.
- **Education** is measured through high school graduation rates, Math proficiency, English proficiency, school discipline, diverse effective teachers, and access to early childhood education programs. The Ventura County index value is 4, meaning high performance through high test scores and low disparities based on race.

TCAC Opportunity Area Maps

Several agencies, including HUD and HCD in coordination with the California Tax Credit Allocation Committee (TCAC), have developed methodologies to assess and measure geographic access to opportunity in a variety of areas including education, poverty, transportation, and employment.

HCD and TCAC prepare opportunity maps to determine areas with the highest and lowest resources. The TCAC Opportunity Maps used by HCD are intended to display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

As shown in the TCAC map in Figure 18, low resources areas within the unincorporated county are located in the areas surrounding the cities of Oxnard, Santa Paula, and Fillmore. More specifically, the community of El Rio, Piru, and a small portion of North Ventura Avenue are categorized as low resource areas. A large part of the unincorporated county is categorized as containing moderate resource areas. The highest resource areas are located just outside the cities of Ojai, Moorpark, and along Pacific Coast Highway 1.

AFFH Analysis of Lower Income Sites

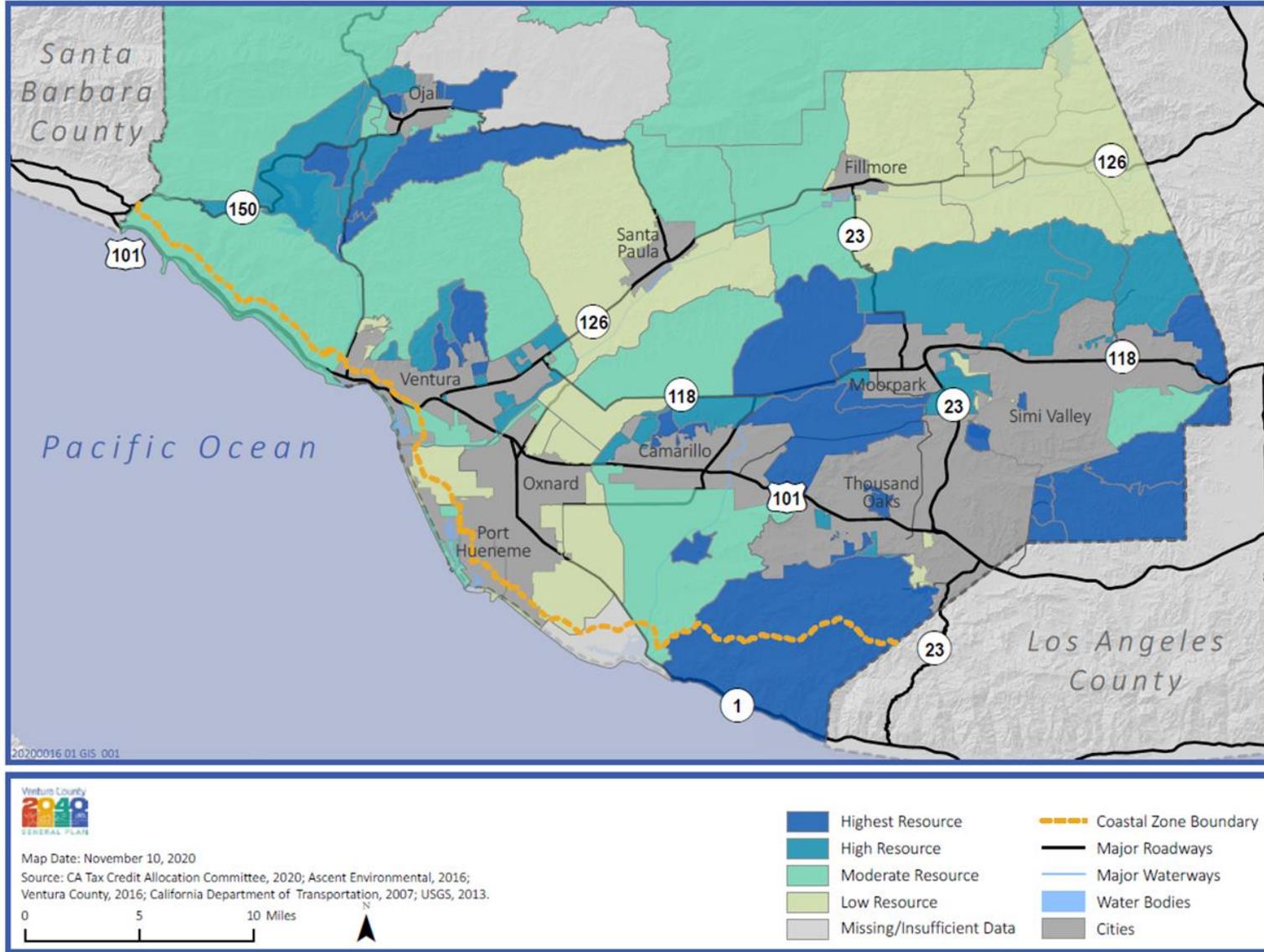
As part of AB 686, the sites analysis is required to be analyzed with respect to AFFH. The primary goal is to ensure that affordable housing is dispersed equitably throughout the county rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved.

The Housing Element land inventory, described in Chapter 4, shows a capacity for 645 lower income housing units on vacant and underutilized sites and in approved projects (this excludes projections for ADUs and Farmworker Dwelling Units). Of the total lower-income capacity, 29 percent of the new units are estimated to be within low resource areas, compared to 63 percent in high resource and the highest resource areas combined. Table 18 displays the percentage of the lower income sites inventory within each of the TCAC opportunity areas. Figure 19 maps each of the lower income vacant sites and approved project sites relative to the TCAC opportunity areas.

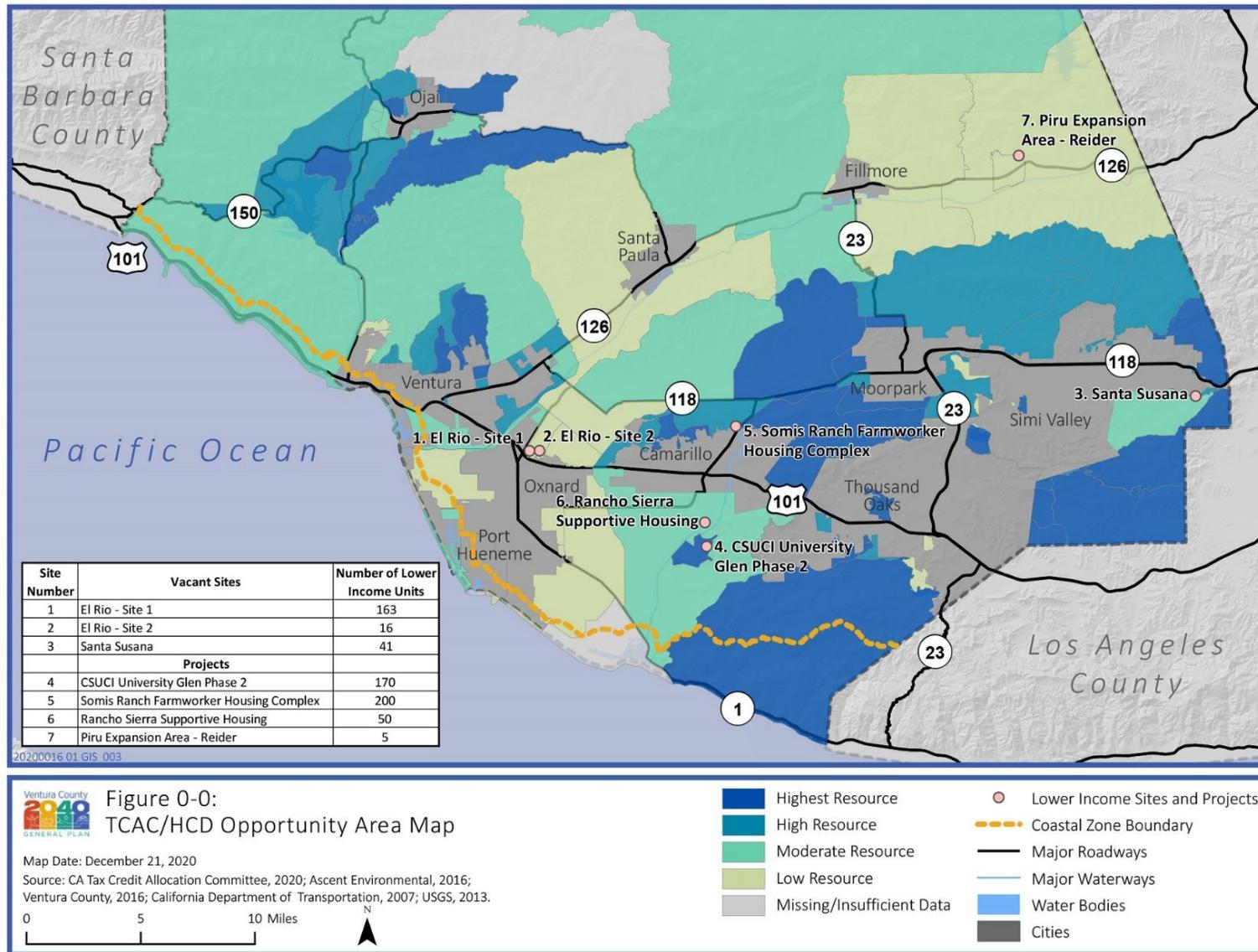
TCAC Opportunity Area	Lower-Income Units	Percent of Total Lower Income Units
Low Resource	184	28.5
Moderate Resource	50	7.8%
High Resource	241	37.4%
Highest Resource	170	26.4%
Total	645	100%

Source: County of Ventura, 2020; Ascent, 2020.

**FIGURE 18
TCAC OPPORTUNITY AREA MAP**



**FIGURE 19
LOWER INCOME SITES AND PROJECTS BY TCAC OPPORTUNITY AREA**



Fair Housing Issues and Programs

Ventura County and the cities within the County contract with the Housing Rights Center of Los Angeles (HRC) a private, non-profit organization to assist each jurisdiction with fulfilling their fair housing obligations and to provide fair housing services. HRC's mission is to actively support and promote fair housing through education, advocacy, dispute resolution and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to personal characteristics protected by law. Services include free landlord/tenant counseling, housing discrimination investigation, community outreach and education on fair housing laws, as well as predatory lending information and referrals.

The AI identified fair housing issues throughout the County, including cities. Those issues are addressed below.

Fair Housing Issues

Discrimination

Housing discrimination against protected classes continues throughout the Ventura County region. Through outreach and links on the County's Fair Housing webpage¹⁶, residents with housing discrimination complaints are directed to submit their case to the HRC.

A total of 35 housing discrimination cases were opened by the HRC between 2017 and the first half of 2019, with most of the allegations of housing discrimination filed by the residents of Simi Valley (31 percent), Camarillo (29 percent), and Thousand Oaks (14 percent). Complaints pertaining to physical disability (66 percent) and mental disability (20 percent) were the most common. Discrimination based on national origin (6 percent), familial status (6 percent), and religion (3 percent) were less frequently reported. Over half of the complaints (57 percent) were successfully conciliated by HRC, with about 17 percent withdrawn by the client or 9 percent closed with no enforcement action taken. As of October 2019, 14 percent (5 complaints) were reported as pending.

Mortgage Lending

As explained below, Ventura County – including the cities - continues to experience unequal representation among loan applicants based on race or ethnicity. In the 1940s and 1950s, racial discrimination in mortgage lending was a common place occurrence that was allowed, and perpetrated, by the Federal Government to limit access to homeownership and wealth-building opportunities for Black and minority populations. Discriminatory practices in home mortgage lending have evolved in the last five to six decades. From government sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. Minority households continue to have less-than-equal access to loans at the best price and on the best terms that their credit history, income, and other individual financial considerations merit.

The overall approval rate for loan applications in Ventura County in 2018 was 53.8 percent, which represents a slight decrease from 57.6 percent in 2013 but an increase from 47.2 percent in 2008. Of all loan initiations in Ventura County, the most common type of application in 2018 was for conventional home purchase loans, which is 30.4 percent of all loans. Of these, the most applications originated in the cities of Thousand Oaks, Simi Valley, Oxnard, and San Buenaventura, while the cities of Fillmore, Ojai, Santa Paula, and Port Hueneme comprised the fewest number of conventional home purchase loan applications. Furthermore, loan applications at banking institutions in the cities of Ojai (84.9 percent),

¹⁶ www.ventura.org/county-executive-office/community-development/fair-housing/

Thousand Oaks (65.1 percent), and San Buenaventura (64.4 percent) had the highest approval rates, while the cities of Fillmore (54.9 percent), Santa Paula (57.3 percent), and Oxnard (59.1 percent) had the lowest.

In 2008, White applicants were over-represented whereas Black, Hispanic, and Asian households were under-represented relative to the demographics of Ventura County's population. Unequal representation among loan applicants based on race and ethnicity could be related to inequitable access to lending opportunities further limiting minority access to wealth.

Subsequent approval rates for government-backed home purchase loans were also typically highest for non-Hispanic White applicants in 2018 at 71.9 percent, and lowest for Black and African American applicants at 60.7 percent. In 2018, Hispanic applicants experienced the lowest approval rates for conventional home purchase loans in comparison to Non-Hispanic Whites with 70.1 percent approval rates.

Other Fair Housing Issues

The AI included a review of the County's public policies and Zoning Code, which found no significant barriers to fair housing or impact on housing choice. However, the AI identified other fair housing issues throughout the County:

- Implement additional outreach strategies to inform lower-income households of available local, state, and federal homebuyer assistance and fair housing information on-line need to be expanded.
- Disparities in access to homeownership opportunities exist.
- Testing for discriminatory practices in private rental and home sales markets needs to be increased.
- Accessible housing options for seniors and persons with disabilities is needed.
- Many seniors have some form of physical disability which necessitates modifications to their property and housing.
- Home rehabilitation of older housing units can be an obstacle for low- and moderate- income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors.
- Increase development of supportive housing through non-profit housing developers and service providers.
- Need for increased transit-oriented development to better connect residents with jobs throughout the region.

County Goals, Policies and Programs to Affirmatively Further Fair Housing

The County has established its priorities and goals to affirmatively further fair housing through its Goals, Policies and Programs in the Housing Element as well as through other elements in the County 2040 General Plan. The County Housing Element goals, policies and procedures are set forth in Chapter 5. The County's specific strategies and actions to implement its fair housing goals and priorities and address fair housing issues identified in the assessment of fair housing are set forth below.

Issue A: Housing rehabilitation for older homes and homes in need of modifications for persons with disabilities:

Policy 1.3 Residential Rehabilitation

The County shall partner with public and private agencies and provide funding support for residential rehabilitation programs that assist homeowners and renters to ensure the safety and habitability of existing housing units and the quality of residential neighborhoods for lower income households.

Policy 3.2 Financing Assistance for Housing

The County shall continue to apply for funds from the state and federal government to support the construction, preservation, and rehabilitation of housing for eligible lower-income households to assist identified vulnerable populations.

Policy 3.2 supports Program A, which directs the County to pursue housing grants.

Issue B: Increase access to affordable housing throughout the unincorporated area of the County

As described above, the capacity for lower-income housing in the unincorporated county is well dispersed between high and low resource areas of the County. The County is extremely limited in its opportunities to rezone sites for higher density due to sewer and water infrastructure constraints, regional environmental constraints and hazards, and SOAR policies. However, the County has adopted other strategies to create opportunities for lower-income residents in high resource areas and to increase services and amenities to improve access to opportunity in low resource areas.

Policy 2.2 Increase Housing Opportunities within Area Plan Boundaries

The County shall pursue the following policies in Area Plan updates to increase housing opportunities.

- Rezone more properties to Residential Planned Development to encourage the development of diverse housing types, such as: duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, cottage housing, townhouses, multiplexes, accessory dwelling units, and live/work buildings that provide affordable housing options
- Identify opportunity sites for higher density housing near job clusters and transit stops to support housing for the County’s special needs population.
- Identify County surplus land that can accommodate residential development and consider re-designation, if feasible.
- Enhance existing residential areas by seeking opportunities and funding sources for public infrastructure improvements such as installing sidewalks and other pedestrian networks, bicycle facilities, neighborhood parks, and planting street trees, with priority given to designated disadvantaged communities.

Policy 2.6 Encourage Accessory and Junior Accessory Dwelling Units

The County shall incentivize and encourage accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

The County has also included Program C and Program U to encourage and incentivize ADU development by providing homeowner education and tools in English and Spanish. In addition,

free building plans will be developed for modular ADUs and garage conversion ADUs, two more affordable options for increasing the supply of rental ADUs.

Policy 3.3 Incentives for Affordable Housing Development

The County shall promote the use of density bonuses and other incentives to facilitate the development of new housing for lower-income households

Policy 3.5 Encourage Affordable Housing in Rural Areas

The County shall promote housing types for lower-income households that align with the rural and agricultural character, economy, and needs of Ventura County, such as farmworker housing, manufactured housing, mobilehomes and accessory dwelling units.

Policy 5.1 Affirmatively Further Fair Housing

The County shall take meaningful action toward the goals of eliminating housing discrimination and providing current and future residents access to housing opportunity.

Policy 5.2 Equal Opportunities in Housing Market

The County shall continue to promote equal opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors.

Policy 5.3 Promote Housing Choice

The County shall maintain programs that expand the range of affordable housing choices for minorities and lower-income households.

Additionally, the following programs described in Chapter 5 addresses affordable housing in the unincorporated areas of the County: A, C, D, K, L, M, Q, R, and U.

Issue C: Increase housing options and accessibility for people and seniors with disabilities

Policy 3.1 Prioritize Housing Assistance for Special Needs Populations

The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, victims of domestic violence, and people who are experiencing homelessness.

Policy 3.2 Financing Assistance for Housing

The County shall continue to apply for funds from the state and federal government to support the construction, preservation, and rehabilitation of housing for eligible lower-income households to assist identified vulnerable populations.

Policy 3.9 Increase Supportive Housing Options

The County shall support efforts to increase the availability of supportive housing facilities that provide housing and supportive services for individuals with qualifying disabilities.

Issue D: Implement additional outreach strategies to inform lower-income households of available local, state, and federal homebuyer assistance and expand fair housing information on-line

As discussed below under “Outreach”, the County could expand its contract with HRC to provide more outreach. Also see Program C providing more information on ADUs in English and Spanish.

Issue E: Increase development of supportive housing through non-profit housing developers and service providers

Policy 3.9 Increase Supportive Housing Options

The County shall support efforts to increase the availability of supportive housing facilities that provide housing and supportive services for individuals with qualifying disabilities.

Policy 3.9 supports Programs E and N.

Issue F: Expand policies that incentivize transit-oriented development to better connect residents with jobs throughout the region

Policy 2.2 Increase Housing Opportunities within Area Plan Boundaries

Identify opportunity sites for higher density housing near job clusters and transit stops to support housing for the County’s special needs population.

Issue G: Increase testing for discriminatory practices in the lending and rental markets

Program L - Fair Housing Program

The County shall continue to fund the regional Fair Housing Program to provide counseling, referral services, testing for discriminatory practices, affirmative action, and publications relative to fair housing laws, and tenant-landlord rights.

2040 General Plan Policies Affirmatively Furthering Fair Housing

In 2020, the County adopted numerous policies in other elements of the 2040 General Plan focused on advancing environmental justice and increasing access to amenities in designated disadvantaged community, or low resource areas. Relevant policies from the Land Use and Character Element and the Economic Vitality Element are listed below. Additionally, the County will be conducting comprehensive Area Plan updates and will develop community specific actions aiming to address the opportunities and resources available to lower income households as well as expand amenities in lower resource areas.

Land Use and Character Element

LU-1.7 Safe and Sanitary Homes Education and Outreach. The County shall engage with agencies, non-profit organizations, landlords, property owners and tenants in Disadvantaged Communities to disseminate information to educate about indoor mold and lead hazards, methods for reduction, and prevention.

LU-17.5 Placement of New Residential Uses. Within designated disadvantaged communities, the County shall discourage the establishment of new residential and other sensitive land uses near incompatible industrial land uses unless appropriate mitigations or design consideration can be included.

LU-18.1 Communication Channels. Within designated disadvantaged communities, the County shall continue to improve communication channels and methods for meaningful dialogue between community members and decision-makers, including County staff and elected and appointed representatives.

LU-18.2 Input on Proposed Planning Activities. Within designated disadvantaged communities, the County shall facilitate opportunities for community members and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process.

Economic Vitality Element

EV-1.2 County Investment Priorities. The County shall prioritize investment in infrastructure, services, safety net programs and other assets that are critical to future economic vitality, including public safety, healthcare, library services, water supply and quality, transportation, energy, and environmental resources. This investment shall consider equity in investment opportunities to designated disadvantaged communities, including designated Opportunity Zones under the federal Tax Cuts and Jobs Act of 2017. The focus of these efforts shall be to improve social equity and opportunity for all.

EV-1.3 Housing Affordability. The County shall continue to work with cities and community organizations to implement best practices, pursue funding, and implement programs that reduce the cost of housing to retain and attract employers and employees.

EV-1.7 Supporting Industries Fitting County Needs. The County shall strive to attract industries based on existing and projected workforce demographics, educational attainment, skills, and commute patterns, and which provide opportunities to residents living in designated disadvantaged communities.

EV-1.10 Grocery Stores in Underserved Communities. The County shall strive to attract and retain high-quality, full-service grocery stores and other healthy food purveyors in Existing Communities and adjacent urban areas, particularly in underserved areas.

EV-6.1 Workforce Readiness. The County shall collaborate with the Workforce Development Board, the P-20 Council, job and career centers, and other organizations to maximize workforce readiness by promoting job opportunity readiness among unemployed or underemployed residents and students and coordinating with local employers to identify workforce readiness issues and education and training program needs.

Enforcement

The County and cities have contracted with HRC to perform investigations into and enforcement of housing discrimination by lenders and landlords. As noted above, HRC has resolved most discriminatory cases submitted. The services provided by HRC are augmented by the State of California's Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisements.

With respect to substandard living conditions, the County is committed to enforcement through its Code Compliance division.

Policy 1.1 Ensure Housing Meets Basic Standards

The County shall support its Code Compliance Division in responding to complaints and ensuring that existing housing meets public health, safety, fire and other applicable development codes and standards, with priority given to designated disadvantaged communities.

Outreach

The HRC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used to promote the conference and scheduled workshops and to provide general information on fair housing. In addition, the County has fair housing information on its website: www.ventura.org/county-executive-office/community-development/fair-housing/.

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CHAPTER 3 HOUSING REGULATIONS AND POTENTIAL CONSTRAINTS

Potential constraints to the provision of adequate and affordable housing can be created by government policies and regulations as well as non-governmental factors such as costs associated with land and construction. These constraints may increase the cost of housing or may render residential construction economically infeasible for developers. Housing production constraints can also significantly impact households with low and moderate incomes and special needs.

Government Constraints

Local polices and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls as summarized in Figure 20 below, site improvement requirements, fees, and permit processing procedures, among other things, may constrain the maintenance, development, and improvement of housing.

Land Use Controls

The Guidelines for Orderly Development

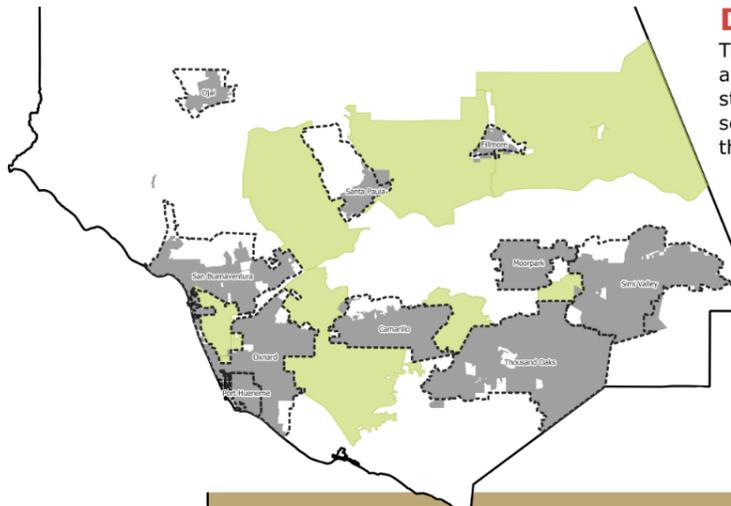
Ventura County's Guidelines for Orderly Development (Guidelines) were originally adopted by the Board of Supervisors, all City Councils within Ventura County, and the Ventura County Local Agency Formation Commission (LAFCo) in 1969. The Guidelines represent a regional commitment to encourage urban development within cities whenever and wherever practical and to facilitate orderly planning and development in Ventura County. One of the primary goals was to channel growth into cities and away from agricultural land. Protecting agricultural resources has been an important part of Ventura County's policy history and the agricultural industry remains a critical part of Ventura County's economy and identity today.

Through consistent application of the Guidelines over the past 50 years, the County and the cities, in coordination with LAFCo, contained urban development within city Sphere of Influence boundaries, but permitted those boundaries to expand as new urban development was approved. This was accomplished on a practical level by encouraging applicants for urban land use entitlements on sites located within a city Spheres of Influence¹⁷ to apply first to the city rather than the County and to annex to the city prior to development occurring.

Urban development in the unincorporated County, therefore, can occur only where the zoning is established and is consistent with the land use plans of the respective cities. In Unincorporated Urban Centers, urban development should only be allowed when an Area Plan has been adopted by the County. The County's General Plan integrates the Guidelines for Orderly Development through Land Use policies LU-1.1, LU-1.2 and LU-1.4, which promote orderly growth in areas designated as Existing Communities and unincorporated urban centers.

¹⁷ The Spheres of Influence boundaries can be viewed in the County of Ventura General Plan Background Report, Figure 3-2.

**FIGURE 20
GEOGRAPHY OF GOVERNMENT CONSTRAINTS**



Guidelines for Orderly Development

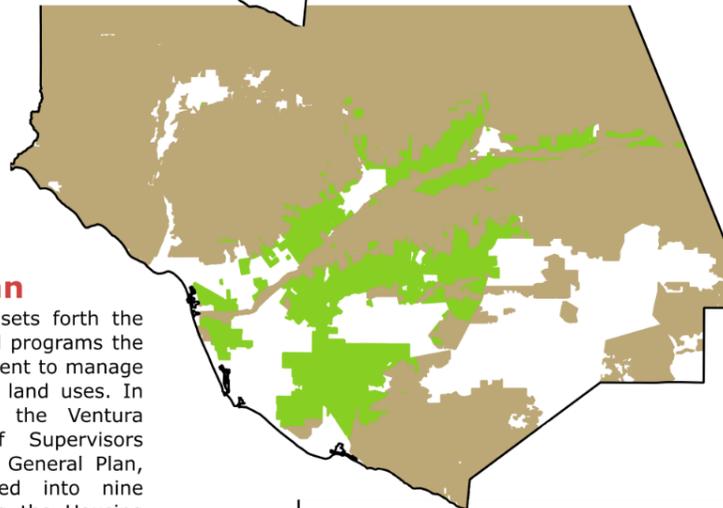
The Guidelines for Urban Development, originally adopted in 1969 by the County and all of its cities, state that urban development and municipal services should occur within incorporated cities and their Spheres of Influence, whenever practical.

Greenbelts

Greenbelts (in green) are voluntary agreements between the County and its cities to restrict the development of open space and agricultural land beyond city limits (in gray). First adopted in 1967, these greenbelts serve to limit urban sprawl and protect valuable green space and farmland.

SOAR

The SOAR ordinances (Save Open Space and Agricultural Resources) adopted by the County and most of its cities, require voter approval to make any changes to land designated Agricultural (in green) or Open Space (in brown), or to develop for urban use land beyond the City Urban Restriction Boundaries (dashed lines, above).

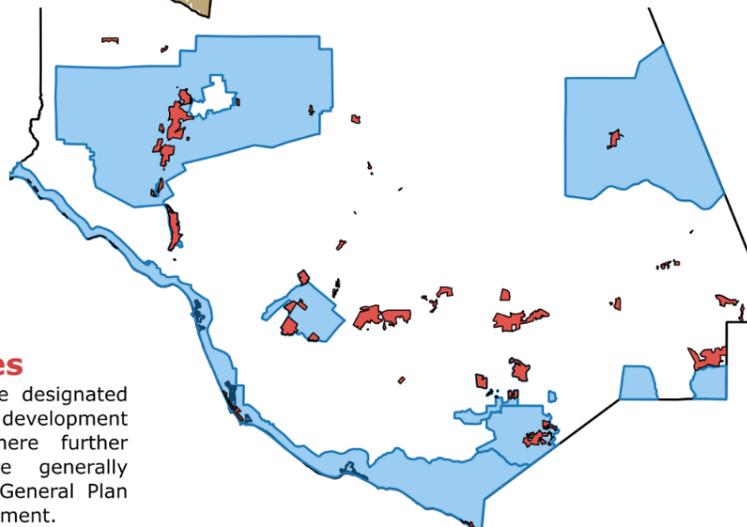


General Plan

The General Plan sets forth the goals, policies, and programs the County will implement to manage future growth and land uses. In September 2020, the Ventura County Board of Supervisors adopted the 2040 General Plan, which is organized into nine elements, including the Housing Element.

Area Plans

In addition to the General Plan, land use in Ventura County is regulated through nine Area Plans (in blue), which further address topics specific to certain areas.



Existing Communities

Existing communities (in red) are designated unincorporated areas where urban development has already occurred, and where further development and services are generally directed in accordance with the General Plan and Guidelines for Orderly Development.

Targeted growth could be seen as a governmental constraint, however, when viewed as a necessary method to direct urban growth to areas that are most suitable for development and to protect agricultural land, open space, sensitive environmental habitats and other natural resources, the benefits outweigh the constraints that may be imposed. Much of the unincorporated county is environmentally sensitive wildland, such as the Santa Monica Mountains, the Los Padres National Forest and related areas, which has considerable habitat value. Directing new growth to targeted urban areas is more likely to result in affordable housing, as costs associated with providing services and developing infrastructure in support of residential development would be substantially less. Additionally, directing growth near cities and to Existing Communities and unincorporated Urban Centers maximizes the efficient use of land by promoting higher density development within areas of the County that already have existing public infrastructure, employment centers, and proximity to services like grocery stores, banks, medical offices, and dining amenities.

The Guidelines for Orderly Development, as well as the planning principles that underlie this agreement, are consistent with Government Code sections 65561, 65562 and the intent of SB 375:

- Government Code section 65561 and 65562 require local jurisdictions to protect open space land for the "... maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources."
- SB 375 (2009) calls for reduction in greenhouse gas emissions through infill and other environmentally-friendly development.

Greenbelt Agreements

Greenbelts are voluntary agreements between the County and one or more cities to limit urban development in agricultural areas within the unincorporated county. Between 1967 and 1986, the county and many cities adopted greenbelt agreements. They are unenforceable but politically important policy statements designed to set aside agricultural "greenbelts" and physically separate the cities from one another. There are seven greenbelts in Ventura County¹⁸. Most, if not all of this land, is also protected by SOAR initiatives, described below.

Much like the Guidelines for Orderly Development, the intent of these Greenbelt Agreements was to protect agricultural lands and to prevent premature conversion to uses incompatible with agricultural uses. Through these agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing zoning. The description, terms, conditions, and features of greenbelt agreements vary and are in effect for an indefinite time period. Over time, the boundaries of the County's greenbelts have been amended to accommodate new development.

The Ventura County General Plan and Non-Coastal Zoning Ordinance regulate the uses in a greenbelt. The existing General Plan designations for greenbelts include Agriculture, Open Space, Rural, and Existing Community. In general, the zoning designations within a greenbelt typically include Agriculture-Exclusive (AE), Rural Agricultural (RA), and Open Space (OS).

Save Open Space & Agricultural Resources (SOAR)

The Save Open Space and Agricultural Resources Initiative (SOAR) refers to a series of voter initiatives that the County and eight cities within the county approved to protect open space and agricultural land, beginning in 1995. SOAR established more formal urban growth boundaries that can't be changed without voter approval.

¹⁸ The County Greenbelt Map can be found in the County of Ventura General Plan Background Report, Figure 3-6.

First approved in 1998, the County's SOAR initiative requires a majority vote of the county electorate in order to rezone unincorporated Open space, Agricultural or Rural land for urban development or to make any changes to a General Plan goal or policy related to those land use designations. The eight voter-approved SOAR initiatives passed by the cities of Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, Thousand Oaks and Ventura require voter approval for urban development beyond a defined City Urban Restriction Boundary, or, in the case of the City of Ventura, before rezoning agricultural land within the city's Sphere of Influence.

Because the majority of land in the unincorporated area (approximately 98 percent) is subject to the County SOAR initiative, this ordinance acts as a constraint on future urban development in lands designated Open Space, Agricultural, and Rural, but does not act as a constraint on future development on land that is already designated for urban uses. Moreover, in recognition of the dire need for housing, the County SOAR initiative contains an exemption for the construction of farmworker housing on land designated Agricultural. The County's SOAR initiative was renewed by voters in November 2016, extending the expiration date to 2050.

Ojai Valley Area Plan Traffic Policy

The Ojai Valley Area Plan contains policies regarding land use and development affecting traffic levels along State Route 33, which encompasses a significant portion of the Ojai Valley Area Plan boundary. To help maintain the roads at a Level of Service of "E" or better, General Plan guidelines require any projects in this impact area to mitigate, or reduce, the negative effects of traffic congestion that may result from development and growth. An exception to this policy is for affordable housing and farmworker housing projects located in areas served by roads that are currently operating at LOS "E" or better.

Detailed evaluation of potential traffic impacts is required for development projects in the Ojai Valley. A Traffic Impact Study can be conducted to estimate the anticipated traffic impacts likely to result from new development. Potential impacts may be mitigated by reducing the size of the proposed project, changing the time of trips generated to be outside of peak traffic hours, or arranging shuttles or other alternatives to single-occupant vehicles for transportation.

General Plan

The County's 2040 General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the unincorporated County. The County's land use designations contain a wide array of housing types – from urban multifamily complexes along the coast and in some Existing communities to rural residential uses on large acreages, as shown in Table 19 below. The various densities of residential development in the county not only provide housing choices, but their locations and designs play a critical role in the character and quality of life of county residents. The County has 1,129,234 acres designated by the General Plan to accommodate at least 499,612 units. However, a vast majority, 89 percent, of the residential development capacity lies within the city Spheres of Influence. This reflects the collaborative agreement memorialized in the Ventura County Guidelines for Orderly Development, which calls for urban development to occur within cities whenever and wherever practical.

TABLE 19 GENERAL PLAN RESIDENTIAL LAND USE		
Land Use Designation	Description	Residential Density ^{1, 2}
Very Low-Density Residential (VLDR)	This designation provides a physical transition between the outer edges of an existing community or Urban Area and nearby agricultural and open space areas and uses.	Maximum: 4 units per acre
Low-Density Residential (LDR)	This designation provides for a variety of single-family homes and neighborhoods.	Maximum: 6 units per acre
Medium-Density Residential (MDR)	This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density allowed should occur along major transportation routes or adjacent to commercial centers. The MDR designation generally applies to residential neighborhoods and central areas within Existing Communities and Urban Areas.	Maximum: 14 units per acre
Residential High-Density (RHD)	This designation provides for residential development in more intensely developed residential and commercial areas. The RHD designation generally applies to central areas within Existing Communities and Urban Areas.	Minimum: 20 units per acre
Residential Planned Development (RPD)	The purpose of this designation is to provide areas of residential communities which will be developed using modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site.	Maximum: 20 units per acre
Coastal Residential Planned Development (CRPD)	The purpose of this designation is to provide areas for residential communities which will be developed using innovative site planning techniques. The CRPD designation generally applies to areas appropriate for modern residential development within the boundaries of an Existing Community designated area in the coastal zone.	Maximum: 36 units per acre
Residential Beach (RB)	This designation provides for small-lot, beach-oriented residential communities. The RB designation generally applies to areas appropriate for high-density residential development within the boundaries of an Existing Community designated areas in the Coastal Zone.	Maximum: 36 units per acre
Mixed Use (MU)	This designation provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses.	Maximum: 20 units per acre

¹The County shall exclude from the Residential land use maximum density farmworker dwellings and accessory dwelling units. (LU-10.2)

²For qualifying residential developments, a density bonus may be provided in accordance with California Government Code section 65915.

Zoning Ordinances

As discussed in the previous sections, urban residential development is generally directed to the cities or to specific unincorporated Urban or Existing Community designated areas. Nonetheless, some limited residential uses are allowed in Agricultural, Open Space and Rural designated areas. The County General Plan specifies in Figures 3.2a and 3.2b of the Land Use Designations chapter of the Background Report

which zones of the Non-Coastal and Coastal Zoning Ordinances are consistent with each land use designation.

The County has a total of 33 zoning classifications, of which, 22 zoning classifications allow some form of a residential use. Table 20 below lists all zones in the County by name and abbreviation.

TABLE 20 ZONE ABBREVIATIONS		
Non-Coastal Zoning Ordinance		
OS (Open Space)	RES (Residential)	CPD (Commercial Planned Development)
AE (Agricultural Exclusive)	RPD (Residential Planned Development)	M1 (Industrial Park)
RA (Rural Agricultural)	RHD (Residential High Density)	M2 (Limited Industrial)
RE (Rural Exclusive)	R/MU (Residential Mixed Use)	M3 (General Industrial)
RO (Single-Family Estate)	TC (Town Center)	IND (Light Industrial)
R1 (Single-Family Residential)	CO (Commercial Office)	TP (Timberland Preserve)
R2 (Two-Family Residential)	C1 (Neighborhood Commercial)	SP (Specific Plan)
Coastal Zoning Ordinance		
COS (Coastal Open Space)	CR1 (Coastal One-Family Residential)	CRPD (Coastal Residential Planned Development)
CA (Coastal Agriculture)	CR2 (Coastal Two-Family Residential)	CC (Coastal Commercial)
CR (Coastal Rural)	RB (Residential Beach)	CM (Coastal Industrial)
CRE (Coastal Rural Exclusive)	RBH (Residential Beach Harbor)	Harbor Planned Development (HPD)

The County’s Zoning Ordinances allow residential uses in the following zones:

Single-Family Residential (R1) Zone: The purpose of the R1 zone is to provide for and maintain areas which are appropriate for single-family dwellings on individual lots with a minimum lot area of 6,000 square feet. Additional uses, necessary and incidental to single-family development, are also permitted.

Two-Family Residential (R2) Zone: The purpose of the R2 zone is to provide for and maintain residential areas allowing two single-family dwelling units or a two-family dwelling unit on individual lots with a minimum lot area of 7,000 square feet. As in the R1 zone, additional uses, necessary and incidental to single-family development, are also permitted.

Residential Planned Development (RPD) Zone: The purpose of the RPD zone is to provide areas for communities which will be developed utilizing unified design techniques. There are various sub-categories in this zone that establish the density of housing on the individual lots which vary from the density of one dwelling unit per acre (RPD-1 du/ac) to 20 dwelling units per acre (RPD-20 du/ac). This zone provides a flexible regulatory framework in order to encourage:

- Coordinated neighborhood design and compatibility with existing or potential development of surrounding areas;
- An efficient use of land particularly through the clustering of dwelling units and the preservation of the natural features of sites;
- Variety and innovation in site design, density and housing unit options, including garden apartments, townhouses and single-family dwellings;
- Lower housing costs through the reduction of street and utility networks; and
- A more varied, attractive and energy-efficient living environment as well as greater opportunities for recreation than would be possible under other zone classifications.

Residential High Density (RHD) Zone: The purpose of this zone is to make available parcels that are appropriate for multifamily residential projects at densities considered by state law to be affordable by design to lower-income households. This zone allows multifamily dwelling as a permitted use by right accommodates a minimum density of 20 dwelling units per acre. The minimum lot area required for development in this zone is 0.8 acres.

Residential (RES) Zone: The purpose of this zone is primarily for construction of single family and duplex residential development, but triplex and quadplex residential development is allowed on larger lots within the residential neighborhood. The minimum lot areas in this zone differ for each type of housing, such as 4,000 square feet for a single-family dwelling, 7,000 square feet for a duplex, 7,500 square feet for a triplex, and 8,000 square feet for a quadplex.

Residential Mixed Use (R/MU) Zone: The purpose of this zone is primarily for construction of multi-family dwellings with a minimum density of 20 dwelling units per acre, along with compatible commercial uses in specific locations within the zone. In addition to three-story multi-family housing, triplex and quadplex residential development is also allowed in this zone.

Rural Agricultural (RA) Zone: The purpose of this zone is to provide for and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential land uses are protected. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, as well as individual dwelling units for farmworker and animal caretakers are permitted in this zone.

Rural Exclusive (RE) Zone: The purpose of this zone is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

Single-Family Estate (RO) Zone: The purpose of this zone is to provide areas exclusively for single-family residential estates where a rural atmosphere is maintained by the allowing of a range of horticultural activities as well as animals for recreational purposes. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

Open Space (OS) zone: The intent of the OS zone is to essentially preserve natural resources, manage production of resources, provide outdoor recreation and public health and safety, promote efficient municipal services, and be utilized to define the boundaries of existing communities and helps prevent urban sprawl in the County. This zone includes parcels or areas of land or water that are essentially unimproved, and certain residential uses are allowed in the zone, which include single-family dwellings, accessory dwelling units, and all options for farmworker housing.

Agricultural Exclusive (AE) Zone: The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have detrimental effects upon the agriculture industry. Although this zone is primarily focused on encouraging agricultural uses, it allows minimal residential uses which may support the agricultural use, such as single-family homes and their associated residential uses, and all options for farmworker housing.

Timberland Preserve (TP) Zone: The purpose of this zone is to maintain the optimum amount of the limited supply of timberland, discourage its conversion to urban uses, or expansion of urban services into the zone, and to encourage investment in the timberlands. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, as well as

individual dwelling units for farmworker and animal caretakers are permitted in this zone. However, there are only seven parcels zoned TP, consisting of 56 acres.

Town Center (TC) Zone: The purpose of this zone is primarily for commercial use, but the zone allows for compatible light industrial use, as well as residential units, as a secondary use. The residential options include individual residential units as well as live/work units allowed only on the second floor of this zone. Ground-floor residential units are not permitted.

Coastal One-Family Residential (CR1) Zone: The purpose of this zone is to provide for, and maintain, areas along the coast for more traditional single-family developments on lots with a minimum lot area of 7,000 square feet.

Coastal Two-Family Residential (CR2) Zone: The purpose of this zone is to provide for, and maintain, areas along the coast where single and two-family dwellings are allowed, on lots with a minimum lot area of 7,000 square feet.

Residential Beach (RB) Zone: The purpose of this zone is to provide for the development and preservation of small-lot, beach-oriented residential communities, with a minimum lot area of 3,000 square feet. Residential single-family dwellings are permitted in this zone.

Residential Beach Harbor (RBH) Zone: The purpose of this zone is to provide for development and preservation of unique beach-oriented residential communities with small lot subdivision patterns. Residential single-family dwellings are permitted in this zone.

Coastal Residential Planned Development (CRPD) Zone: The purpose of this zone is to provide a method whereby land may be designated and developed as a unit for residential use by taking advantage of innovative site planning techniques. There are various sub-categories in this zone that establish the density of the multi-family housing on the individual lots which vary from the density of three dwelling units per acre (CRPD-3 du/ac) to 25 dwelling units per acre (CRPD-25 du/ac).

Coastal Rural (CR) Zone: The purpose of this zone is to provide for and maintain a rural residential setting where a variety of agricultural uses are also permitted, while surrounding land uses are protected. The minimum lot area required in this zone is one acre. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

Coastal Rural Exclusive (CRE) Zone: The purpose of this zone is to provide for residential areas with semirural atmosphere, but exclude agricultural uses to a great extent and concentrate on residential uses. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

Coastal Open Space (COS) Zone: The purpose of this zone is to provide for the preservation, maintenance, and enhancement of natural and recreational resources in the coastal areas of the County while allowing reasonable and compatible uses of the land. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

Coastal Agricultural (CA) Zone: The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in the coastal zone of Ventura County, and to protect these areas from the encroachment of nonresidential uses that, by their nature would have detrimental effects on the agriculture industry. Although this zone is primarily focused on encouraging agricultural uses, it allows minimal residential uses which may support the agricultural use, such as single-family homes and their associated residential uses.

Overlay Zones

In addition to the above zoning classifications, the Zoning Ordinance also establishes overlay zones to apply additional regulations and standards to certain properties, as shown in Figures 3-25 through 3-28 of the General Plan Background Report. The following zoning overlays apply to residential development in portions of the County:

Scenic Resource Protection (SRP) Overlay Zone: The purpose of this overlay zone is to preserve and protect the visual quality within the viewshed of selected County lakes, along the County's adopted scenic highways, and at other locations as determined by the Area Plans, to minimize development that conflicts with the value of scenic resources and to provide notice to landowners and the general public of the location and value of scenic resources which are of significance in the County. The SRP overlay is applied to over 55,000 acres of land within the County and properties within this overlay zone are required to meet specific development standards to ensure that the proposed development minimizes visual impacts from the viewsheds. Figure 8-7 of the Background Report depicts the SRP Overlay Zone in Ventura County, which includes the visual resources in the Ojai and Thousand Oaks areas and around prominent lakes.

Mineral Resources Protection (MRP) Overlay Zone: The purpose of this overlay zone is to safeguard future access to an important resource, to facilitate a long term supply of mineral resources within the County, to minimize land use conflicts, to provide notice to landowners and the general public of the presence of the resource, and the purpose is not to obligate the County to approve use permits for the development of the resources subject to the MRP Overlay Zone. The MRP overlay is applied to approximately 21,000 acres of land zoned Agricultural Exclusive (A-E), Open Space (O-S), Rural Exclusive (R-E), Industrial Park (M-1), and Limited Industrial (M-2).

Community Business District (CBD) Overlay Zone: The purpose of this overlay zone is to identify community business districts with unique historic character which justify special permit requirements and standards so as to preserve or re-create the historic character of the district, and encourage mixed-use development projects within the district to revitalize it, encourage pedestrian circulation, maximize site development potential, and create an active environment while promoting a traditional village-style mix of retail, restaurants, offices, civic uses, multi-family housing and other compatible land uses. The CBD overlay is applied to 11 acres of land zoned Commercial Planned Development (CPD).

Temporary Rental Unit Regulation (TRU) Overlay Zone: The purpose of this overlay zone is to establish standards and requirements for the temporary rental of dwellings as accessory uses within the overlay zone boundary, in order to ensure that the use of dwellings as temporary rental units does not adversely impact long-term housing opportunities within the Ojai Valley; to safeguard affordable housing opportunities for individuals working in service and other relatively low-wage sectors in the Ojai Valley so that such individuals can live in close proximity to their places of work; preserve the residential, small-town community character of the Ojai Valley, and ensure that temporary rental units are compatible with surrounding land uses; and to protect the health, safety and welfare of the temporary rental units' renters, occupants, neighboring residents, as well as the general public and environment. The TRU overlay is contiguous with the boundary of the Ojai Valley Municipal Advisory Council.

Critical Wildlife Passage Areas (CWPA) Overlay Zone: This overlay zone identifies Critical Wildlife Passage Areas which located entirely within the boundaries of the larger Habitat Connectivity and Wildlife Corridors overlay zone, the extents of which are shown on Figure 8-6a through 8-6c of the General Plan Background Report. The purpose of this overlay zone is to identify areas within the Habitat Connectivity and Wildlife Corridor that are physically constrained and species movement is or will likely be restricted between the larger core habitat areas connected by the overall corridor. Although this overlay zone doesn't prohibit residential development, it

encourages clustering of development to the maximum extent feasible through a compact siting standard for development.

Habitat Connectivity and Wildlife Corridor Overlay Zone: Ventura County contains large areas of undeveloped native habitats that are primarily conserved within the Ventura and Santa Clara Rivers, Los Padres National Forest, and the Santa Monica Mountains. However, the natural resource values within these areas are compromised by the loss of habitat connectivity between them which can result in restricted genetics and ultimately extinctions for animal and plant populations in the face of increasing isolation and climate change. The purpose of the Habitat Connectivity and Wildlife Corridor overlay zone is to preserve the functional connectivity for wildlife and vegetation between these core natural areas. The creation of the overlay zone provides a way to protect functional connectivity by implementing the following: minimizing direct barriers to wildlife movement by improving or protecting wildlife road crossing structures and restricting the use of wildlife impermeable fencing; reducing the indirect impacts of outdoor lighting; protecting the connectivity of surface water features by limiting the removal of vegetation; and, incentivizing property owners to site development outside these areas..

Mobilehome Park (MHP) Overlay Zone: The Mobilehome Park Overlay Zone prevents the redevelopment of mobilehome parks by only allowing land uses related to the operation of mobilehome parks. All 25 of the unincorporated county’s mobilehome parks are in the Mobilehome Park Overlay Zone, representing approximately 1,400 mobilehome spaces.

Senior Mobilehome Park (SMHP) Overlay Zone: The Senior Mobilehome Park Overlay Zone is applied solely to the County’s eight senior mobilehome parks. At least 80% of the spaces in these parks must be occupied by at least one resident 55 years of age or older. Senior mobilehome park owners or management may apply additional occupancy restrictions. The Senior Mobilehome Park Overlay Zone reserves approximately 900 mobilehome spaces for use by seniors.

Allowed Residential Uses

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single family homes, multifamily housing, accessory dwelling units, mobilehomes, farmworker housing, homeless shelters, and transitional housing, among others. Each zoning classification, as detailed above, allows a range of residential uses that are permitted by-right or with a Zoning Clearance; however, many districts allow additional residential uses with a Planned Development Permit or Conditional Use Permit, both of which requires a public hearing. Details on the permitting process are described later in this section. Tables 20, 21, and 22, below, identify the various residential uses allowed in each zoning classification and whether the use is allowed by-right (i.e., with a zoning clearance) or requires a type of discretionary permit. It’s worth noting that the County approves most single-family dwellings with an over the counter Zoning Clearance. There is no design review or architectural review process required and a low flat fee is charged. Sites that trigger discretionary review for single family homes include those in coastal locations, locations where an overlay zone requires discretionary review, or sites where other unique circumstances exist, such as the presence of environmentally sensitive habitat on the site.

Legend for Entitlement for Tables 21, 22 and 23

<p>E = Exempt ZC = Zoning Clearance PD = Planned Development Permit</p>	<p>PDP = PD Permit, Principally-Permitted (<i>only appealable to the Coastal Commission</i>) CUP = Conditional Use Permit</p>	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
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**TABLE 21
HOUSING TYPES PERMITTED BY ZONE, NON-COASTAL ZONES**

Residential Uses	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	CO	C1	CPD	M1	M2	M3
Dwellings:																
Dwellings, Single-Family	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD		ZC						
Mobilehome, Continuing Nonconforming	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP						
Dwellings, Two-Family, or Two Single-Family Dwellings							ZC	PD								
Dwellings, Multi-Family								PD	ZC							
Farmworker Housing Complex	PD	PD														
Accessory Dwelling Unit	Pursuant to Article 7 sec. 8107-1.7															
Mobilehome Parks			CUP	CUP	CUP	CUP	CUP	CUP								
Agriculture and Agricultural Operations, Accessory Uses and Structures:																
Farmworker Dwelling Units	ZC	ZC	ZC							ZC						
Animal Caretaker Dwelling Units	ZC	ZC	ZC							ZC						
Care Facilities:																
Intermediate: Care of 7 or More Persons			CUP	CUP		CUP	CUP	CUP	CUP		CUP		CUP			
Residential: Care of 6 or Fewer Persons	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD	PD							
Residential: Care of 7 or More Persons			CUP	CUP		CUP	CUP	CUP			CUP		CUP			
Emergency Shelter													ZC			
Hotels, Motels and Boarding Houses													PD			
Uses and Structures, Accessory:																
Dwelling, For Superintendent or Owner												CUP	CUP	CUP	CUP	CUP
Dwelling, Caretaker														CUP	CUP	CUP

TABLE 22 HOUSING TYPES PERMITTED BY ZONE, SATICOY AREA PLAN				
Residential Uses	RES	R/MU	TC	IND
Dwellings:				
Dwellings, Single-Family	ZC			
Dwellings, Two-Family, or Two Single-Family Dwellings	ZC	PD		
Dwellings, Multi-Family				
Triplex, Quadplex	PD	PD		
Apartments (min. 4 plus units)		PD		
Town Center Residential			PD	
Accessory Dwelling Unit				
Live/Work Units			PD	
Care Facilities:				
Intermediate: Care of 7 or More Persons	CUP	CUP	CUP	
Residential: Care of 6 or Fewer Persons	ZC	ZC		
Hotels, Motels And Boarding Houses			PD	
Uses and Structures, Accessory:				
Dwelling, For Superintendent or Owner		PD	CUP	CUP
Dwelling, Caretaker				CUP

TABLE 23 HOUSING TYPES PERMITTED BY ZONE, COASTAL ZONES											
Residential Uses	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Dwellings:											
Dwellings, Single-Family	PDP										
Within exempt areas ¹	ZC										
Dwellings, Two-Family, or Two Single-Family Dwellings						PDP	PDP	PDP	PDP		
Within exempt areas ¹						ZC	ZC	ZC	ZC		
Dwellings, Multi-Family									PDP		
Within exempt areas ¹									ZC		
Accessory Dwelling Unit	PD										
Within exempt areas ¹	ZC										
Mobilehome, Continuing Nonconforming	PDP										
Mobile Home Parks			CUP								
Within exempt areas ¹			ZC								
Agriculture And Agricultural Operations:											
Farmworker or Animal Caretaker Dwelling Unit (one per lot)		PDP									
Farmworker or Animal Caretaker Dwelling Unit – nonconforming lot		CUP									
Farmworker or Animal Caretaker Dwelling Units (more than one)		CUP									
Within exempt areas ¹		ZC									
Care Facilities:											
Residential: Care of 6 or Fewer Persons	PDP										
Within exempt areas ¹	ZC										
Hotels, Motels And Boatels										CUP	
Uses And Structures, Accessory:											
Dwelling, for Proprietor (2 nd or 3 rd floor only)										PDP	PD

¹ Pursuant to Categorical Exclusion Order E-83-1, the construction of *single-family dwellings* on existing vacant *legal lots* of record in Solromar, Silver Strand, Hollywood Beach, North Coast is exempt from *coastal development permit* requirements (Ventura County Coastal Zoning Ordinance Sec. 8174-6.2)

Residential Care Facilities – State law requires that group homes of six or fewer residents be regulated in the same manner as single-family residences for zoning purposes. Under the County’s Zoning Ordinances, residential care facilities serving six or fewer persons, are allowed wherever single-family units are allowed. The only exception to this is in the TC and TP Zones. The TP zone applies to seven parcels Countywide and the Town Center zone comprises the commercial and civic core of the Saticoy Area Plan and may allow for compatible live/work units. For larger occupancies, residential care uses are permitted with a Conditional Use Permit issued by the Planning Commission.

Housing Program N will ensure that the County’s Zoning Ordinance will be amended to address residential care facilities for six or fewer residents to be regulated in the same manner as a single-family dwelling unit.

Emergency Shelters – As required by Government Code section 65583(a)(4)(A), the Non-Coastal Zoning Ordinance allows emergency shelters in the Commercial Planned Development (CPD) Zone as a permitted use without a conditional use or other discretionary permit. The criteria used to determine viable sites within the CPD zone included the following.

- Parcel location within a Sphere of influence of a city with a minimum population of 20,000 to assure adequate services;
- Not within 300 feet of a school or another emergency shelter;
- Existing or expected future sewer line; and
- Minimum parcels size of one-half acre.

In 2011, the Housing Element Environmental Impact Report assessed 21 CPD zoned sites to allow for emergency shelters by right. Applying the criteria listed above, Planning staff identified that of the 21 sites assessed, there is the possibility of developing eight emergency shelters in the following locations: two in Montalvo, one in Strickland Acres, three in El Rio, and two in Nyeland Acres. Since 2011, three of the eight sites have been annexed to the Cities of Ventura and Oxnard. Five potential areas remain to develop emergency shelters as shown in Table 24 below.

TABLE 24 EMERGENCY SHELTER SITES UNINCORPORATED COUNTY		
APN	Location	Parcel Size
144-0-021-345 & 144-0-021-395	El Rio	2.51 and 1.3 acres
145-0-151-210 & 145-0-151-220	El Rio	0.65 and 0.67 acres
147-0-060-265 & 147-0-060-245	Strickland Acres	0.51 and 0.68 acres
149-0-100-485 & 149-0-100-465	Nyeland Acres	1.17 and 1.12 acres
149-0-063-170	Nyeland Acres	0.78 acre

The County’s emergency shelter ordinance has a 60 beds per facility limit (Non-Coastal Zoning Ordinance Section 8107-44). Hence, it is approximated that the five shelter locations could accommodate approximately a total of 300 beds. Additionally, Planning staff has identified that the 300-foot buffer requirement from school sites may not be an allowed criterion in state law, which can open up the possibility for another emergency shelter site in El Rio. Housing Program N will ensure that the County updates the Zoning Ordinance to align with Government Code section 65583(a)(4), which outlines requirements for permitting emergency shelters.

Low Barrier Navigation Centers – Assembly Bill 101, approved on July 31, 2019, amended Government Code section 65660 to require a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-

barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing.

The County of Ventura Zoning Ordinances do not address or define low barrier navigation centers; therefore, Housing Program N will ensure that the County updates the Zoning Ordinance to address low barrier navigation centers consistent with Government Code sections 65660 through 65668.

Transitional and Supportive Housing – Government Code section 65582 states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined in Health and Safety Code section 50801(i) as “housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development’s requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing.” Supportive housing is defined in Government Code section 65582(g) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of section 53260, and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Housing Program N will ensure that the County’s Zoning Ordinance will be amended to define supportive and transitional housing as set forth in Government code section 65582(g) and Health and Safety Code section 50801(i) respectively. Additionally, the Zoning Ordinance amendment will address both supportive and transitional housing as a residential use in all zones allowing residential uses, subject only to the requirements applied to other residential uses of the same type in the same zone.

AB 2162 (Government Code section 65583), effective January 1, 2019, was adopted to address shortages in supportive and emergency housing. AB 2162 requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review. For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- One hundred percent of the units within the development, excluding managers’ units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income households; and
- A specified number of units are designated as supportive housing.

On November 2020, the County issued a Zoning Clearance for the 50-unit Sierra Vista Senior Supportive Housing Project pursuant to AB 2162. Planning staff is currently developing an informational webpage and a specialized residential streamlining application to facilitate the future processing of supportive housing projects that meet the criteria outlined in AB 2162.

Farmworker and Employee Housing – Health and Safety Code section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a single-family residence in the same zone. Health and Safety Code section 17021.6 requires that any employee housing consisting of no more than 36 beds in group quarters or 12 units shall be deemed an agricultural land use and permitted in the same manner as agricultural uses. The County is currently processing Non-Coastal Zoning Ordinance amendments to achieve consistency with

this State law. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Spring and Summer 2021, respectively.

AB 1783 (Health and Safety Code section 17021.8) provides for streamlined, ministerial approval of agricultural worker housing that meets the requirements of this section, as specified, and is not subject to a conditional use permit if certain requirements are met, including that the farmworker housing will be maintained and operated by a qualified affordable housing organization that has been certified by HCD. Planning staff is currently developing an informational webpage and a specialized residential streamlining application to facilitate the future processing of farmworker housing projects that meet the criteria outlined in AB 1783.

To further reduce constraints to the development of housing for farmworkers, the Board of Supervisors will consider amendments to the Non-Coastal Zoning Ordinance that would reduce the crop density requirements needed to qualify for ministerial farmworker dwelling units, evaluate new housing options for temporary and seasonal farmworkers, and potentially expand the use of farmworker housing complexes to the Rural Agricultural zone with a discretionary permit. Revisions to farmworker housing development standards will complete Housing Element Program 3.3.3-5(8) from the 2013-2021 Housing Element. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Spring and Summer 2021, respectively.

Single-Room Occupancy Units – The County of Ventura General Plan and Zoning Ordinances do not explicitly address single-room occupancy housing; however, single room occupancy units were added to the definition of both “boarding houses” and “multifamily dwellings” de facto allowing single room occupancy units area wherever boarding houses or multifamily units are allowed.

Accessory Dwelling and Junior Accessory Dwelling Units – Government code section 65852.2 establishes state standards for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). The purpose of ADUs and JADUs is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood. Since 2014, ADUs have comprised 30 percent of the residential building permits issued in the unincorporated County and have long been identified as an important source of affordable housing for County residents.

To encourage establishment of ADUs on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law allowing ADUs in residentially-zoned areas, or where no ordinance has been adopted, to allow ADUs on lots zoned for single family or multifamily use that contain an existing single family unit subject to ministerial approval (“by right”) if they meet objective standards. Local governments are precluded from prohibiting ADUs in residentially-zoned areas unless they make specific public health and safety findings (Government Code, Section 65852.2).

Several bills have further relaxed requirements for ADUs at the local level (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670). The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size requirements and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs and created a tiered fee structure that charges ADUs based on their size and location and prohibits fees on units less than 750 square feet. AB 671 requires local governments to include in Housing Elements plans to incentivize and encourage affordable ADU rentals and requires the State to develop a list of state grants and financial incentives for affordable ADUs. In addition, AB 670 makes any governing document, such

as a homeowners' association Covenants, Conditions, and Restrictions, void and unenforceable to the extent that it prohibits, or effectively prohibits, the construction or use of ADUs or junior ADUs.

The County of Ventura's Zoning Ordinances (NCZO section 8107-1.7 and CZO section 8181-13), provide general provisions and development standards for ADUs in the County. They have been amended over time and are currently in the process of being updated to meet new state laws that went into effect January 1, 2020.

Persons with Disabilities (Reasonable Accommodation) – Government Code section 65583(a)(5) requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. In 2011, the Planning Division processed an ordinance amendment for Reasonable Accommodation pursuant to Government Code section 65583(c)(3). This ordinance sets out a process for ensuring Reasonable Accommodation, and includes provisions for making, reviewing and processing a formal request for Reasonable Accommodation. It includes factors that should be considered when reviewing a request, conditions of approval, and an appeals process.

The County Building and Safety Division adopted the Universal Building Code (UBC) in 1947; the UBC has since been replaced by the California building Code (CBD) which addresses the provisions for access to people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint through the reasonable accommodations formal request process described above and outlined in the Non-Coastal Zoning Ordinance section 8111-9 and Coastal Zoning Ordinance section 8181-14.

Residential High-Density (RHD) Zone – In 2011, the County created a new RHD zone for the purpose of meeting lower income category RHNA targets and rezoned seven sites at a density of 20 dwelling unit per acre. These sites were not only zoned to meet the density requirements for lower-income housing site inventory assumptions, but they were processed to allow multifamily housing as a use “by right,” meaning they require only a ministerial Zoning Clearance permit pursuant to Non-Coastal Zoning Code Section 8109-1.3. At the time, the understanding was that these sites were required to be 100 percent affordable in order to be eligible for the “by right” process. Recent state law AB 1397, Government Code section 65583.2(c), clarifies that sites identified for lower income housing only requires a 20 percent affordability requirement. Housing Program H proposes to remediate this discrepancy with state law.

Mobile and Manufactured Homes – Manufactured homes can be integral parts of the solution for addressing housing needs. Pursuant to Government Code section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, state law requires that with the exception of architectural requirements, a local government shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject. The County's provisions regulating mobile and manufactured homes are consistent with State law.

Development Standards

Residential development standards in the County's Non-Coastal and Coastal Zoning Ordinances are designed to balance the goal of providing housing opportunities for all income groups while protecting and promoting the health, safety and general welfare of residents, as well as implementing the policies of the General Plan. These standards also help preserve the character and integrity of existing neighborhoods.

Specific residential development standards are summarized in Table 25 below which can have an effect on the ability of property owners to construct and maintain housing. Generally, development standards

can limit the number of units that may be constructed on a property. These include minimum lot areas, maximum building coverage, setbacks, and height.

TABLE 25 DEVELOPMENT STANDARDS FOR USES AND STRUCTURES NON-COASTAL ZONING ORDINANCE							
Zone	Minimum Lot Area	Maximum Percentage of Building Coverage ⁽⁴⁾	Required Minimum Setbacks				Maximum Height of Structure
			Front	Side		Rear	
				Interior & Corner Lots, except Reverse Corner	Reverse Corner Lots: Street Side		
NON-COASTAL ZONING ORDINANCE							
OS	10 acres	5%	20'	10'	20'	15'	25'
AE	40 acres	5%					
RA	1 acre	25%		5'	10'		
RE	10,000 sq. ft.	25%					
RO	20,000 sq. ft.	25%					
R1	6,000 sq. ft.	n/a	20' ⁽²⁾	10'	10'		
R2	7,000 sq. ft. ⁽¹⁾						
RES	4,000 sq. ft. (single family), 7,000 sq. ft. (duplex), 7,500 sq. ft. (triplex), 8,000 sq. ft. (quadplex)						
RHD	0.80 acre ⁽³⁾	60%	10'	5' (Interior Side Yard)		10'	35'
R/MU	No Minimum		5' (8' for three-story structure)	5'	40'		
RPD	As specified by permit		6'	10'	35'		
TC	No Minimum	60%	0'	0'	0'	5'	30'
TP	160 acres	5%	5 feet on Corner Lots	As specified by permit			25'
COASTAL ZONING ORDINANCE							
COS	10 acres	5%	20'	10'	20'	15'	25'; 35' if each side yard is at least 15'
CA	40 acres	5%					
CR	1 acre	25% - 29% depending on land use designation		5'	10'		
CRE	20,000 sq. ft.						
CR1	7,000 sq. ft.					42%	

**TABLE 25
DEVELOPMENT STANDARDS FOR USES AND STRUCTURES
NON-COASTAL ZONING ORDINANCE**

Zone	Minimum Lot Area	Maximum Percentage of Building Coverage ⁽⁴⁾	Required Minimum Setbacks				Maximum Height of Structure
			Front	Side		Rear	
				Interior & Corner Lots, except Reverse Corner	Reverse Corner Lots: Street Side		
CR2	7,000 sq. ft.						
RB	3,000 sq. ft.	65%	10'	3'	5'	14'	28'
RBH	1,750 sq. ft. (single-family); 3,000 sq. ft. (two-family dwelling)		20'			6'	
CRPD	As specified by permit		10'	6'	10'	10'	25'

REGULATORY NOTES:

- (1) Minimum lot area per dwelling unit: 3,500 square feet.
- (2) 15 feet with swing driveways.
- (3) Section 65583.2(h) of the California Planning and Zoning Laws prescribes a minimum 16 units per site.
- (4) Of the several options available, the most restrictive building coverage allowances for that zone have been listed in this Table. Exceptions are made for non-conforming lots.

The setbacks and height requirements are comparable to other rural counties throughout the State. Projects that qualify for Density Bonus provisions pursuant to Government Code section 65915 may receive further reduction in site development standards, such as reduced setbacks or increased building heights, which assist in reducing development costs.

Parking Requirements

Parking requirements for residential uses in the unincorporated areas of the County are summarized in Table 26.

Single and two-family residences that have four or less bedrooms require two covered or uncovered parking spaces, depending on the size of the lot.

Multi-family housing parking standards requires between one to two covered parking spaces per unit depending on the number of bedrooms. If the project qualifies for a density bonus, parking requirements may be reduced consistent with State law.

**TABLE 26
RESIDENTIAL USE PARKING REQUIREMENTS**

Residential Land Uses	Minimum Motor vehicle spaces required
NON-COASTAL ZONING ORDINANCE	
Single-family and two-family dwellings	
1-4 bedrooms (per unit)	2 covered ¹ spaces
5 bedrooms (per unit)	3 spaces (2 shall be covered ¹)
6 or more bedrooms (per unit)	4 spaces, (2 shall be covered ¹)
Accessory dwelling units	1 space per unit or bedroom whichever is less and in accordance with Gov Code section 65852.2 (a)(1)(D)(x) and (xi).
Boarding houses or single room occupancy (SRO) units	1 space per unit, plus parking required for single-family dwelling unit
Animal Caretaker or Farmworker Dwelling Unit	1 space for 1 bedroom or less 2 spaces for 2-4 bedrooms 3 spaces for 5 bedrooms
Homeless shelters	0.2 spaces per resident plus 1 space per employee and volunteer on largest shift, plus 1 space per vehicle used in the operation of the shelter. Up to 25% of the required spaces may be held in reserve or converted to a land use related to the shelter, such as additional bicycle parking, which can be readily reverted back to motor vehicle parking at a later date.
Mobilehome parks	
Resident Parking	2 spaces per unit
Visitor Parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units, in addition to parking spaces required for residents
Multi-family dwelling units	
Studio	1 covered space and 0.25 uncovered visitor parking
One-bedroom	1.25 covered spaces and 0.25 uncovered visitor parking
Two-bedrooms	1.5 covered spaces and 0.25 uncovered visitor parking
Three or more bedrooms	2 covered spaces and 0.25 uncovered visitor parking
Each additional bedroom	0.2 covered space
COASTAL ZONING ORDINANCE	
Bachelor or Studio Type Dwelling	1 covered space per unit
Single-family and two-family dwellings	
1-4 bedrooms (per unit)	2 covered ¹ spaces
5 bedrooms (per unit)	3 spaces (2 shall be covered ¹)
6 or more bedrooms (per unit)	4 spaces, (2 shall be covered ¹)
Accessory dwelling units	1 covered/uncovered space (in addition to the spaces required for the principal dwelling unit) No additional parking is required for accessory dwelling units that meet the provisions of CZO Sec. 8175-1.1.1.2(f).
One-bedroom dwelling in a multi-family building	1.25 covered spaces per dwelling unit
Mobilehome parks	
Resident Parking	2 spaces per unit
Visitor Parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units, in addition to parking spaces required for residents

TABLE 26 RESIDENTIAL USE PARKING REQUIREMENTS	
Residential Land Uses	Minimum Motor vehicle spaces required
Caretaker or farmworker single family dwellings	1 space for 1 bedroom or less 2 spaces for 2-4 bedrooms 3 spaces for 5 bedrooms

¹ Except that on parcels larger than 1 acre located in OS, AE, RA, RE, RO, TP, CA, COS, and CRE zones, parking may be uncovered.

Density Bonus

The density bonus provisions in Article 16 of the Non-Coastal Zoning Ordinance was updated in 2013 to comply with California Government Code sections 65914 through 65918. The density bonus provision facilitates the development of affordable housing by providing development incentives for projects that include an affordability component. There have been multiple amendments to the State density bonus law since the last update, including AB 1763 which provides an 80 percent density bonus and four incentives or concessions for housing projects that contain 100 percent affordable units for low and very low income households. Housing Program M includes measures to update the County’s density bonus provisions to be consistent with State law.

Development Review Process

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the following: rezoning or general plan amendment requirements, public hearings required for Planning Commission/Board of Supervisors review, or a required Negative Declaration or Environmental Impact Report.

The residential development process in the County of Ventura consist of principally three types of permits under the Non-Coastal and Coastal Zoning Ordinances:

Zoning Clearance (ZC) is a ministerial permit which is automatically granted if the project meets all established standards set forth in the Zoning Ordinance. No public hearing is required for ministerial permits and the decision-making authority is the Planning Division staff.

Planned Development Permit (PD) is a type of discretionary permit that requires environmental review, a public hearing and approval from a decision-making authority (Planning Director, Planning Commission, or Board of Supervisors) as specified by ordinance for types of land use. Although the land use is allowed as a matter of right, such permits are required to demonstrate consistency with the policies of the General Plan. As a part of the development review process, the following five specific findings of approval must be made for Planned Development Permits:

- The proposed development is consistent with the intent and provisions of the County’s General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;
- The proposed development is compatible with the character of surrounding, legally established development;
- The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare; and
- The proposed development will occur on a legal lot.

Conditional Use Permit (CUP) is another type of discretionary permit that requires environmental review, a public hearing and approval from a specified decision-making authority. Unlike a PD Permit, however, the land use is not permitted by right and is only allowed if the decision-making authority determines that the use is compatible with surrounding existing and planned land uses and can meet the policies of the General Plan. As a part of the development review process, the following six specific findings of approval must be made for conditional use permits:

- The proposed development is consistent with the intent and provisions of the County’s General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;
- The proposed development is compatible with the character of surrounding, legally established development;
- The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare;
- The proposed development is compatible with existing and potential land uses in the general area where the development is to be located; and,
- The proposed development will occur on a legal lot.

Permit Processing Times

As stated earlier, the vast majority of dwellings are approved with a ministerial Zoning Clearance. For those that require a discretionary permit, the processing timeframes for residential projects can vary, depending on the complexity and location of the project, the level of environmental review required, the applicant’s responsiveness, and other factors. However, recent data (July 2020) covering all discretionary permit applications submitted since the beginning of 2015 provides some insight. Of the 15 Planned Development permit applications submitted and approved over this period, the average length of time for a complete application to be processed and approved was approximately nine months. For those projects that were CEQA-exempt, the average processing time was closer to four months. There were also two Conditional Use Permits for residential projects which were submitted and approved over this time period, with an average processing time of approximately six months. As noted, variations in processing time can be attributed to many factors both internal to the County and project related, such as the amount of controversy or opposition to the project, the location of the project (e.g., coastal zone projects require additional analysis and processing), and the type of environmental document prepared.

Proposed development projects that are complex in nature, located in areas that present potential land use conflicts or that pose significant environmental impacts will inherently take more time to review and process. The CEQA review process is designed to encourage thorough review and analysis of these issues in a public forum. As CEQA review is mandated by State law, it cannot be circumvented by local agencies. Potential environmental impacts are often more prevalent in rural unincorporated areas such as Ventura County where there are more sensitive agricultural and biological resources, as well as less urban development and associated services. Another important factor that can, and commonly does cause significant delays in permit processing is an applicant’s responsiveness in submitting required information. Many times projects will be inactive pending submittal by an applicant of a report, study, analysis, or other requested information.

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for a building permit. The County processed very few residential discretionary projects in the past few years. However, Table 27, below, provides examples of actual time passed between residential project approval and an application for a building permit. For some

discretionary projects, the County offers an “Early Plan Review” agreement, which allows for the applicant to submit plans for Building and Safety Review prior to finalization of planning entitlement. It is at the applicant’s risk to submit to Building and Safety with the Early Plan Review agreement, but it does reduce the length of time between project approval and building permit application submittal to less than zero days.

TABLE 27 LENGTH OF TIME BETWEEN PROJECT APPROVAL AND BUILDING PERMIT APPLICATION SUBMITTAL			
Housing Project	Date of Approval (effective date)	Date of Building Permit Application Submittal	Time Lapsed
Oak Grove School On-site Dormitories (PL16-0153)	12/26/17	7/3/2017	-176 days*
Single Family Dwelling in Coastal Zone (PL18-0102)	3/16/19	7/10/19	-116 days*
Single Family Dwelling with Discretionary Tree Permit (PL 16-0100)	8/30/2017	3/7/2018	190 days
Single Family Dwelling with Discretionary Tree Permit (PL18-0101)	4/15/2019	1/22/2019	-83 days*

*Applicant utilized the Early Plan Review agreement option.

Streamlined Review and Objective Design Standards

New California legislation addresses the housing shortage within the state, requiring a streamlined and ministerial process for some types of residential development. SB 35, Government code section 65913.4, which went into effect on January 1, 2018, was part of a comprehensive set of housing bills aimed at addressing the State’s housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain a least two multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster (as defined in state statute);
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per state legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, within specified timeframes. According to State law, objective standards are those that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily residential development with an affordable housing component to be eligible for the streamlining provisions of SB 35 that under current zoning requirements would require discretionary review. This would include projects requiring a Planned Development Permit for certain multifamily projects in the Residential Planned Development (RPD) zone, Residential Mixed Use (RMU) zone Residential (RES) zone, Coastal Residential Planned Development (CRPD) zone.

The County of Ventura has yet to process a project that relied on SB 35 streamlined review. In 2021, staff developed a ministerial Zoning Clearance application that outlines applicable objective development standards that apply to eligible multi-family residential projects seeking streamlined review and advises applicants of requirements unique to the streamlined process. This application can be used for projects that qualify for streamlining under SB 35, AB 2162 and AB 1783.

Development and Planning Fees

Developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by state law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers contribute to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities throughout the County.

New housing is typically charged for site plan review fees, sewer and water connection fees, plan checking and building permit fees, and school impact fees. If the development is a subdivision, there are additional fees for processing the tentative and final maps. In addition, the developer may have to pay the cost of preparing environmental reports, traffic studies, and soils reports.

Planning Fees

The County Planning Division collects fees that are intended to defray the costs of permit processing, environmental document preparation, public hearings and condition compliance. Table 28 below depicts the Ventura County Planning Division processing fee schedule for residential development. In most instances, single-family detached dwellings may be approved by a simple Zoning Clearance in all but commercial and industrial zones, when the dwelling meets the basic development standards. Zoning Clearances are a one-time flat fee. Since discretionary permit processing fees for the County are based on actual staff processing time, the amount of time necessary for permit processing can directly affect the cost to the developer.

TABLE 28 PLANNING FEES	
Fee Category	Fee
Zoning Clearance	
New Principal Residential Unit	\$384
New Accessory Dwelling Unit	\$589
Residential High-Density Application	\$1,200 (deposit ¹⁹)
Discretionary Permits	
General Plan Amendment	\$3,000 (deposit)
Rezoning	\$1,000 (deposit)
Conditional Use Permit	\$1,500 (deposit)
Planned Development Permit	\$1,500 (deposit)
Variance	\$2,000 (deposit)
Subdivision	
Tentative Tract Map	\$2,500 (deposit)
Tentative Parcel Map	\$2,000 (deposit)
Environmental Review*	
Environmental Impact Report*	\$3,343
(Mitigated) Negative Declaration	\$2,407

*Not County fee (California Department of Fish and Wildlife fee)

Source: Planning Division Fee Schedule (Effective August 8, 2020)

¹⁹ Deposit in this context means: "a lump sum cash deposit, based on historical permit application data, which is billed against by the County based on actual County staff time expended, with no billing limit. County billings against the deposit are based upon the work hours expended multiplied by the current Contract Hourly Rate established by the Board of Supervisors.

As of August 8, 2020, the Planning Division charge rate for planners is \$167 per hour and for technicians is \$143 per hour. In addition to the direct cost of permit processing, these rates also include the cost of maintaining the County’s electronic database for permit filing and tracking, as well as other indirect costs. Most cities within Ventura County charged fixed fees rather than hourly rates for processing land use entitlements, so a comparison cannot be readily made.

Development Impact and Permitting Fees

Impact fees, traffic fees, building permit fees and other fees are assessed with building permit applications to offset the impact of new construction on various services and infrastructure needs that the County of Ventura and other agencies provide. Depending on where development is located in the County, development impact fees in Ventura County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities.

Table 29 below shows typical development and impact fees for market rate residential development. The example shown is for a new single-family dwelling in Piru (the fees for a multi-family dwelling are largely the same, except the sewer-hook up fee is approximately \$1,000 less). It is assumed that the example unit is 2,000 square feet, has two bathrooms, costs \$400,000, and is not in any hazard areas.

TABLE 29 PERMITTING AND IMPACT FEES FOR A 2,000 SQ. FT. HOME	
Fee Category	Fee
Planning Fees	
Zoning Clearance	\$384.00
Building and Safety Fees	
Plan Check	\$4,730.98
Permit Inspection	\$5,719.61
Permit Issuance and Misc. Fees	\$3,594.60
State-Mandated Fees	\$66.40
Sub-Total	\$14,111.59
Water and Sanitation Fees	
Sewer Hook-Up	\$4,570.00
Misc. Construction Fees	\$915.00
Sub-Total	\$5,845.00
Traffic Impact Fee	\$250.00
School Facility Fee	\$6,720.00
Fire Protection District Fee	\$922.93
Sheriff Department Fee	\$103.58
TOTAL Fees	\$27,977.10

Sanitation Fees - For those dwellings that install a septic system, these County fees cover plan review, evaluation, and inspection to assure that the system conforms to the County Building Code. If a conventional septic system is utilized, the fees as of 2020 are approximately \$1,459 (using a 1,500 gallon or smaller septic tank). If an alternative system is utilized, the fees are approximately \$2,436.

For a unit that is connected to a sewer system, the applicable sanitary district fee is placed in a special fund used to provide additional capital improvements for sanitation service. The County has no control over sanitary district fees.

Water Service Fees - This is a one-time hook-up fee for the dwelling unit imposed by the water district or purveyor. The fee is used to construct trunk lines to provide water into the area, or if the lines are already installed, to retire improvement bonds which were used to construct the lines. If the bonds have

been retired and the system installed, the fee is applied to maintenance of trunk line(s). The County has no control over these fees.

Watershed Protection District Fee - This fee is assessed on a per dwelling unit basis to provide for improvements to flood control facilities or structures on a regional basis. These funds are placed in a Watershed Protection District general fund and, when enough money has accumulated, the improvements are made. Alternatively, this fee may be used for operation and maintenance purposes of existing flood control facilities. In 2012, the fee was \$600 for a single-family home.

Traffic Impact Mitigation Fees – These County and city fees are a method of assessing on a project-by-project basis, the “fair share” portion of the cost of projected local road improvements in the County unincorporated area. These traffic impact mitigation fees are collected pursuant to an ordinance adopted by the Board of Supervisors (effective in 2002) and affect all development projects in the unincorporated area that increase traffic. Table 30 shows County fees ranging from \$65 to \$1,564 for new single-family dwelling units, depending on which of the 14 districts the dwelling unit is located in. If a traffic study as part of the review process prior to construction of the dwelling, then an alternative per-trip fee may be used based on the district in which is located. These trip fees range from \$5.28 to \$130.

If the project is in a district where the city within that district has established a reciprocal traffic mitigation agreement, an additional reciprocal fee is collected for the city to compensate for the project’s impact on city streets. Table 30 shows that the city fees range from \$185 to \$4,022, depending on which district the dwelling unit is located in. If a traffic study is conducted as part of the review process prior to construction of the dwelling, then an alternative per trip fee may be used depending on the city. These trip fees range from \$15.49 to \$69.00. In 2006, all cities within Ventura County and the City of Agoura Hills signed reciprocal traffic fee agreements with the County.

Table 30 TRAFFIC IMPACT FEES BY AREA VENTURA COUNTY				
Traffic District	County		City	
	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)
Ojai	\$123.00	\$10.30	\$430.00	\$35.87
Santa Paula	\$712.00	\$59.43	\$2,230.00	TBD
Fillmore	\$163.00	\$13.54	\$766.00	\$63.83
Moorpark	\$248.00	\$20.85	\$185.00	\$15.49
Simi Valley	\$65.00	\$5.28	\$396.00	\$15.50
Thousand Oaks	\$91.00	\$7.37	\$4,022.00	TBD
Camarillo	\$819.00	\$67.95	\$828.00	\$69.00
Oxnard	\$840.00	\$69.93		
Port Hueneme	\$928.00	\$77.00	N/A	N/A
Ventura	\$668.00	\$55.63	\$415.00	\$34.55
North Ventura County	\$882.00	\$73.44	N/A	N/A
Central Ventura County	\$1,564.00	\$130.00	N/A	N/A
Coastal Areas	\$116.00	\$9.74	N/A	N/A
Piru	\$250.00	\$9.74	N/A	N/A

Source: Ventura County Public Works Agency Transportation Department (2019)

Local Park Fee - Developers of residential tracts, in lieu of land dedication, pay this fee to the local park district or County General Services Agency to provide for the acquisition of local public park land, as outlined in the Ventura County Subdivision Ordinance (last updated June 16, 2020, for consistency with state law). Stated simply, the “Quimby” fee formula is the result of multiplying: (1) the net increase in population accommodated by residential subdivision development, (2) the parkland dedication factor of 0.005 acres per person, (3) the fair-market value per acre, and, (4) a 1.25 percent improvement factor. The resulting fees can be used for acquisition of parkland and/or park development. This fee may be paid at the time of tract recordation or building permit issuance.

School Facilities Fee – This fee is directed to a school district when new residential or commercial development will cause an impact to its school facilities. These developer fees are for the purpose of accommodating any additional students generated by any new development. Senate Bill 50 (1998) provides authority for three different levels of fees. Each school district determines an amount per square foot for residential development and for commercial/industrial development. The range of fees required by Ventura County school districts for new residential development ranges from \$2.32 to \$4.09 per square foot; the range for commercial industrial development is \$0.37 to \$0.54 per square foot. Table 31 shows each county school district’s fees. The County has no control over these fees.

TABLE 31 SCHOOL FACILITIES FEE VENTURA COUNTY		
School District	New Residential Development (cost per sq. ft.)	New Commercial Development (cost per sq. ft.)
Conejo Valley Unified	\$3.36	\$0.54
Fillmore Unified	\$3.36	
Moorpark Unified	\$3.36	\$0.54
Ojai Unified	\$3.20	\$0.51
Simi Valley Unified	\$3.20	\$0.51
Ventura Unified	\$3.48	\$0.56
Hueneme Elementary	\$3.36	\$0.54
Ocean View Elementary	\$2.67	\$0.429
Oxnard Elementary	\$4.09	\$0.403
Rio Elementary	\$2.69	\$0.43
Mesa Union Elementary	\$3.36	\$0.54
Pleasant Valley Elementary	\$3.36	\$0.54
Somis Union Elementary	\$3.36	\$0.54
Briggs Elementary	\$2.32	\$0.37

Source: Planning Staff called each district to receive updated fees, 2020

Fire Protection District Fees - The Fire Protection District imposes a capital improvement fee of \$922.93 per single-family dwelling unit and an administration fee of \$15 per submittal, which are collected by the County Building and Safety Division at the time of building permit issuance.

Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. This section provides an analysis of various potential and actual constraints to housing development in the County. The primary non-governmental constraints to the development of new housing in the County can

be broken into the following categories: availability of financing, land and site improvement costs, construction costs, and requests of housing development at reduced densities.

Availability of Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. Housing developments require capital used by developers for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates have remained at historically low levels and averaged 3.16 percent in 2020. Mortgage rates are expected to remain low in the coming years. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing for new construction is generally available at reasonable rates. However, the economic uncertainty resulting from the coronavirus pandemic may have lasting effects on financing throughout the next planning period. Lenders may scrutinize applicants more closely than in the past, reducing the availability for financing despite affordable rates.

Land and Site Improvement Costs

High land values are a major factor in the cost to build housing and they vary dramatically in different areas of the unincorporated County. Land costs vary depending on lot size, zoning, location, access to services, existing improvements, and by community. Based upon June 2020 online listings on Zillow.com, the average land cost per acre in the unincorporated areas of the County was around \$346,000²⁰. Lot sizes of the vacant land listed for sale ranged from 0.25 acre to 46.50 acres. The average lot sales price was around \$424,000.

Upon securing raw land, residential developers have to make site improvements to “finish” the lot before new homes can be built. These improvements typically include utility connections, rough grading, installation of water and sewer lines, and construction of streets, curbs, gutters, and sidewalks. Site improvement costs for single family and multifamily homes in unincorporated areas of the County span a range depending on the type of improvements and the unique infrastructure constraints and needs of the site.

Construction Costs

According to estimates from a recent In-Lieu Fee Study from the City of Oxnard²¹ in April 2020, construction costs can vary widely based on various factors such as the square footage of the home and housing type single family versus multifamily construction. According to the study, construction costs for a detached single-family home is estimated to be approximately \$402 per square foot; \$419 per square foot for a for-sale multifamily home; and \$422 for a for-rent multifamily home. Construction cost of a 1,500 square foot home is \$603,000 and approximately \$502,800 to \$506,400 for a 1,200 square foot multifamily unit.

²⁰ This analysis includes sites listed on Zillow in the following unincorporated communities: Bell Canyon, Ojai Valley, Saticoy, Piru, El Rio, Somis, Camarillo, and Ventura.

²¹ Harris & Associates, City of Oxnard. *Affordable Housing In-Lieu Fee Nexus Study*. 8 Apr. 2020.

Environmental Constraints

Land in Ventura County is vulnerable to earthquakes, flooding, sea level rise, wildfires, and tsunamis and includes many sensitive habitat areas. Environmentally sensitive habitat areas (ESHA) are mapped throughout the County's coastal zone. The local coastal program calls for additional protections for these areas including buffer areas between ESHA and development. Geologic and seismic hazards are environmental constraints in some areas of the county. Development in these areas could potentially require additional retrofits or building capacity could be more limited on available parcels. In addition, sea level rise, flooding, and tsunamis constrain development along vulnerable bluffs and low-lying areas near the coast. Flooding can erode soil, damage landscaped areas and utilities, and compound other hazards, such as landslides. Likewise, CalFire identifies and maps areas of fire risk in California based on physical conditions that create a likelihood that an area will burn over a 30- to 50-year period including fuel, slope, and weather. Sites that fall within the Very High Fire Hazard Severity Zone were not excluded from the available sites inventory, but these areas are noted as this may contribute to additional costs for design considerations, structure hardening, or buffers. Climate change is likely to increase the fire and flooding impacts on property and residents in the long term. All of these constraints have been accounted for within the realistic unit capacity on the sites in the land inventory.

Requests for Housing Developments at Reduced Densities

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The Residential High-Density zoned sites in the sites inventory prepared for the 2013-2021 Housing Element required a minimum 20 dwelling unit per acre. All six RHD sites have not been developed. The remainder of the County's sites inventory was comprised of accessory dwelling units, pre-approved residential projects, and vacant land for single family homes. There were no requests to develop housing at densities below those anticipated in the previous Housing Element.

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CHAPTER 4 RESOURCE INVENTORY

This section analyzes the resources and opportunities available for residential development in the unincorporated areas of Ventura County. Included is an evaluation of the availability of land, the financial resources, and energy conservation resources available to support housing activities.

Regional Housing Needs Allocation (2021-2029)

The projected future housing needs in the unincorporated areas of Ventura County are based upon the adopted Regional Housing Needs Allocation (RHNA) prepared by SCAG for the eight-year planning period of 2021 to 2029. State law requires councils of governments to prepare a distribution methodology for all cities and counties within their jurisdiction. Ventura County is one of six counties within SCAG's jurisdiction. SCAG adopted its final plan for the 6th cycle RHNA in February 2021. The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. HCD provides guidelines for preparation of the plans and ultimately certifies the plans as adequate.

The core of the RHNA is a series of tables that show the projected new housing unit targets for each jurisdiction by income group for the 6th cycle Housing Element planning period. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for ensuring that adequate sites and zoning are available to accommodate at least the number of units allocated. Table 32 shows the projected housing needs for all cities and the unincorporated area in the next planning period.

Jurisdiction	Very-Low Income ($< 50\%$ of median)	Low Income ($51-80\%$ of median)	Moderate Income ($81-120\%$ of median)	Above-Moderate Income ($>120\%$ of median)	TOTAL
Camarillo	352	244	270	507	1,373
Fillmore	72	61	72	208	413
Moorpark	377	233	245	433	1,288
Ojai	13	9	10	21	53
Oxnard	1,835	1,068	1,535	4,090	8,528
Port Hueneme	26	16	18	65	125
Ventura	1,184	863	948	2,305	5,300
Santa Paula	102	99	121	334	656
Simi Valley	747	492	517	1,030	2,786
Thousand Oaks	733	493	531	858	2,651
Unincorporated County	317	225	249	468	1,259
Ventura County	5,759	3,803	4,516	10,318	24,396

Source: SCAG 6th Cycle Draft RHNA Allocation Based on Final RHNA Methodology and Final Connect SoCal, September 3, 2020.

As shown in Table 32, the RHNA allocated 1,259 new housing units to the unincorporated County for the 2021 to 2029 planning period. Of the 1,259 units, 791 units should be affordable to moderate-income households and below, including 158 extremely-low-income units²², 159 very-low-income units, 225 low income units, and 249 moderate income units.

²² HCD allows jurisdictions to presume that 50 percent of very low-income households qualify as extremely-low-income households.

Inventory of Land Available for Residential Development

State law requires the Housing Element to “identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code section 65583.2(a)). The phrase “land suitable for residential development” includes vacant and underutilized sites with zoning that allows for residential uses.

While the following inventory identifies sites available for housing at all income levels, emphasis is placed on sites that can accommodate lower-income housing. Additional residential land is available within the County (primarily low-density residential land within Existing Community and Area Plans) that has not been identified in this inventory. Section 3.7 of the General Plan Background Report summarizes the remaining residential potential and concludes that there remains the capacity to build approximately 28,228 dwelling units in the unincorporated areas of the County. Most of the land identified with remaining development potential is zoned at densities assumed appropriate for moderate and above-moderate income housing. However, the inventory identified for Housing Element purposes identifies enough land to meet the RHNA targets for various income levels and therefore does not include a complete inventory of all developable sites.

Residential High Density (RHD) Zoned Sites

Density can be a critical factor in the development of affordable lower-income housing. Higher density development can lower per-unit land cost and facilitate construction in an economy of scale. Government Code section 65583,2(c)(3)(B) allows local governments to use “default” density standards that are “deemed appropriate to accommodate housing for lower-income households.” The default density option is not mandated density, but instead provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and the California Department of Housing and Community Development (HCD) must accept that density as appropriate in its review. The County of Ventura is classified as a “suburban” jurisdiction and has a lower-income default density standard of 20 dwelling units or more per acre.

In 2011, the County processed an ordinance amendment that created a “Residential High-Density” (RHD) zone that accommodates the default density standard at a minimum of 20 dwelling units per acre. A concurrent re-zoning of seven parcels (totaling 12.5 acres) to RHD was also approved, which added capacity for approximately 250 lower-income units. These sites (listed in Table 33 below) were not only zoned to meet the default density, but they were processed to allow multifamily housing as a use “by right,” meaning they require only a ministerial Zoning Clearance permit pursuant to Non-Coastal Zoning Code Section 8109-1.3.

TABLE 33 RESIDENTIAL HIGH-DENSITY ZONED PARCELS UNINCORPORATED VENTURA COUNTY					
Location	Accessor Parcel Number(s)	Land Use Designation	Acreage	Description	Potential Dwelling Units
El Rio/Del Norte Area Plan El Rio	145-0-180-04, 145-0-180-05 & 145-0-180-06	High-Density Residential	8.12	Non-vacant lots with agricultural operations present and two single-family dwellings	163 lower-income
	145-0-190-39		0.8	Vacant, currently being used as open storage	16 lower-income
Santa Susana Existing Community	647-0-120-05 & 647-0-120-06		2.07	Vacant	41 lower-income
Piru Area Plan	056-0-080-10	Urban	1.51	Non-Vacant site with garden nursery operations present but no permanent structures	30 above moderate-income
TOTAL					250

El Rio RHD Zoned Sites

**FIGURE 21
EL RIO RHD ZONED SITES**



Source: Bing Imagery, 2020

As shown above in Figure 21, there are three adjacent parcels in El Rio (145-0-180-04, 145-0-180-05 and 145-0-180-06) located north of Cortez Street. The three parcels, which are all zoned for high density residential, are considered underutilized. They contain several agriculture-related greenhouse structures. There are also existing single-family dwelling units on two of the three parcels. The sites are bordered to

the northeast by single-family residential uses and Cloverdale Mutual Water Company, to the east/southeast by commercial and single-family residential and to the southwest by a nursery, and to the west/northwest by Rio Elementary School. The property owners have expressed interest in development of the site.

There is another RHD-zoned site south of Cortez Street (145-0-190-39) that is essentially vacant. It appears to be used by the property owner for open storage or personal items and does not appear to contain any permanent structures or site improvements. The site is bordered to the northeast and east by single-family residential uses, to the southeast by residential uses, to the southwest by commercial/industrial, and to the west/northwest by a wholesale nursery.

All four sites are within the City of Oxnard Sphere of Influence.

Infrastructure Availability

As of January 2021, the water purveyor to the neighborhood where all four RHD zoned sites in El Rio are located is Cloverdale Mutual Water Company (part of the United Wholesale District). Upgrades to the current water storage and distribution system will be necessary to accommodate high density housing. In 2020, the County Public Works Agency approved a WAL, where they outline plans to increase capacity from 271 connections to 354. However, there are now plans to merge two independent water purveyors that serve the El Rio community, Cloverdale Mutual Water and Vineyard Avenue Acres Mutual Water. The two purveyors are finalizing a feasibility analysis that would connect the two systems together and construct two new above ground water storage tanks with a combined operating volume of 339,000 gallons, a new booster pump station, and emergency back-up generator with automatic switch-gear.

Sewer service is provided through County Service Area 34. A municipal service review conducted by LAFCo in 2010 estimated that the CSA's wastewater flows were approximately half of its treatment capacity of about 1 million gallons of wastewater per day. In other terms, approximately 800 Residential Unit Equivalents (RUEs)²³ are being served (estimated population of 6,193), out of a total possible number of 1,550 RUEs served. As of 2018, CSA 34 still had 1,369 connections available to accommodate future growth.

²³ Residential Unit Equivalent (RUE) is the equivalent of one single-family residence.
http://www.scag.ca.gov/programs/Documents/Housing/HE082720_ADUaffordabilityAnalysis.pdf

Santa Susana Knolls RHD Zoned Sites

**FIGURE 22
SANTA SUSANA KNOLLS RHD ZONED SITES**



Source: Bing Imagery

As shown above in Figure 22, the two adjacent vacant sites located in the Existing Community of Santa Susana Knolls are located north of Santa Susana Pass Road and adjacent to the City of Simi Valley. The Santa Susana Knolls Existing Community is located within the City's Area of Interest but is not located within the City's Sphere of Influence. Both sites are located within a Very High Fire Hazard Severity Zone. The property to the north includes the railroad tracks and industrial/storage uses that are zoned commercial. The property to the east is a vacant parcel, zoned commercial. The property to the south includes Santa Susana Pass Road, a church, and single-family residential. The parcel to the west is developed with a church and is also zoned commercial. The property slopes downward to the north and is primarily covered with grasses and two mature trees.

Infrastructure Availability

Water for the two RHD zoned sites in Santa Susana is provided by Ventura County Waterworks District No. 8 (part of the Calleguas Wholesale District), which provides retail water service to the City of Simi Valley and its vicinity. Ventura County Waterworks District No. 8 is an approved urban water supplier, but does not currently have an approved Water Availability Letter for new development. According to the City of Simi Valley Municipal Service Review conducted by LAFCo in 2018, Ventura County Waterworks District No. 8 is planning over \$4.4 million in projects to repair and rehabilitate its water treatment, storage, and distribution system, as well as \$5 million in support of its recycled water program. Two of these projects were recently completed, and the District is currently in the process of increasing the capacity of other water lines and designing and constructing a new water tank to increase the flow of water lines and expand storage capacity.

Sewer service is provided by the Simi Valley Sanitation Service Area. According to the City of Simi Valley's 2010 "Sewer System Evaluation and Capacity Assurance Plan", the sewer system could accommodate future development, given that on average it was treating 7.7 million gallons of wastewater per day, with a capacity of up to 12.5 million gallons per day. It was estimated that anticipated development outside of the Simi Valley's boundaries, including the Santa Susana area, would generate approximately 1.7 million gallons of wastewater per day (LAFCo City of Simi Valley Municipal Service Review, 2018).

Piru RHD Zoned Site

**FIGURE 23
PIRU RHD ZONED SITE**



Source: Bing Imagery

The RHD zoned site located in Piru, as shown in Figure 23, is located on Camulos Street in and is currently being used for nursery stock storage. The site is relatively flat and contains no mature trees or notable physical features. The site is bordered to the west by Warring Wash, which is an open drainage consisting of rock rip rap. The properties to the south and east contain single family residences. To the west and northwest the land is in agricultural crop production as is zoned for agriculture. To the north the property is currently vacant and is zoned for single family residential.

The site is located in an earthquake fault hazard zone and a seismic hazard zone for liquefaction and would require a fault and liquefaction study to assess development potential. Additionally, a portion of the site is located in a 100-year floodplain and a hydraulic analysis would be required as part of the building permit process to determine the regulator floodway and the flood boundaries. Due to these potential constraints, staff has determined that it is not likely that affordable housing will be developed on site despite being zoned at the default density of 20 dwelling units/acre. For this reason, this site was not included as part of the lower-income inventory, but instead included in the above moderate-income inventory.

Infrastructure Availability

Water service for the Piru RHD site above is provided by Warring Water Service, Inc., which has an accepted Water Availability Letter, with conditions. Approximately 30 service connections are currently

available, but may be allocated to two tracts which are in the process of development, and approximately 200 additional service connections are already approved, conditional on the construction of a new 600,000 gallon storage tank (for total storage capacity of 1.7 million gallons), which is currently pending. Wastewater disposal is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

Pending and Approved Residential Projects

Several residential developments that have been approved are expected to be built during the projection period as shown in Table 35, below.

Cal State University Channel Island (CSUCI) University Glen Phase 2

The land for University Glen was leased for 99 years by the California State University to provide for-sale and rental housing options to faculty and students adjacent to the California State University Channel Islands campus. The approved 600-unit master plan community will consist of 310 market rate apartments, 170 lower-income restricted apartments for seniors and a combination of 120 for-sale single family homes and for-sale attached townhomes. Although official prices have yet to be determined for these units, a current townhouse built as part of University Glen Phase 1 was listed on the University Glen website showing a three bedroom 1,790 sq. ft. unit that was sold in 2020 at \$441,303, which would fall in the moderate income category. Therefore, 310 of the townhouse units have been included in the moderate-income inventory as shown in Table 37. Water and sewer service is expected to be provided by the Camrosa Water District, to be supplemented by the installation of a new recycled water system.

According to the project webpage, the project is currently in the permit process prior to construction.

Somis Ranch Farmworker Housing

In February 2021, the Board of Supervisors will review an application for a 360-unit farmworker housing complex near the City of Camarillo. The project is scheduled to be constructed in three phases over a number of years, subject to funding. The lower inventory in Table 37 accounts for the first two phases of the project which is anticipated to occur within the 6th cycle planning period and would result in 200 units available to farmworkers and their families, if approved.

The project received a Water Availability letter from Ventura County Waterworks District No. 19 and will develop a community wastewater treatment facility to treat wastewater generated by the housing complex.

Rancho Sierra Supportive Housing Project

In November 2020, the Planning Division issued a ministerial Zoning Clearance permit for a 50-unit senior supportive housing project in the Existing Community of Lewis Road. The project developer is Many Mansions, an experienced affordable rental housing provider for low-income and special needs populations in Ventura and Los Angeles counties. According to the applicant, this project will likely be ready for building permit issuance towards the end of 2021.

Pursuant to AB 2162, this project was processed ministerially, so the applicant was not required to submit a will serve letter with the application submittal. However, the applicant has had discussions with the Camrosa Water District and expects water and sewer service to be sufficient and to be approved for this development.

Piru Expansion Area

The Piru Expansion Area was approved in December 2008 as part of the comprehensive Piru Area Plan update. Within the Piru Expansion Area, the following three residential tract maps were approved: Reider,

Finch, and Jensen. One of the three, the Jensen subdivision, was built between 2018-2020. The other two project applicants, Finch and Reider, extended their tract map approvals and are approved to develop a total of 224 units, as follows:

- Reider’s subdivision: 49 townhouse units
- Finch’s subdivision: 62 single-family detached dwelling units, 85 single-family townhomes; 4 duplex units, 18 triplex units, and 6 condo units incorporated into a mixed-use site, for a total of 175 units.

Due to the location of these sites within the boundaries of the former Piru Redevelopment Agency, the Board of Supervisors imposed affordable housing requirements on these three projects as reflected in Table 34 below.

TABLE 34 PIRU EXPANSION AREA AFFORDABILITY REQUIREMENTS					
Project	Dwelling units Approved	Affordability Requirements			Total Affordable Units
		Moderate	Low	Very Low	
Reider	49	2	2	3	7
Finch	175	0	18	0	18
TOTAL	224	2	20	3	25

Finch has the option of paying an in-lieu affordable housing fee, whereas Reider does not have an in-lieu fee option. For this reason, the 18 low-income units required for Finch’s subdivision were not included in the lower-income Housing Element inventory. However, aside from the five units that are required to be priced affordable to lower income households in the Reider subdivision, it is anticipated that all of the units that are not single-family detached units will be affordable to moderate income households without any set-aside requirements, based on recent market trends in the Piru area²⁴.

As of December 2020, the Reider and Finch tract maps have been recorded and are waiting for conditions of approval to be satisfied prior to the issuance of building permits.

Water and sewer service are provided by Ventura County Waterworks District No. 16. Waterworks District No. 16 has an approved Water Availability Letter and provides sanitation services to over 400 customers through a new wastewater treatment plant constructed in 2010 with a treatment capacity of 500,000 gallons per day.

²⁴ The new Jensen Subdivision homes sold for an average of \$488,00 for a 2,200 square foot single family dwelling unit in February 2020, which falls within the lower-income affordability range.

TABLE 35 PENDING AND APPROVED RESIDENTIAL PROJECTS			
Location	Project Name	Description	Potential Dwelling Units
Camarillo Area	CSUCI University Glen Phase 2	Project includes the following housing types - 120 for-sale homes - 310 apartments - 170 affordable, age-restricted units	600
Camarillo Area	Somis Ranch Farmworker Housing Complex	The proposed project consists of 360 apartment units of farmworker housing to be built in 3 phases. If approved, it is expected that Phases 1 and 2 would be completed during the 2021-2029 Housing Element planning period for a total of 200 units.	200
Lewis Road Existing Community	Rancho Sierra Senior Supportive Housing	The project was ministerially approved pursuant to AB 2162 in November 2020.	50
Piru	Finch and Reider Subdivisions	Projects include a variety of housing types at all income levels.	224
TOTAL			1,074

Accessory and Junior Accessory Dwelling Units

Recent changes in state law have promoted the development of accessory dwelling units (ADUs) and Junior Accessory Dwelling Units (JADUs) by limiting restrictions a local jurisdiction can place on such units. ADUs can be an important source of affordable housing as they can be constructed relatively cheaply and have no associated land costs. ADUs can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford housing. In recent years, the County has worked to promote the production of ADUs through the development of standardized plans and process streamlining. From 2014 to 2017, the County issued an average of 23.5 ADUs per year. In recent years, the County has received an increasing number of applications, processing approximately 42 ADU and JADU permits per year since 2018.

Government Code section 65583.1 states that a jurisdiction may assume a reasonable projection of ADUs toward meeting the RHNA based on several factors include: the number of ADUs developed in the prior Housing Element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs (that meet requirements) be allowed by right, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase five-fold in the future compared to 2014 to 2017, prior to state law changes. Based on the HCD recommended methodology, this Housing Element assumes an average of 117 ADUs and JADUs will be built per year during the 2021-2029 planning period, for a total of 936 ADUs and JADUs.

In order to substantiate assumptions on ADU affordability, SCAG conducted a survey of existing ADU rents throughout the southern California region. Table 36 shows assumptions on ADU affordability for Ventura County based on the SCAG survey, which was subsequently certified by HCD. SCAG concluded that in Ventura County 46 percent of ADUs were affordable to lower-income households. Applying these percentages, of the total 936 ADU and JADUs projected to be built during the planning period, 140 are estimated to be affordable to extremely-and very-low income households, 290 to low-income households, 393 to moderate-income households and 112 to above-moderate income households.

TABLE 36 AFFORDABILITY ASSUMPTIONS FOR ADUs AND JADUs: 2021-2029 UNINCORPORATED COUNTY		
Income Category	HCD Pre-Certified Affordability Assumptions for Ventura County*	County of Ventura ADU Projections 2021-2029
Extremely Low	15%	140
Very Low	0%	0
Low	31%	290
Moderate	42%	393
Above Moderate	12%	112
TOTAL		936

*Source: 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.
https://scaq.ca.gov/sites/main/files/file-attachments/he082720_aduaffordabilityanalysis.pdf?1602450841

Farmworker and Animal Caretaker Dwelling Units

Farmworker and animal caretaker dwelling units are allowed by right on parcels zoned AE, OS, or RA, if they meet certain agricultural thresholds that warrant housing a farmworker or animal caretaker, as established in Non-Coastal Zoning Ordinance section 8107-26. These dwelling units are counted towards the lower-income inventory based on historical permitting records. Over the last seven years, a total of eight farmworker dwelling units were issued building permit, which equates to approximately one of these individual dwelling units annually. Thus, a total of eight farmworker dwelling units have been included in the lower income inventory for the next planning period.

Planning Division staff reviewed the annual farmworker dwelling unit verification forms submitted in May 2020 and found that owners of only 7 of the 193 units were charging rent over \$500. In fact, a majority of the residents were not being charged any rent. Therefore, the assumption is that four (50 percent) of the projected future units will be affordable to extremely low-income households and the other four will be affordable to very low-income households.

Above-Moderate Inventory of Vacant Sites in Existing Communities

Table 37 below provides a summary of vacant sites located in four communities in the unincorporated County that meet the above-moderate income categories. It is important to note that additional residential land is available within the County that has not been identified in this inventory. Section 3.7 of the General Plan Background Report summarizes the remaining residential potential and concludes that there remains the capacity to build approximately 28,228 dwelling units in the unincorporated areas of the County. Much of the development capacity is based on land zoned at low densities in rural areas that would meet the requirements for the above moderate-income category. The inventory identified for Housing Element purposes identifies enough land to meet the RHNA targets for various income levels and therefore does not include a complete inventory of all developable sites. Nonetheless, there are a total of 211 vacant sites allocated to the above moderate-income category as listed in the Housing Element sites inventory (Appendix A) and summarized below:

- Camarillo Heights and Las Posas Estates – 51 vacant sites
- Bell Canyon – 65 vacant sites
- Santa Rosa Valley – 12 vacant sites
- Lake Sherwood – 76 vacant sites

Camarillo Heights/Las Posas Estates

Camarillo Heights/Las Posas Estates is an unincorporated community directly north of the City of Camarillo. This single-family residential community surrounds a private golf course, Las Posas Country Club. The zoning in this community ranges from RE-20,000 sq. ft. to RE-5 acres. The homes sold in October through December 2020 averaged \$1.37 million. Planning Division staff identified 51 vacant sites in the Camarillo Heights/Las Posas Estates communities, which are reflected in Table 37, below.

Infrastructure Availability

There are three residential water purveyors in Camarillo Heights and Las Posas Estates and they are all under the Calleguas Wholesale District. The southern half of Las Posas Estates is served by the Crestview Mutual Water Company, which has an approved Water Availability Letter and approximately 600 currently available service connections, and the northern half is served by the California American Water Company, which is an approved water supplier but does not have an accepted Water Availability Letter. Camarillo Heights (to the east of Las Posas Estates) is served by the Pleasant Valley Mutual Water Company, which has an accepted Water Availability Letter and approximately 2,400 currently available service connections.

Sewer service is provided in parts of Camarillo Heights and Las Posas Estates by the Camarillo Sanitary District. The wastewater treatment facility for the Camarillo Sanitary District has a treatment capacity of about 7.25 million gallons per day, and currently processes about 3.6 million gallons per day (LAFCo City of Camarillo Municipal Service Review, 2018). Wastewater disposal in the rest of Camarillo Heights and Las Posas Estates is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

Bell Canyon

Bell Canyon is an affluent gated community located on the eastern border of the County. It is a census-designated place with a 2018 population of 2,391. The homes sold in October through December 2020 averaged \$1.76 million. This community is located within a Very High Fire Hazard Severity Zone mapped by CalFire.

Infrastructure Availability

Water in the Bell Canyon community is provided by the Bell Canyon Community Services District, which has an accepted Water Availability Letter and approximately 65 currently available service connections. Sewer service is provided by the Triunfo Sanitation District, which also serves the Lake Sherwood community and is described above.

Santa Rosa Valley

Santa Rosa Valley is a rural unincorporated community located between the City of Thousand Oaks and Camarillo. It is a census designated place with a 2018 population of 3,180. The homes sold in October through December 2020 averaged approximately \$2 million.

Infrastructure Availability

Water service is provided by the Camrosa Water District (Calleguas Wholesale District), which is an approved water supplier but does not have an accepted Water Availability Letter. There is no sewer service, so wastewater disposal is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

Lake Sherwood

Lake Sherwood is an unincorporated community located at the base of the Santa Monica Mountains and overlooks the Lake Sherwood reservoir. It is a luxury home community that is also home to the Sherwood Country Club golf course. It is a census designated place with a 2018 population of 1,835. The homes sold in October through December 2020 averaged \$2.9 million. This community is located within a Very High Fire Hazard Zone mapped by CalFire.

Infrastructure Availability

Water for the Lake Sherwood community is provided by the Lake Sherwood Community Services District, which currently has approximately 75 available service connections. Sewer service is provided by the Triunfo Sanitation District, which serves over 30,000 people in east Ventura County. Wastewater is treated by the Tapia Wastewater Reclamation Facility, which has a processing capacity of approximately 16 million gallons per day, and currently averages about 9.5 million gallons per day (Triunfo website).

Summary of Residential Inventory

Table 37 provides a summary of the County’s Housing Element inventory to meet the housing needs at lower, moderate and above moderate-income thresholds for the 2021-2029 planning period.

TABLE 37 HOUSING INVENTORY SUMMARY FOR LOWER, MODERATE, AND ABOVE MODERATE-INCOME CATEGORIES				
	Lower Income (less than 80% of median)	Moderate Income (80-120% of median)	Above- Moderate Income (greater than 120% of median)	TOTAL
RHD Zoned Sites	220	-	30	250
ADUs and JADUs	431	393	112	936
Farmworker and Animal Caretaker Dwelling Units	8	-	-	8
Pending and Approved Residential Projects				
<i>CSUCI University Glen Phase 2 (approved)</i>	170	310	120	600
<i>Somis Ranch Farmworker Housing Complex²⁵ (pending)</i>	200	-	-	200
<i>Rancho Sierra Supportive Housing (approved)</i>	50	-	-	50
<i>Piru Expansion Area – Reider (approved)</i>	5	44	-	49
<i>Piru Expansion Area – Finch (approved)</i>	-	113	62	175
Vacant Sites in Existing Communities				
<i>Camarillo Heights/Las Posas Estates</i>	-	-	51	51
<i>Bell Canyon</i>	-	-	62	62
<i>Santa Rosa Valley</i>	-	-	12	12
<i>Lake Sherwood</i>	-	-	76	76

²⁵ The Somis Ranch project consists of 360 units. However, only the first two phases (200 units) is anticipated to be completed within the 2021-2029 planning period.

Total	1,084	860	5258	2,469
2021-2029 RHNA Target	542	249	468	1,250
Surplus (percent of RHNA)	542 (100%)	611 (245%)	57 (12%)	1,219 (98%)

Consistent with “no-net-loss” zoning requirements in Government code section 65863, the County will maintain an inventory of potential sites to accommodate housing at all income categories. In the event that the approval of a development project results in the remaining sites’ capacity becoming inadequate to accommodate the County’s RHNA by income category and there are no replacement sites remaining in the Sites Inventory surplus, the County will initiate the legislative process to rezone enough sites to meet No Net Loss requirements.

Financial Resources

The County of Ventura has access to a variety of funding resources for affordable housing. This includes programs from local, Federal, State and private sources. Due to the high cost of affordable housing development and the competition for funding sources, it is generally necessary to leverage several funding sources to construct an affordable housing project.

Local Programs

County General Funds and Local Initiatives - The Board of Supervisors has utilized general fund dollars in support of housing. For example, on December 12, 2017 the Board approved \$500,000 in funds to the Homeless Prevention and Rapid Re-Housing Program for county residents who were displaced by the Thomas Fire in December 2017. This funding was also made available to persons affected by the Woolsey/Hill Fires that broke out in November of 2018. The program is administered by the Human Services Agency and was primarily utilized to provide funding for temporary housing for fire-affected families.

The County also funds the RAIN Transitional Living Center with general funds to serve families and singles from throughout the county who are homeless and transitioning into housing. The facility also serves persons fleeing domestic violence and has respite beds for homeless persons recuperating post hospitalization.

The County has funded affordable housing projects in the cities. On May 19, 2015, the Board of Supervisors allocated \$1,000,000 toward the construction of farmworker housing. This funding will contribute to the creation of 97 new units dedicated to the farmworker population within the cities of Oxnard and Ventura.

In July 2020, the County Board of Supervisors made a commitment of \$300,000 over three years to the Housing Trust Fund Ventura County, a local nonprofit organization that provides early short term, acquisition and pre-development funding to developers of affordable housing, which is the toughest funding to secure. The Housing Trust Fund Ventura County has the opportunity to match this funding dollar for dollar under HCD’s Local Housing Trust Fund program. These funds may be used county-wide.

In 2018, the County also committed to matching capital and operations funding for emergency shelters established within Oxnard, Santa Paula, and Ventura. This commitment is in addition to remaining General Fund set-aside funding from 2010 made available for shelter construction. In addition, in December of 2020, the County invested \$3.5 million in Coronavirus Relief Funds as a match for State Homekey funds to purchase a 70-room Vagabond Inn located in the City of Oxnard. The property will provide non-congregate shelter for homeless persons at highest risk of COVID, and will ultimately be converted to permanent housing for persons experiencing homelessness

The County also participates in the Mortgage Credit Certificate program offered by the Golden State Finance Authority. Mortgage Credit Certificates are designed to assist income-qualified homeowners by

allowing homeowners to file for a dollar-for-dollar tax credit on their federal income taxes equal to a portion of the annual mortgage interest paid, thereby reducing the cost of homeownership to lower-income households. During 2019, 92 households countywide utilized the Mortgage Credit Certificate program.

As noted above, in an effort to address the regional housing problem, the County has funded housing programs and facilities located in incorporated cities and not just within the boundaries of the unincorporated county. While programs located outside the County’s jurisdictional boundary may not be counted when evaluating progress toward meeting the RHNA, funds allocated by the County do address unmet needs for affordable and supportive housing, community development programs, and social service programs for low-income residents on a countywide basis.

Ventura County Regional Consolidated Plan - The County is the lead agency that prepares a five-year Regional 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 five entitlement jurisdictions receiving funding directly from HUD (the cities of Oxnard, Camarillo, Simi Valley, Thousand Oaks, and Ventura), with input from member jurisdictions of the Ventura Urban County Entitlement Area (Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula), and area organizations collectively prepared the Ventura County 2020-2024 Regional Consolidated Plan to address unmet needs of low-income persons and proposed a five-year strategy to meet those needs. An approved Regional Consolidated Plan is needed for the County to receive a variety of federal grants including the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and the HOME Investment Partnerships Program (HOME) funds.

Federal and State Resources

Table 38 below lists the various Federal and State funding programs available that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households.

TABLE 38 2020 STATE AND FEDERAL FUNDING SOURCES	
Funding Program	Description
STATE FUNDING RESOURCES	
Affordable Housing and Sustainable Communities Program (AHSC)	AHSC funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions.
CalHome	CalHOME makes grants to local public agencies and nonprofits to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.
Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Program	Department of Toxic Substances Control's (DTSC) CLEAN Program provides low-interest loans to investigate, cleanup and redevelop abandoned and underutilized urban properties.
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for activities to assist persons experiencing or at-risk of homelessness.
California Self-Help Housing Program (CSHHP)	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
Community Development Block Grant (CDBG)	Funds are available in California communities that do not receive CDBG funding directly from HUD. There is an annual competitive funding cycle which has an over-the-counter NOFA process.

**TABLE 38
2020 STATE AND FEDERAL FUNDING SOURCES**

Funding Program	Description
Community Development Block Grant-Corona Virus (CDBG-CV1) – CARES Act Funding	This is a subsidiary of the CDBG program to provide relief to eligible entities due to hardship caused by COVID-19.
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing.
Emergency Solutions Grants Program (ESG)	ESG funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.
Home Investment Partnerships Program (HOME)	HOME funds are available in communities that do not receive HOME funding directly from HUD.
Homekey	Homekey provides grants to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19
Housing for a Healthy California (HHC)	HHC provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The HHC program is intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
Housing Navigators Program	Housing Navigators Program allocates \$5 million in funding to counties for the support of housing navigators to help young adults aged 18 years and up to 21 years secure and maintain housing, with priority given to young adults in the foster care system.
Housing-Related Parks Program	The Housing-Related Parks Program funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low-income households. Grant funds are made available to local jurisdictions.
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.
Local Early Action Planning (LEAP) Grants	The Local Early Action Planning (LEAP) program assist cities and counties to plan for housing through providing one-time over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as down-payment assistance to first-time homebuyers.
Mobile-home Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes low interest loans for the preservation of affordable mobilehome parks. MPRROP also makes long-term loans to individuals to ensure continued affordability.
Mortgage Credit Certificate (MCC) Program	Provides income tax credits to first-time homebuyers to buy new or existing homes.

**TABLE 38
2020 STATE AND FEDERAL FUNDING SOURCES**

Funding Program	Description
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
National Housing Trust Fund	National Housing Trust Fund is a formula grant program used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households (ELI households, with incomes of 30 percent of area median or less). Funds are made available through a competitive process.
No Place Like Home	The No Place Like Home Program invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
Permanent Local Housing Allocation Program (PLHA)	There are two types of assistance under PLHA : <ul style="list-style-type: none"> • Formula grants to entitlement and non-entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant. • Competitive grants to non-entitlement jurisdictions. The Non-Entitlement competitive grant program component prioritizes assistance to persons experiencing or At risk of homelessness and investments that increase the supply of housing to households with incomes of 60 percent or less of area median income.
Predevelopment Loan Program (PDLP)	PDLP makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households.
Regional Early Action Planning (REAP) Grants	The Regional Early Action Planning (REAP) program helps council of governments (COGs) and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).
SB 2 Planning Grants Program	The SB 2 Planning Grants program provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.
Supportive Housing Multifamily Housing Program (SHMHP)	SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station.
Transitional Housing Program (THP)	THP provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.

**TABLE 38
2020 STATE AND FEDERAL FUNDING SOURCES**

Funding Program	Description
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP makes long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.
No Place Like Home	The No Place Like Home Program invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
FEDERAL FUNDING RESOURCES	
Brownfields Grant Funding Program	To facilitate the reuse/redevelopment of contaminated sites EPA's Brownfields Grant Program makes available resources for the cleanup of eligible publicly or privately-held properties.
Choice Neighborhoods Implementation Grant Program	Choice Neighborhoods Implementation Grants support the implementation of comprehensive plans expected to revitalize public and/or assisted housing and initiate neighborhood improvements.
Community Facilities Direct Loan & Grant Program	This program provides affordable funding to develop essential community facilities in rural areas.
Continuum of Care (CoC) Program	Funding is available on an annual basis through the U.S. Department of Housing and Urban Development (HUD) to quickly rehouse homeless individuals and families.
Community Development Block Grant (CDBG)	<p>CDBG makes funds available in four categories but are primarily used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households.</p> <ul style="list-style-type: none"> • Community Development Programs • Economic Development Programs • Drought-Related Lateral Program
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments.
Farm Labor Housing Direct Loans & Grants (Section 514)	Provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers.
Housing Choice Vouchers	The housing choice voucher (HCV) program is the government's major program for assisting very low-income families, the elderly, and the disabled to afford housing.
Home Investment Partnerships Program (HOME)	HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance.
Home Ownership for People Everywhere (HOPE)	HOPE program provides grants to low income people to achieve homeownership. The programs are: HOPE I —Public Housing Homeownership Program HOPE IV – Hope for Elderly Independence
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS .

**TABLE 38
2020 STATE AND FEDERAL FUNDING SOURCES**

Funding Program	Description
Housing Preservation Grants	Provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.
Low-Income Housing Tax Credit (LIHTC) Program	The LIHTC program gives State and local agencies the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing for lower-income households.
Rural Rental Housing: Direct Loans	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.
Section 108 Loan Guarantee Program	Provides loans to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons.
Section 202 Supportive Housing for the Elderly Program	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
Section 203(k): Rehabilitation Mortgage Insurance Program	Provides, in the mortgage, funds to rehabilitate and repair single-family housing.
Section 207: Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multifamily rental, cooperative, and single room occupancy (SRO) housing.
Section 502 Direct Loan Program	USDA Section 502 Direct Loan Program provides homeownership opportunities for low- and very-low-income families living in rural areas.
Section 811 Project Rental Assistance	Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from the U.S. Department of Housing and Urban Development (HUD). Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by CalHFA .

Source: HUD, HCD, USDA, 2020.

Energy Conservation

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. In addition, energy price increases combined with rolling electricity blackouts over the past decade have led to a renewed interest in energy conservation. This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in Ventura County, and examples of effective programs used by other jurisdictions.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California’s energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established by the California Energy Commission in 1978 and are updated every three

years to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2019 California Energy Code, which was adopted by California Energy Commission on May 9, 2018, will apply to projects constructed after January 1, 2020. The newest update enables homes to reduce electricity demands through solar photovoltaic systems and other measures, helping to reduce energy bills and the carbon footprint. The California Energy Commission estimates a 53-percent reduction in energy use and an expected savings of \$19,000 over a 30-year mortgage from the previous energy code. Local governments through the building permit process enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made.

The California Building Code includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. CALGreen Requirements for new buildings include:

- Separate water meters for nonresidential buildings' indoor and outdoor water use;
- Install water conserving plumbing fixtures and fittings to reduce indoor-water consumption;
- Water-efficient landscaping and moisture-sensing irrigation systems for larger landscape projects;
- Divert 65 percent of construction waste from landfills;
- Install low pollutant-emitting materials;
- Installation of solar photovoltaics;
- Domestic hot water solar preheat requirement of 20 – 30 percent; and,
- Home Energy Rating System testing for kitchen exhaust hood ventilation, insulation, and heating, ventilation, and air conditioning systems.

The County of Ventura fully enforces the provisions of Title 24 of the California Administrative Code. The code is a comprehensive and uniform regulatory code for all residential, commercial, hospital and school buildings. The County of Ventura encourages energy efficiency in residential construction by emphasizing energy-efficient construction practices.

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CHAPTER 5 HOUSING GOALS, POLICIES, AND PROGRAMS

Overview

This chapter sets forth the housing goals and strategies in the unincorporated areas of the county and the policies and programs necessary to accomplish those goals. The following definitions explain the difference between goals, policies, and implementation programs as they are used in the Housing Element:

Goal - A goal is a statement that describes in general terms a desired future condition or “end” state. Goals describe ideal future conditions for a topic and tend to be very general and broad.

Policy - A policy is a clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal.

Implementation Program - While many policies can be implemented as part of standard County operations, some policies require specific programs to assure their implementation. Similar to policies, implementation programs that address one or more of the cross-cutting topics include an icon to highlight the implementation program’s relationship to these topics, as applicable

Cross Cutting Topics - The Ventura County 2040 General Plan contains a number of policies and programs that address cross-cutting topics that are incorporated throughout the General Plan. In order to highlight these policies and programs, one or more of icons are used. The Housing Element identifies cross cutting topics in Environmental Justice and Healthy Communities, as shown below. These icons identify policies and programs that directly relate to one or more of these topics.



Environmental Justice

Pursuant Government Code Section 65302(h), general plans must include an environmental justice element or include goals and policies in other element(s) of the general plan addressing health risks within designated unincorporated disadvantaged communities.



Healthy Communities

Based on Board of Supervisors direction, the 2040 General Plan focuses on promoting healthy communities and the connection between the built environment and public health. Healthy communities focus on providing for a quality and sustainable environment, supporting economic and social development, ensuring social equity, and encouraging social relationships that are supportive and respectful to meet all residents’ basic needs across a lifespan. To improve health outcomes, the County needs to focus on policies, systems, and programs that address the social and environmental determinants of health.

Goal 1: Conserve and Improve Existing Housing Stock

Conserving and improving the existing housing stock helps maintain investment in the community and keeps existing housing affordable. Because a majority of the housing stock in the unincorporated areas of the County is more than 30 years old, rehabilitation efforts are important to preserve housing stock. Several factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protects the safety and welfare of residents and assists in meeting the County’s housing needs. The County will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units to take a proactive approach to conserving the current housing stock.

Goal 1

Conserve and improve the existing housing stock within the unincorporated areas of Ventura County.

Policy 1.1

EJ HC

Ensure Housing Meets Basic Standards

The County shall support its Code Compliance Division in responding to complaints and ensuring that existing housing meets public health, safety, fire and other applicable development codes and standards, with priority given to designated disadvantaged communities.

Policy 1.2

Energy Conservation

The County shall partner with regional agencies (e.g., Tri-County Regional Energy Network, Ventura County Regional Energy Alliance, Local Government Partnership, etc.) to seek opportunities for subsidizing and incentivizing residential energy conservation.

Policy 1.3

EJ HC

Residential Rehabilitation

The County shall partner with public and private agencies and provide funding support for residential rehabilitation programs that assist homeowners and renters to ensure the safety and habitability of existing housing units and the quality of residential neighborhoods for lower income households.

Policy 1.4

Replacement of Affordable Housing Units in the Coastal Zone

The County shall assure that affordable housing in the Coastal Zone is preserved or replaced, where feasible, in accordance with the Mello Act.

Policy 1.5

Replacement of Housing Units Lost in Natural Disaster

The County agencies and departments shall work with state and federal agencies to expedite permit processing for the replacement of homes that were lost due to natural disaster, while maintaining consistency with state building and fire codes.

Policy 1.6

Preserve Mobilehomes and Manufactured Homes

As a means of providing affordable dwelling units for lower-income households, the County shall continue the preservation of existing mobilehomes and manufactured homes, through the implementation of the Mobilehome Park Overlay Zone and Senior Mobilehome Park Overlay Zone.

Goal 2: Provide Adequate Sites for Residential Development

Providing an adequate and diverse supply of housing and housing sites for residential development is a crucial component of the Housing Element. The County of Ventura’s General Plan and implementing zoning ordinances establish where and what types of housing are allowed throughout the unincorporated area. The policies in this section focus on the Regional Housing Needs Allocation, housing types to meet the County’s diverse needs, the infrastructure necessary to support housing development, and other topics.

Table 39, below, shows the number of dwelling units in each of the household income categories that the County must be able to accommodate within the 2021-2029 planning period in its housing inventory.

TABLE 39 DRAFT REGIONAL HOUSING NEEDS ALLOCATION: 2021-2029 UNINCORPORATED COUNTY					
Extremely Low Income (< 30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)	Moderate Income (80-120% of median)	Above-Moderate Income (>120% of median)	TOTAL
158*	159	225	249	468	1,259

* HCD allows jurisdictions to presume that 50 percent of very low-income households qualify as extremely-low-income households. The County received an allocation of 158 housing units affordable to extremely low-income households and 159 affordable to very low-income households.

Goal 2	Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price and tenure to meet the requirements of the regional housing need allocation.
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Policy 2.1

Zoning to Accommodate RHNA

The County shall make available through land use planning and zoning, an adequate inventory of vacant and underutilized sites to accommodate the County’s Regional Housing Needs Allocation (RHNA).

Policy 2.2



Increase Housing Opportunities within Area Plan Boundaries²⁶

The County shall pursue the following policies in Area Plan updates to increase housing opportunities. The County shall pursue the following policies in Area Plan updates to increase housing opportunities. The County shall pursue the following policies in Area Plan updates to increase housing opportunities.

- Rezone more properties to Residential Planned Development to encourage the development of diverse housing types, such as: duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, cottage housing, townhouses, multiplexes, accessory dwelling units, and live/work buildings that provide affordable housing options
- Identify opportunity sites for higher density housing near job clusters and transit stops to support housing for the County’s special needs population.

²⁶ Additional residential land use policy direction as well as the Comprehensive Area Plan Update Program “F” is described in Chapter 2 of the County General Plan, the Land Use and Community Character Element.

- Identify County surplus land that can accommodate residential development and consider re-designation, if feasible.
- Enhance existing residential areas by seeking opportunities and funding sources for public infrastructure improvements such as installing sidewalks and other pedestrian networks, bicycle facilities, neighborhood parks, and planting street trees, with priority given to designated disadvantaged communities²⁷.

Policy 2.3

Track “No Net Loss” Zoning

The County shall make findings related to the potential impact on the County’s ability to meet its share of the regional housing need when approving discretionary entitlements to rezone residentially designated properties or develop a residential project with fewer units or at a higher income than what is assumed for the site in the Housing Element Sites Inventory, consistent with “no-net-loss” zoning requirements in Government code section 65863.

Policy 2.4

Provide Local Input on Regional Plans

The County shall collaborate with SCAG to provide accurate land use information and to ensure that updates to the Regional Transportation Plan and Sustainable Communities Strategy (also referred to as “Connect SoCal”) are based on accurate local data.

Policy 2.5

RHNA Transfer

The County shall seek to negotiate agreements with any city proposing to annex unincorporated land for residential development to transfer a share of the SCAG RHNA from the unincorporated area to the annexing city.

Policy 2.6

Encourage Accessory and Junior Accessory Dwelling Units

The County shall incentivize and encourage accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

Policy 2.7

By-right Housing on RHD Zoned Sites

The County shall allow housing developments to be developed by-right on RHD-zoned sites that have been counted in previous housing element cycles, consistent with Government Code section 65583.2(c).

Policy 2.8

County Surplus Land

The County shall identify surplus public land appropriate for affordable housing and offer first right of refusal to affordable housing entities in accordance with Government Code Section 54222.

²⁷ Additional policies related to providing equitable public services in “designated disadvantaged communities” are in Chapter 2, Land Use and Community Character Element.

Goal 3: Encourage Affordable Housing to Meet the Special Needs of County Residents

The County of Ventura is a diverse community with people of all backgrounds, lifestyles, family types, and income levels. Many residents also have special housing needs. State law requires the housing element to analyze the needs of specific “special needs” groups, including lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, and people who are experiencing homelessness. Additionally, the County’s Regional Consolidated Plan prioritizes federal funding opportunities to benefit “vulnerable populations,” which includes victims of domestic violence in addition to the special needs groups identified above. This section focuses on goals and policies related to encouraging and supporting the development of housing for special needs groups and vulnerable populations.

Goal 3

Increase special needs housing opportunities and supportive services for lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, and people who are experiencing homelessness.

Policy 3.1

HC

Prioritize Housing Assistance for Special Needs Populations

The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, victims of domestic violence, and people who are experiencing homelessness.

Policy 3.2

Financing Assistance for Housing

The County shall continue to apply for funds from the state and federal government to support the construction, preservation, and rehabilitation of housing for eligible lower-income households to assist identified vulnerable populations.

Policy 3.3

Incentives for Affordable Housing Development

The County shall promote the use of density bonuses and other incentives to facilitate the development of new housing for lower-income households.

Policy 3.4

Housing Opportunities on County Owned Land

The County shall consider County-owned land, that is no longer necessary for the purpose for which it was acquired or previously used, for its suitability for lower-income housing and emergency shelters. If suitable, such land shall be made available to public or private non-profit organizations for potential acquisition, permit entitlement and the construction of lower-income housing or an emergency shelter.

Policy 3.5

Encourage Affordable Housing in Rural Areas

The County shall promote housing types for lower-income households that align with the rural and agricultural character, economy, and needs of Ventura County, such as farmworker housing, manufactured housing, mobilehomes and accessory dwelling units.

- Policy 3.6** **Affordable “By-right” Housing**
The County shall process entitlements for affordable housing ministerially where it is identified by state law as “by-right” development and the project meets objective development standards.
- Policy 3.7** **Preventing Homelessness**
HC The County shall continue to support the Ventura County Continuum of Care to end homelessness within Ventura County in efforts to provide housing, emergency shelter, and social services to homeless persons or those at risk of homelessness.
- Policy 3.8** **Support Farmworker Housing Needs**
The County shall support and work actively to identify the housing needs of farmworkers in Ventura County and cooperate with public and private agencies to seek funding to identify and implement strategies leading to the provision of housing for farmworkers.
- Policy 3.9** **Increase Supportive Housing Options**
HC The County shall support efforts to increase the availability of supportive housing facilities that provide housing and supportive services for individuals with qualifying disabilities.
- Policy 3.10** **Encourage Design for Large Households**
HC The County shall encourage housing design that meets the needs of extended, multigenerational, and/or large families (e.g. room additions, accessory dwelling units, and junior accessory dwelling units) to reduce overcrowding and assist in maintaining the affordability of existing housing stock.

Goal 4: Remove Housing Development Constraints

The County is legally obligated to address, and where possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the county by expediting construction and lowering development costs.

Goal 4

Continue to reduce, and where feasible and practical, remove County-imposed constraints that impede the development of affordable housing.

Policy 4.1

Clear Development Standards and Approval Procedures

The County shall update its policies, regulations, standards and procedures to apply objective development standards to residential housing projects through a ministerial entitlement process, where required by state law.

Policy 4.2

Flexibility in Regulations

The County shall modify local regulations, as appropriate, to streamline regulatory processes, remove unnecessary obstacles to planned densities, and provide flexibility.

Policy 4.3

Adequate Infrastructure

The County shall encourage water and sanitation providers to pursue available funding to upgrade, expand, or develop utilities including wastewater/sewer, water, broadband and other necessary utilities to serve existing and future housing at all income levels.²⁸

Policy 4.4

Innovative Housing and Construction Technologies

The County shall promote innovative housing types and encourage alternative materials and construction techniques to reduce costs. [Source: placer county, new]

²⁸ Additional goals and policies related to infrastructure needs for development are in Chapter 5, Public Facilities, Services and Infrastructure Element.

Goal 5: Fair Housing

The County recognizes the importance of extending equal housing opportunities for all persons, regardless of race, religion, sex, family status marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, source of income, or any other arbitrary factor. The County is a participant in the regional planning efforts to reduce impediments to fair housing choice and to affirmatively further fair housing through education, testing and enforcement activities. To affirmatively further fair housing in the County works with regional and local partners to identify, address and eliminate housing discrimination as identified in the Regional Analysis of Impediments to Fair Housing Choice (AI).

Goal 5

Affirmatively further fair housing by taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Policy 5.1

Affirmatively Further Fair Housing

The County shall take meaningful action toward the goals of eliminating housing discrimination and providing current and future residents access to housing opportunity.

Policy 5.2

Equal Opportunities in Housing Market

The County shall continue to promote equal opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors.

Policy 5.3

Promote Housing Choice

The County shall maintain programs that expand the range of affordable housing choices for minorities and lower-income households.

Policy 5.4

Connect Residents to Housing Support Services

Connect county residents—especially lower income residents—to Federal, State, and local programs that provide housing support and related services.

Implementation Programs

Table 40 HOUSING IMPLEMENTATION PROGRAMS UNINCORPORATED COUNTY			
Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
A Housing Grants To the extent that Local, State and Federal housing funds are available, the County shall continue to administer grant/loan programs to assist lower-income households with the following housing related issues: <ul style="list-style-type: none"> ■ Support local non-profits to rehabilitate housing units. ■ Facilitate the development of owner-occupied and rental housing for lower-income households and for those households with identified special needs. ■ Support non-profit organizations and County service providers in their efforts to provide services and re-housing efforts to special needs populations including households who are either homeless or “at risk of becoming homeless.” ■ Disaster recovery efforts. 	HE 1.3 HE 2.2 HE 3.1	County Executive Office	Ongoing
	HE 3.2 HE 3.7 HE 3.8 HE 5.4	Resource Management Agency	
B Mobilehome Park Rent Control The Planning Division will continue the Mobilehome Park Rent Review Program, including quarterly public hearings of the Mobilehome Park Rent Review Board, to assure that the amount of rent charged at mobilehome parks does not increase more than the amount set forth in the Mobilehome Park Rent Control Ordinance.	HE 1.6	Resource Management Agency	Ongoing
C ADU Homeowner Tools To increase lower- and moderate-income homeowners’ access to ADUs/JADUs and minimize barriers, the County will develop homeowner website education tools and public information in English and Spanish. The intent will be to make the zoning and permitting process more user-friendly, to highlight the advantages of investing in an ADU, and to market the free building plans available from the County for ADUs or farmworker dwelling units.	HE 2.1 HE 2.2 HE 2.6 HE 3.5 HE 3.10	Resource Management Agency	Winter 2024

EJ

<p>D Infrastructure Constraints As Area Plans are updated, especially in designated disadvantaged communities, the County shall work with community service districts and local water purveyors to identify and overcome constraints to providing water, sewer services, and dry utilities for housing. The County shall apply for funding as funding sources are available from the Community Development Block Grant, Infill Infrastructure Grant Program, or other funding programs as available, to fund infrastructure design plans and infrastructure improvements supporting residential development in designated disadvantaged communities.</p> <p>EJ</p>	<p>HE 2.2 HE 4.3</p>	<p>Resource Management Agency</p>	<p>Ongoing</p>
<p>E Farmworker Housing Study The County will take on a coordinating role, working with advocacy groups and neighboring jurisdictions to seek funding for a Farmworker Housing study. The comprehensive study will provide information on the number and type of farmworker households residing and/or working in the county, current and future housing and supportive service needs, and the local barriers and potential solutions to providing adequate farmworker housing.</p> <p>EJ HC</p>	<p>HE 3.1 HE 3.5 HE 3.8</p>	<p>Resource Management Agency</p>	<p>2022-2024</p>
<p>F Track No Net Loss Zoning The County shall maintain an inventory of potential sites to accommodate housing at all income categories. In the event that the approval of a development project results in the remaining sites' capacity becoming inadequate to accommodate the County's RHNA by income category and there are no replacement sites remaining in the Sites Inventory buffer, the County shall initiate the legislative process to rezone enough sites to meet No Net Loss requirements, pursuant to Government Code section 65863.</p>	<p>HE 2.3</p>	<p>Resource Management Agency</p>	<p>Ongoing</p>
<p>G RHNA Transfer The County shall prepare and bring forward for the Board of Supervisor's consideration options for working with cities on a RHNA transfer program that would transfer a portion of the County's RHNA to a City where a residential project located within the City Sphere of Influence is approved and annexed into the City.</p>	<p>HE 2.5</p>	<p>Resource Management Agency</p>	<p>Fall 2023</p>
<p>H RHD Zone Ordinance Amendments Remove the requirement in the Non-Coastal Zoning Ordinance that housing in RHD zones be 100% affordable. The amendment shall be consistent with Government Code section 65583.2.</p>	<p>HE 2.7</p>	<p>Resource Management Agency</p>	<p>Fall 2022</p>

<p>I Participation in Regional Planning Efforts The County shall provide local demographic, zoning, and projected growth data to inform regional planning efforts led by the Southern California Association of Governments.</p>	HE 2.4	Resource Management Agency	Ongoing
<p>J Compliance with State Housing Laws The Planning Division will continue to monitor new housing-related state legislation and amend the County General Plan, Coastal Area Plan and Zoning Ordinances to ensure consistency with state law.</p>	HE 3.6 HE 4.1	Resource Management Agency	Ongoing
<p>K Inclusionary Housing and Housing Impact Mitigation Fee Assessment The County shall explore options and analyze the effectiveness of implementing an Inclusionary Housing and Housing Impact Mitigation Fee Program and conduct a public hearing of the Board of Supervisors to present the results and receive direction on whether to implement a program.</p>	HE 3.1	Resource Management Agency	2024-2025
<p>L Fair Housing Program The County shall continue to fund the regional Fair Housing Program to provide counseling, referral services, testing for discriminatory practices, affirmative action, and publications relative to fair housing laws, and tenant-landlord rights. EJ</p>	HE 5.1 HE 5.2 HE 5.3 HE 5.4	County Executive Office	Ongoing
<p>M Density Bonus Ordinance Update The County shall update the Density Bonus Ordinance for consistency with State law, allowing up to an 80 percent density bonus for 100 percent affordable development and other changes to ensure compliance with State density bonus law.</p>	HE 3.3	Resource Management Agency	Fall 2022
<p>N Zoning Code Amendments for Emergency Shelters and Supportive Housing The County shall amend the Non-Coastal Zoning Ordinance to ensure compliance with State law and encourage emergency shelters, supportive housing, and related services for persons experiencing homelessness, as follows:</p> <ul style="list-style-type: none"> ■ Allow “low barrier navigation center” emergency shelters by right in mixed-use zones and nonresidential zones permitting multifamily uses; and, ■ Define supportive and transitional housing as set forth in Government Code section 65582(g) and Health and Safety Code section 50801(i), respectively, and allow for transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to the 	HE 3.1	Resource Management Agency	Fall 2022

<p>requirements applied to other residential uses of the same type in the same zone.</p> <ul style="list-style-type: none"> ▪ Allow for residential care facilities of six or fewer to be regulated in the same manner as a single-family dwelling unit in all zones where single-family dwelling units are allowed. ▪ Amend the Non-Coastal Zoning Ordinance to align with requirements for permitting emergency shelters as described in Government Code section 65583(a)(4). <p>HC</p>			
<p>O Funding for the Housing Trust Fund The County shall continue to support the efforts of the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition and pre-development funding to developers of affordable housing. In July 2020, the County committed to \$300,000 in funding over a three-year period.</p> <p>The Housing Trust Fund Ventura County has the opportunity to match this funding dollar for dollar under HCD’s Local Housing Trust Fund program. These funds may be utilized countywide.</p>	HE 3.1 HE 3.2 HE 5.3	County Executive Office	Ongoing
<p>P Maintain Senior Housing at Mobilehome Parks The County shall maintain senior occupancy of designated Senior Mobilehome Parks at 80% or more pursuant to the adopted Senior Mobilehome Park Overlay Zone.</p> <p>HC</p>	HE 1.6	Resource Management Agency	Ongoing
<p>Q Housing Choice Vouchers The County shall continue to support the Area Housing Authority of the County of Ventura with administering Housing Choice Vouchers, a long-term housing assistance program that reduces homelessness by keeping low-income individuals and families out of the shelter system.</p>	HE 5.3 HE 5.4	County Executive Office	Ongoing
<p>R First-Time Homebuyer Assistance The County shall, in collaboration with community partners, provide Down Payment Assistance to expand homeownership opportunities in Ventura County. Down payment assistance funds provided by the County may be used to leverage monies from other grants to provide additional assistance with the intent to make homeownership more attainable for families living in rental property.</p>	HE 5.3 HE 5.4	County Executive Office	Ongoing

<p>S Development Review Committee Fee Waiver The County shall waive the fee for a pre-application Development Review Committee meeting with relevant County agencies for proposed 100% affordable housing projects. The Development Review committee consists of key County staff in various departments (e.g. County Fire District, Public Works Agency, Transportation Division, Environmental Health Division, etc.) who review discretionary permit applications at the pre-submittal stage to discuss development constraints and potential solutions.</p>	HE 4.2	Resource Management Agency	Summer 2022
<p>T Publish Clear Permit Approval Procedures The County shall, publish clear approval procedures by maintaining an updated webpage with Spanish translation that clearly identifies ministerial permitting pathways for new state law provisions (e.g. SB 35, AB 2162, AB 1873 compliant housing) which exempt housing development from discretionary review.</p> <p>EJ</p>	HE 4.1	Resource Management Agency	Summer 2022
<p>U Modular Accessory Dwelling Units and Garage Conversion Building Plans The County shall market the Ventura Council of Governments “Regional ADU Program” once it is funded and developed using Regional Early Action Planning Grant funds. This program will include design plans for a less expensive prefabricated, stand-alone ADU, and several free templates for a 400 sq. ft. garage ADU conversion to be made available to homeowners.</p>	HE 2.1 HE 2.2 HE 2.6 HE 3.5 HE 3.10	Resource Management Agency Ventura Council of Governments	Summer 2024

Quantified Objectives

One of the requirements of State law (California Government Code Section 655839(b)) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the RHNA. The quantified objectives shall, however, establish the target number of housing units by income category that can be constructed, rehabilitated, and conserved over the eight-year planning period. Table 41 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the time frame of the housing element (2021-2029).

TABLE 41 SUMMARY OF QUANTIFIED OBJECTIVES						
Objectives Category/Program	Extremely Low	Very Low	Low Income	Moderate Income	Above-Moderate	TOTAL
New Construction ¹	158	159	225	249	468	1,259
Rehabilitation ²		250				250
Conservation ³		1,300				1,300

¹The new construction objective reflects the County's 2021-2029 Draft RHNA.

²The rehabilitation objective is linked to the rehabilitation goal in the County's adopted 2020-2024 Consolidated Plan. The 250-unit goal is for the Ventura Urban County, which includes unincorporated areas and the cities of Fillmore, Moorpark Ojai, Port Hueneme, and Santa Paula.

³ The conservation objective represents the number of mobilehomes protected under the Mobilehome and Senior Mobilehome Park Overlay. In the unincorporated areas of Ventura County an estimated 3,500 residents in over 1,300 units have found a home in the County's 25 mobilehome parks. Mobilehomes and manufactured homes are the largest source of unsubsidized affordable housing in the County. Therefore, the 1,300 units are spread across the lower income categories.

CHAPTER 6 GLOSSARY OF HOUSING RELATED TERMS

A

Accessory Building or Use. An activity or structure on a property that is incidental and subordinate to the main use of a site. For example, a small business office within a store might be considered an accessory use.

Affordable Housing. Housing that is capable of being purchased or rented by persons whose income level is categorized as very low, low, or moderate within standards set by the California Department of Housing and Community Development or the U.S. Department of Housing and Urban Development.

Annexation. The process by which land is incorporated into an existing district or city, with a resulting change in the boundaries of the annexing jurisdiction.

Area Plans. The land use plans for specific geographic subareas within the unincorporated area. The area plans govern the distribution, general location, and extent of uses of the land for housing, business, industry, open space, agriculture, and public facilities.

Areas of Interest. A plan adopted by LAFCO which divides the county into major geographic areas reflective of community and planning identity. Within each Area of Interest, there is to be no more than one city (but there will not necessarily be a city in each Area). Areas of Interest also serve as planning referral boundaries of the County Planning Division.

B

Brownfield. An area with abandoned, idle, or under-used industrial and commercial facilities where expansion, redevelopment, or reuse is complicated by real or perceived environmental contamination.

Building Coverage. The amount of a lot that is covered by buildings, which is expressed as a percentage.

C

California Environmental Quality Act (CEQA). State law that requires state and local agencies to evaluate and disclose the significant environmental impacts of discretionary actions and to avoid or mitigate those impacts, if feasible.

Streamlining. Making a regulatory permitting or compliance process more efficient or less cumbersome. When used in reference to CEQA, streamlining means limiting or focusing the scope of environmental review for projects that meet certain criteria (e.g., streamlining for infill projects, per CEQA Guidelines Section 15183.3; or tiering and streamlining GHG emissions analysis for projects consistent with a climate action plan or GHG reduction plan, per CEQA Guidelines Section 15183.5).

City Limits. A political boundary that defines land that has been incorporated into a city.

Cluster Development. Description of a development technique that groups properties or units on a development site (subdivision and/or individual property) in order to maximize available land for open space, recreation, or agricultural use. (Also referred to as compact development.)

D

Density. The amount of development per acre permitted on a parcel based on the General Plan and zoning ordinance.

Density Bonus. A density increase over the otherwise maximum allowable residential density for a qualified housing development. .

Development. The subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading activities; depositing of refuse; disposal of any material; dredging or mineral extraction, debris or fill materials; and the clearing of natural vegetation with the exception of agricultural activities. This does not include routine repair and maintenance activities.

Development Impact Fee. A fee that a local government imposes on private developers, usually on a per dwelling unit or per square foot basis, to pay for infrastructure improvements necessitated as a result of the development.

Designated Disadvantaged Community. An area identified by the California Environmental Protection Agency (EPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

For the 2040 General Plan, Designated Disadvantaged Communities are areas within which census tracts scores are at or above 75 percent as identified by the CalEnviroScreen (<https://oehha.ca.gov/calenviroscreen>) online mapping software by California Office of Environmental Health Hazard Assessment (OEHHA), or areas with median household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development’s list of state income limits adopted pursuant to Section 50093.

Disadvantaged Unincorporated Community (DUC). Pursuant to Senate Bill (SB) 244 (2011), a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income. These communities are identified in the General Plan Housing Element.

Discretionary Development. Any development proposal, project, or permit that requires the exercise of judgment, deliberation, or decision by the decision-making authority as part of the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Dwelling Unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

E

Easement. The right to use property owned by another person or entity for specific purposes or to gain access to another property.

Environmental Justice. According to California Code Section 65040.12, environmental justice is the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Equity. The fair, just, and equitable management of all institutions serving the public directly or by contract; the fair, just and equitable distribution of public services and implementation of public policy; and the commitment to promote fairness, justice, and equity in the formation of public policy. A focus on equity expands opportunities for betterment that are available to those communities most in need, creating more choices for those who have few.

Existing Community. An area designated as Existing Community in the 2040 General Plan and identified in the Save Open Space & Agricultural Resources (SOAR) initiative. These areas identify existing urban residential, commercial, or industrial enclaves outside of incorporated areas and urban centers. The Existing Community area designation applies to areas that include uses, densities, building intensities, and zoning designations that are normally found in incorporated areas or urban centers, but which do not qualify as urban centers.

F

Farmworker Housing. Farmworker units are occupied by a farmworker, and his or her family, employed full time and working on the same lot on which the dwelling unit is located or on other land that is under the same ownership or lease as the subject lot.

Fire Hazard Severity Zone. California law requires California Department of Forestry and Fire Prevention (CAL FIRE) to identify areas based on the severity of fire hazard that is expected to prevail there. These areas, or “zones,” are based on factors such as fuel (material that can burn), slope, and weather. There are three zones, based on increasing fire hazard—medium, high, and very high.

Floodplain. The area adjacent to a watercourse or other body of water that is subject to recurring floods.

Floor Area-Ratio (FAR). The ratio of allowable building space per land area on a development site.

G

Goal. A statement that describes in general terms a desired future condition or “end” state. Goals describe ideal future conditions for a topic and tend to be very general and broad.

Greenbelt Agreement. A joint resolution between interested cities and the county to protect open space and agricultural lands. Cities commit to not annex any property within a greenbelt while the Board of Supervisors agrees to restrict development to uses consistent with existing zoning.

Gross Acre. Amount of land, including but not limited to easements, streets and rights-of-way, designated for a particular use.

Guidelines for Orderly Development. A policy document adopted by the County, cities, and Local Agency Formation Commission (LAFCO) to establish a collaborative commitment to encourage urban development to occur within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County. The intent of the Guidelines is to clarify the roles and responsibilities of the cities, the County and LAFCO regarding urban development within the Spheres of Influence of the various cities and Areas of Interest.

H

Habitable Structure. A building or structure suitable for living, sleeping, eating or cooking.

Habitat Connectivity and Wildlife Corridors.

Areas of contiguous natural habitats or undeveloped land of sufficient width to facilitate the movement, migration, foraging, breeding, and dispersal of multiple wildlife or plant species between two or more core habitat areas. The boundaries of the Habitat Connectivity and Wildlife Corridor areas and the Habitat Connectivity and Wildlife Corridors overlay zone are coterminous.

Hazard Mitigation. A sustained action taken to reduce or eliminate long-term risk to people and their property from hazards and their effects.

Health. A complete state of physical, mental, and social well-being, and not merely the absence of disease.

Health Equity. Health equity is achieved when every person has the opportunity to attain his or her full health potential and no one is disadvantaged from achieving this potential because of social position or other socially determined circumstances.

Health Disparities. Differences in health and mental health status among distinct segments of the population, including differences that occur by gender, age, race or ethnicity, sexual orientation, gender identity, education or income, disability or functional impairment, or geographic location, or the combination of any of these factors.

I

Infill Development. Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

Infill Opportunity Zone. A specific area designated by a city or county for mixed-use development that is within one-half mile of a major transit stop or high-quality transit corridor in the regional transportation plan (Public Resources Code, Section 65088.4, subdivision (c)).

In-Lieu Fee. A fee paid by a housing developer for the purpose of affordable housing development, in lieu of the developer satisfying a requirement to construct such affordable housing.

Intensity. The actual or maximum permitted floor area ratio (FAR) on a site or that is allowed on a site within a designation or zone.

J

K

L

Land Use Designation. A specific geographic designation with associated land use or management policies and regulations.

Local Agency Formation Commission (LAFCo). A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

on intersections or public access.

Lot Coverage. The proportion of the gross building square footprint (area covered by the first floor of the building) on a lot to the net square footage of the lot.

Low-Income Area. Per Senate Bill 1000, an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093.

M

Metropolitan Planning Organization (MPO). A Federally-designated agency that is responsible for regional transportation planning in each metropolitan area. The Southern California Association of Governments (SCAG) is the MPO for the Ventura region.

Mixed-Use. A development project with planned integration of residential and non-residential development within a building with the upper floors

used for residential and the ground floor used for non-residential land uses.

N

O

Open Space. A parcel or area of land that is essentially undeveloped for human use and devoted to an open space use, such as the preservation of natural resources, managed production of resources, outdoor recreation, and preservation of public health and safety.

P

Planning Area. Geographic subareas of the county that bear a relationship to Areas of Interest established by LAFCO. They also reflect zones within the county historically used by VCTC for countywide transportation planning.

Policy. A clear and unambiguous statement of a public body that forms the basis for making decisions.

Program. An action, activity, or strategy to be taken by the County to carry out an adopted policy to achieve a specific goal or objective.

Public Facilities. Includes public improvements, public services, and community amenities, as defined in subdivision (d) of Section 66000.

Public Transportation. Travel by bus, rail, or other vehicle, either publicly- or privately-owned, which provides general or specialized service on a regular or continuing basis.

Q

R

Regulatory Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood

without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.

Regional Housing Needs Allocation. A projection generated by the California Department of Housing and Community Development of the housing needs of current and future residents of every region in the state, which is in turn allocated to every local jurisdiction by a regional Council of Governments. A local government is required by State law to demonstrate in its Housing Element that its housing needs allocation can be accommodated over the Housing Element’s planning period.

S

Save Open Space & Agricultural Resources (SOAR). The County SOAR ordinance requires countywide voter approval of any non-editorial change to the General Plan involving the Agricultural, Open Space, or Rural land use designations, or any changes to a General Plan goal or policy related to those land use designations through 2050.

Setback. The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Special District. Any agency of the state for the local performance of governmental or proprietary functions within limited boundaries; a separate local government that delivers a limited number of public services to a geographically limited area. Special districts are a form of government, have governing boards, provide services and facilities, and have defined boundaries.

Sphere of Influence (SOI). The probable physical boundaries and service area of a city or special district, as determined by LAFCO pursuant to Gov. Code Section 56425.

Sustainable Communities Strategy (SCS). Senate Bill (SB) 375 requires regional metropolitan planning organizations in California to develop Sustainable Communities Strategies (SCS), or long-range plans, which align transportation, housing, and land use decisions toward achieving greenhouse gas (GHG)

emissions reduction targets set by the California Air Resources Board (CARB).

T

U

Unincorporated Areas. Areas of the county outside of the city limits over which Ventura County has direct land use jurisdiction.

Unincorporated Urban Center. An existing or planned community which is located in an Area of Interest where no city exists. The unincorporated urban center represents the focal center for community and planning activities within the Area of

Urban Area. An area designated as Urban in Save Open Space & Agricultural Resources (SOAR) and the 2040 General Plan. These areas refer to existing and planned urban centers which may include commercial, industrial, and residential land uses. This area designation includes all incorporated lands within a city’s Sphere of Influence as established by the Ventura Local Agency Formation Commission (LAFCo), and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation.

Urban Development. Development that meets any of the following criteria:

1. It would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems
2. It would result in the creation of residential lots less than two (2) acres in area; or
3. It would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.

V

Vacant Land. Land that is not actively used for any purpose, including land that is not improved with

buildings or site facilities and is sizeable in area to accommodate development.

W

Wastewater Collection System. The totality of the pipes, pump station, manholes, and other facilities that convey untreated (raw) wastewater from the various sources to a wastewater treatment facility.

Wetlands. Lands that are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is periodically covered with shallow water. The frequency of occurrence of water is sufficient to support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetland include marshes, bogs, sloughs, vernal pools, wet meadows, river and stream overflows, mudflats, ponds, springs, and seeps.

X

Y

Z

Zoning. The division of the county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning Clearance. A ministerial permit which certifies that a proposed use of land or structures is consistent with the provisions of any applicable zoning ordinance and applicable conditions of any previously-issued entitlement.

List of Acronyms

AB	Assembly Bill
ADU	Accessory Dwelling Unit
CEO	County Executive Office
CEQA	California Environmental Quality Act
CSUCI	California State University, Channel Islands
CURBs	City Urban Restriction Boundaries
CZO	Ventura County Coastal Zoning Ordinance
du/ac	Dwelling units per acre
DUC	Disadvantaged Unincorporated Community
EIR	Environmental Impact Report
FAR	Floor area ratio
HCD	California Department of Housing and Community Development
HUD	U.S. Department of Housing and Urban Development
JADU	Junior Accessory Dwelling Unit
LAFCo	Ventura Local Agency Formation Commission
LCA	Land Conservation Act
LOS	Level of Service
LRA	Local Responsibility Area
MAC	Municipal Advisory Council
NCZO	Ventura County Non-Coastal Zoning Ordinance
PWA	Ventura County Public Works Agency
RHD	Residential High-Density land use designation
RHNA	Regional Housing Needs Allocation
RPD	Residential Planned Development land use designation
RMA	Ventura County Resource Management Agency
RTP	Regional Transportation Plan
SB	Senate Bill
SCS	Sustainable Community Strategy
SCAG	Southern California Association of Governments
SOAR	Save Open Space & Agricultural Resources
SOI	Sphere of Influence
TIMF	Traffic Impact Mitigation Fee

Draft 2021-2029 Housing Element

Appendix A: Residential Land Inventory Tables



Table A – Housing Element Sites Inventory Table
**Table B – Candidate Sites Identified to be Rezoned to
Accommodate Shortfall Housing Need**
Table C – Land Use Table

Note: This appendix includes three mandatory data tables completed using the [guidance document](#) provided by HCD. Table A was modified to clearly show the addresses for the inventory sites. Table B is empty since the County identified sufficient inventory sites and there are no rezonings anticipated during the planning period. The Excel version of these tables will be submitted to HCD for certification.

Please see the next page.

Appendix A: Residential Land Inventory Table

Table A- Housing Element Sites Inventory

Assessor Parcel Number	Site Address/Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
145018004	Cortez St (2609-2667)	93036	High-Density Residential	RHD-20 du/ac	20	20	2.73	GREENHS,INCLD	YES	NO - Privat	Used in Prior Housing	Available	55			55	YES – Infill Housing
145018005	2667 Cortez	93036	High-Density Residential	RHD-20 du/ac	20	20	2.66	GREENHS,INCLD	YES	NO - Privat	Used in Prior Housing	Available	53			53	YES – Infill Housing
145018006	2609 Cortez	93036	High-Density Residential	RHD-20 du/ac	20	20	2.73	GREENHS,INCLD	YES	NO - Privat	Used in Prior Housing	Available	55			55	YES – Infill Housing
145019039	2712 Cortez	93035	High-Density Residential	RHD-20 du/ac	20	20	0.8	vacant	YES	NO - Privat	Used in Prior Housing	Available	16			16	YES – Infill Housing
647012005	Santa Susana Trail/Pass Road	93063	High-Density Residential	RHD-20 du/ac	20	20	1.07	vacant commercial	YES	NO - Privat	Used in Prior Housing	Available	21			21	YES – Infill Housing
647012006	Santa Susana Trail/Pass Road	93063	High-Density Residential	RHD-20 du/ac	20	20	1	vacant commercial	YES	NO - Privat	Used in Prior Housing	Available	20			20	YES – Infill Housing
056008010	Camulos/Church	93040	Urban	RHD-20 du/ac	20	20	1.51	garden nursery	YES	NO - Privat	Not Used in Prior Housing	Available			30	30	YES – Infill Housing
156018028	2789 Somis Road	93066	Agricultural	AE-40ac	n/a	n/a	40.22	truck crops	YES	NO - Privat	Not Used in Prior Housing	Pending Project	200			200	YES – Infill Housing
238007004	San Miguel Island Drive/Channel	93012	State or Federal Facility	OS-160 ac	n/a	n/a	32	vacant	YES	YES - Other	Used in Prior Housing	Pending Project	170	310	120	600	YES – Infill Housing
234005034	Lewis Rd	93117	Residential Planned Dev	RPD	n/a	30	53.7	housing authority	YES	YES - Other	Not Used in Prior Housing	Pending Project	50			50	YES - Other
056025035	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	1			1	YES - Other
056025036	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025037	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025038	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025039	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025040	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025041	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025042	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025043	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025044	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025045	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025047	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	2			2	YES - Other
056025048	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025049	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025050	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025051	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025052	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025053	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025054	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025055	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025056	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025057	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026002	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026003	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026004	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026005	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026006	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026008	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026009	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026010	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026011	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026012	Murcott Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025027	Tango Avenue	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056025028	Tango Avenue	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026025	Savannah Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026026	Savannah Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026027	Savannah Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026028	Savannah Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other
056026029	Savannah Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Housing	Pending Project	3			3	YES - Other

Appendix A: Residential Land Inventory Table

Table A- Housing Element Sites Inventory

Assessor Parcel Number	Site Address/Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
056026030	Savannah Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project	3		3	3	YES - Other
056026031	Savannah Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project	3		3	3	YES - Other
056026032	Savannah Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project	3		3	3	YES - Other
056026033	Savannah Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026034	Savannah Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026036	Kristen Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026037	Kristen Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026038	Kristen Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026039	Kristen Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026040	Kristen Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026041	Kristen Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026042	Kristen Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026043	Kristen Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026044	Kristen Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026045	Kristen Lane	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025011	Leah Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025012	Leah Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025013	Leah Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025014	Leah Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025015	Leah Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025016	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025017	Citron Avenue	93040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025018	Shannon Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025019	Shannon Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025020	Shannon Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025021	Shannon Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025022	Shannon Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025006	Grapefruit Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025007	Grapefruit Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056025008	Grapefruit Lane	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026018	Tango Avenue	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026019	Tango Avenue	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026021	Main Street	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056026022	Main Street	93040	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privat	Not Used in Prior Ho	Pending Project		2	2	2	YES - Other
056027001	Main Street	93040	Urban	RPD-10 du/ac	1	10	4.89	vacant	YES	NO - Privat	Used in Two Consec	Pending P	5	44		49	YES - Other
155019018	Mission/Loop Dr	91320	Very Low Density Reside	RE-1 ac	1	1	7.48	VACANT LAND GT	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
155021011	Mission/Loop Dr	93010	Very Low Density Reside	RE-1 ac	1	1	2.24	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
155019031	Mission/Loop Dr	91320	Very Low Density Reside	RE-1 ac	1	1	3.189	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
155020008	Mission/Loop Dr	91320	Very Low Density Reside	RE-1 ac	1	1	3.05	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
155012040	Mission/Loop Dr	93011	Very Low Density Reside	RE-1 ac	1	1	1.12	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
155011026	Mission/Loop Dr	93010	Very Low Density Reside	RE-1 ac	1	1	0.67	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
155018008	Mission/Loop Dr	93010	Very Low Density Reside	RE-1 ac	1	1	1.063	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
155011031	609 E HIGHLAND DR	90265	Very Low Density Reside	RE-1 ac	1	1	1.3	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155011036	Mission/Loop Dr	93010	Very Low Density Reside	RE-1 ac	1	1	1.818	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
692008010	W Stafford Rd	93389	Residential Planned Dev	RPD-4 du/ac	1	4	0.71	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
692008014	W Stafford Rd	93389	Residential Planned Dev	RPD-4 du/ac	1	4	0.73	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
692008012	W Stafford Rd	93389	Residential Planned Dev	RPD-4 du/ac	1	4	1.02	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
692008013	W Stafford Rd	93389	Residential Planned Dev	RPD-4 du/ac	1	4	0.64	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
692008003	W Stafford Rd	93389	Residential Planned Dev	RPD-4 du/ac	1	4	1.39	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other

Appendix A: Residential Land Inventory Table

Table A- Housing Element Sites Inventory

Assessor Parcel Number	Site Address/Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
692008004	W Stafford Rd	93389	Residential Planned Dev	RPD-4 du/ac	1	4	0.77	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695041001	Calbourne Ln	93389	Very Low Density Reside	RE-20,000 sq ft	1	2	0.86	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
158011006	ESTABAN	93010	Very Low Density Reside	RE-1 ac	1	1	0.81	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155018009	Mission/Loop Dr	93010	Very Low Density Reside	RE-1 ac	1	1	0.82	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir
155018017	Mission/Loop Dr	93010	Very Low Density Reside	RE-1 ac	1	1	0.703	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir
155009107	274 W HIGHLAND DR	93010	Very Low Density Reside	RE-1 ac	1	1	0.81	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
550006054	Santa Rosa Rd	93012	Very Low Density Reside	RE-1 ac	1	1	1.2	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
109017320	Fairway Dr	93011	Very Low Density Reside	RE-20,000 sq ft	1	2	1.07	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
151001139	Mission/Loop Dr	93010	Very Low Density Reside	RE-20,000 sq ft	1	2	0.46	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir
152035205	82 LOPACO CT	93010	Very Low Density Reside	RE-1 ac	1	1	1.14	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155007306	808 N HIGHLAND DR	93003	Very Low Density Reside	RE-1 ac	1	1	1.375	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155012042	Mission/Loop Dr	93011	Very Low Density Reside	RE-1 ac	1	1	3.09	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir
155012041	Mission/Loop Dr	93011	Very Low Density Reside	RE-1 ac	1	1	1.35	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir
155003006	311 W HIGHLAND DR	97128	Very Low Density Reside	RE-1 ac	1	1	1.31	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
152036211	EL TUACA CT	93010	Very Low Density Reside	RE-1 ac	1	1	1.71	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
152013119	59 RAMONA PL	93030	Very Low Density Reside	RE-1 ac	1	1	1.045	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
692008011	W Stafford Rd	93389	Residential Planned Dev	RPD-4 du/ac	1	4	0.89	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
692008008	W Stafford Rd	93389	Residential Planned Dev	RPD-4 du/ac	1	4	0.79	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
692008007	W Stafford Rd	93389	Residential Planned Dev	RPD-4 du/ac	1	4	0.73	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
550005031	Santa Rosa Rd	91361	Very Low Density Reside	RE-1 ac	1	1	3.06	VACANT LAND GT	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
109012005	Fairway Dr	93010	Very Low Density Reside	RE-20,000 sq ft	1	2	0.87	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155023201	OCEAN VIEW DR	93066	Very Low Density Reside	RE-1 ac	1	1	3.31	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155024001	Mission/Loop Dr	93066	Very Low Density Reside	RE-1 ac	1	1	7.93	VACANT LAND GT	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir
550005032	Santa Rosa Rd	93012	Very Low Density Reside	RE-1 ac	1	1	2.8	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
153012232	ALOSTA DR	93010	Very Low Density Reside	RE-20,000 sq ft	1	2	0.67	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695036020	Queens Garden Dr	93389	Residential Planned Dev	RPD-1 du/ac	1	1	1.57	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155005218	W HIGHLAND DR	93010	Very Low Density Reside	RE-1 ac	1	1	0.48	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
520010053	Santa Rosa Rd	93012	Very Low Density Reside	RE-1 ac	1	1	2.098	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
158009105	CORRIENTE CT	93011	Very Low Density Reside	RE-1 ac	1	1	1.11	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155021022	709 N LOOP DR	93011	Very Low Density Reside	RE-1 ac	1	1	0.74	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
520011157	DUVAL RD	93012	Very Low Density Reside	RE-1 ac	1	1	0.73	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155026001	ALOSTA WY	93010	Very Low Density Reside	RE-1 ac	1	1	5.71	VACANT LAND GT	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155022009	OCEAN VIEW	93011	Very Low Density Reside	RE-1 ac	1	1	2.22	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155026005	Mission/Loop Dr	93010	Very Low Density Reside	RE-1 ac	1	1	1.18	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir
155025001	Mission/Loop Dr	93066	Very Low Density Reside	RE-1 ac	1	1	8.63	VACANT LAND GT	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir
155015201	Mission/Loop Dr	93023	Very Low Density Reside	RE-1 ac	1	1	2.835	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir
155013107	1150 E SAN CLEMENTE WY	93010	Very Low Density Reside	RE-1 ac	1	1	1.135	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695027055	2688 GREENBANK RD	91362	Very Low Density Reside	Re-1 ac	1	1	2.18	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695041002	2590 CALBOURNE LN	93389	Very Low Density Reside	RE-20,000 sq ft	1	2	0.7	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695026046	W Stafford Rd	93389	Residential Planned Dev	RPD-1 du/ac	1	1	1.802	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155009207	Mission/Loop Dr	93010	Very Low Density Reside	RE-1 ac	1	1	1.28	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir
155016010	E HIGHLAND DR	93010	Very Low Density Reside	RE-1 ac	1	1	2.13	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
550004020	LIBERTY HILL LN	93012	Very Low Density Reside	RE-1 ac	1	1	3.18	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
550004017	LIBERTY HILL LN	91320	Very Low Density Reside	RE-1 ac	1	1	3.1	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155006004	ALTAMONT WY	93010	Very Low Density Reside	RE-1 ac	1	1	3.46	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
692008015	W Stafford Rd	93389	Residential Planned Dev	RPD-4 du/ac	1	4	0.63	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695041015	Calbourne Ln	93389	Very Low Density Reside	RE-20,000 sq ft	1	2	0.51	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
152034106	ALVISO DR	93010	Very Low Density Reside	RE-20,000 sq ft	1	2	0.56	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155018016	Mission/Loop Dr	93010	Very Low Density Reside	RE-1 ac	1	1	3.234	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housir

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Table A- Housing Element Sites Inventory

Assessor Parcel Number	Site Address/Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
155015123	Mission/Loop Dr	93023	Very Low Density Reside	RE-1 ac	1	1	2.25	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
152006129	VIENTOS RD	94018	Very Low Density Reside	RE-1 ac	1	1	1.38	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695041003	2791 CALBOURNE LN	93389	Very Low Density Reside	RE-20,000 sq ft	1	2	0.66	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695027003	2640 MUNNINGS WY	93389	Residential Planned Dev	RPD-1 du/ac	1	1	8.46	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
550007217	2198 BARBARA DR	97086	Very Low Density Reside	RE-1 ac	1	1	0.51	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695027002	2600 MUNNINGS WY	93389	Residential Planned Dev	RPD-1 du/ac	1	1	0.991	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695029027	2530 MUNNINGS WY	93389	Residential Planned Dev	RPD-1 du/ac	1	1	2.619	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695012008	2515 HEREFORD	91361	Very Low Density Reside	RE-1 ac	1	1	0.62	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695012022	HEREFORD RD	93389	Very Low Density Reside	RPD-1 du/ac	1	1	0.62	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155023102	OCEAN VIEW DR	93066	Very Low Density Reside	RE-1 ac	1	1	1.16	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
519019014	13661 PACIFIC BREEZE DR	93012	Very Low Density Reside	RE-1 ac	1	1	1.84	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
519019011	13793 PACIFIC BREEZE DR	60015	Very Low Density Reside	RE-1 ac	1	1	3.68	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
153013017	ALOSTA DR	93030	Very Low Density Reside	RE-20,000 sq ft	1	2	0.54	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
109017101	Fairway Dr	93010	Very Low Density Reside	RE-20,000 sq ft	1	2	0.63	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695014031	Giiles Rd	91361	Very Low Density Reside	RE-1 ac	1	1	1.21	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155012039	Mission/Loop Dr	93011	Very Low Density Reside	RE-1 ac	1	1	1.14	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
520014019	Santa Rosa Rd	90272	Very Low Density Reside	RE-1 ac	1	1	2.42	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155020016	OCEAN VIEW DR	90254	Very Low Density Reside	RE-1 ac	1	1	2.78	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
155020009	Mission/Loop Dr	91320	Very Low Density Reside	RE-1 ac	1	1	2.91	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
155020004	Mission/Loop Dr	93010	Very Low Density Reside	RE-1 ac	1	1	1.96	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
155020010	Mission/Loop Dr	91320	Very Low Density Reside	RE-1 ac	1	1	3.2	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
155020017	OCEAN VIEW DR	93011	Very Low Density Reside	RE-1 ac	1	1	1.05	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
520010054	Santa Rosa Rd	93012	Very Low Density Reside	RE-1 ac	1	1	4.603	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
695027001	2580 MUNNINGS WY	93389	Residential Planned Dev	RPD-1 du/ac	1	1	0.949	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850011112	19 BAYMARE RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850011113	15 BAYMARE RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850011110	27 BAYMARE RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	0.64	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850005212	180 BELL CANYON RD	91311	Very Low Density Reside	RE-20,000 sq ft	1	2	2.81	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850015214	142 DAPPLEGRAY RD	91423	Very Low Density Reside	RE-1 ac	1	1	4.5	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850006213	157 BELL CANYON RD	91376	Very Low Density Reside	RE-20,000 sq ft	1	2	0.62	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850016012	74 COOLWATER RD	95361	Very Low Density Reside	RE-1 ac	1	1	1.68	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850010118	9 COLT LN	90275	Very Low Density Reside	RE-1 ac	1	1	1.18	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850010110	49 HACKAMORE LN	91356	Very Low Density Reside	RE-1 ac	1	1	11.7	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
685006034	Bell Cyn Rd	91302	Very Low Density Reside	RE-20,000 sq ft	1	2	50	VACANT LAND GT	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES – Infill Housir
850010107	14 COLT LN	93428	Very Low Density Reside	RE-1 ac	1	1	1.74	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850006115	85 BUCKSKIN RD	90025	Very Low Density Reside	RE-20,000 sq ft	1	2	0.75	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850012217	14 RAMUDA LN	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	1.75	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850013223	11 BELL CANYON RD	91201	Very Low Density Reside	RE-20,000 sq ft	1	2	1.69	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850013217	43 BELL CANYON RD	91306	Very Low Density Reside	RE-20,000 sq ft	1	2	0.53	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850004307	310 BELL CANYON RD	91372	Very Low Density Reside	RE-1 ac	1	1	2.49	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850004306	306 BELL CANYON RD	90064	Very Low Density Reside	RE-1 ac	1	1	2.03	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850017109	196 DAPPLEGRAY RD	91307	Very Low Density Reside	RE-1 ac	1	1	7.06	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850012110	30 ROUNDUP RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	0.86	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850011138	135 BELL CANYON RD	91302	Very Low Density Reside	RE-20,000 sq ft	1	2	0.71	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850006111	59 BUCKSKIN RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	0.51	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850015113	19 STIRRUP LN	91307	Very Low Density Reside	RE-1 ac	1	1	2.39	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850004314	342 BELL CANYON RD	91304	Very Low Density Reside	RE-1 ac	1	1	2.03	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850015101	89 DAPPLEGRAY RD	90025	Very Low Density Reside	RE-1 ac	1	1	2.94	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850007145	50 STAGECOACH RD	91325	Very Low Density Reside	RE-1 ac	1	1	1.51	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other

Appendix A: Residential Land Inventory Table

Table A- Housing Element Sites Inventory

Assessor Parcel Number	Site Address/Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
850010605	18 STAGECOACH RD	91416	Very Low Density Reside	RE-1 ac	1	1	1.14	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850011108	30 BAYMARE RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	0.52	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850011107	26 BAYMARE RD	91302	Very Low Density Reside	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850003215	283 BELL CANYON RD	91307	Very Low Density Reside	RE-1 ac	1	1	1.28	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850007114	160 STAGECOACH RD	94506	Very Low Density Reside	RE-1 ac	1	1	1.23	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850001111	155 SADDLEBOW RD	91307	Very Low Density Reside	RE-1 ac	1	1	1	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850004309	318 BELL CANYON RD	91307	Very Low Density Reside	RE-1 ac	1	1	2.67	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850002413	96 SADDLEBOW RD	15235	Very Low Density Reside	RE-1 ac	1	1	1.15	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850005209	192 BELL CANYON RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	2.93	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850021133	42 FLINTLOCK LN	91364	Very Low Density Reside	RE-20,000 sq ft	1	2	1.56	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850007103	5 RANCHERO RD	91307	Very Low Density Reside	RE-1 ac	1	1	2.52	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850012215	9 RAMUDA LN	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	0.67	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850010608	6 STAGECOACH RD	89052	Very Low Density Reside	RE-1 ac	1	1	1	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850011105	18 BAYMARE RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850021134	36 FLINTLOCK LN	91302	Very Low Density Reside	RE-20,000 sq ft	1	2	1.12	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850005217	158 BELL CANYON RD	90025	Very Low Density Reside	RE-20,000 sq ft	1	2	3.37	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850005205	208 BELL CANYON RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	3.22	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850021220	47 FLINTLOCK LN	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	1.72	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850005210	188 BELL CANYON RD	91364	Very Low Density Reside	RE-20,000 sq ft	1	2	2.79	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850004301	220 BELL CANYON RD	90305	Very Low Density Reside	RE-20,000 sq ft	1	2	10.03	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850007136	6 RANCHERO RD	92649	Very Low Density Reside	RE-1 ac	1	1	1.46	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850007110	49 RANCHERO RD	93420	Very Low Density Reside	RE-1 ac	1	1	1.91	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850001110	159 SADDLEBOW RD	91364	Very Low Density Reside	RE-1 ac	1	1	1.01	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850015112	15 STIRRUP LN	91307	Very Low Density Reside	RE-1 ac	1	1	1.85	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850014214	118 DAPPLEGRAY RD	91326	Very Low Density Reside	RE-1 ac	1	1	1.05	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850011111	23 BAYMARE RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850008317	93 STAGECOACH RD	91307	Very Low Density Reside	RE-1 ac	1	1	1.05	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850003208	46 SADDLEBOW RD	91307	Very Low Density Reside	RE-1 ac	1	1	1.09	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850014112	53 DAPPLEGRAY RD	91362	Very Low Density Reside	RE-1 ac	1	1	1.09	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850003402	240 BELL CANYON RD	91307	Very Low Density Reside	RE-20,000 sq ft	1	2	0.73	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850005110	19 BRONCO LN	20882	Very Low Density Reside	RE-20,000 sq ft	1	2	0.7	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850001213	34 CORRAL RD	91307	Very Low Density Reside	RE-1 ac	1	1	1.13	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850002408	6 TRIGGER LN	91307	Very Low Density Reside	RE-1 ac	1	1	1.64	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850004308	314 BELL CANYON RD	91364	Very Low Density Reside	RE-1 ac	1	1	2.74	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850017206	Bell Cyn Rd	90025	Very Low Density Reside	RE-1 ac	1	1	1.23	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Infill Housin
850008201	148 STAGECOACH RD	37075	Very Low Density Reside	RE-1 ac	1	1	1.04	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
850017117	26 APPALOOSA LN	91377	Very Low Density Reside	RE-1 ac	1	1	1.07	VAC LAND TO 5 A	YES	NO - Privat	Used in Prior Housin	Available			1	1	YES - Other
692007004	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.42	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692008018	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	3.01	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692004014	W. Potrero Rd.	93389	Rural	RE-5 ac	1	1	5	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692005007	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	3.16	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692008017	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.01	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692005004	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.22	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692008020	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.03	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692006003	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.15	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692007007	W. Potrero Rd.	93389	Open Space	OS-20 ac	1	1	20.02	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692007011	W. Potrero Rd.	93389	Open Space	OS-20 ac	1	1	20	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009009	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	3.08	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692004012	W. Potrero Rd.	93389	Rural	RE-5 ac	1	1	5	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other

Appendix A: Residential Land Inventory Table

Table A- Housing Element Sites Inventory

Assessor Parcel Number	Site Address/Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
692005001	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.49	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009011	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	3.15	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692006004	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.18	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009004	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.69	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692008016	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	4.27	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692007003	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.19	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692006008	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.02	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692004016	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	5.12	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692005002	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.8	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692005003	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.43	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009012	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.79	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009007	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	3.18	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692005006	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	5.15	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692004011	W. Potrero Rd.	93389	Open Space	OS-20 ac	1	1	22.71	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692005008	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	4.46	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692008019	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	5.91	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692004015	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	5.73	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692005005	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	5.41	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
695040016	W. Potrero Rd.	93389	Open Space	OS-60 ac	1	1	59.5	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692004013	W. Potrero Rd.	93389	Rural	RE-5 ac	1	1	5	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692007006	W. Potrero Rd.	93389	Open Space	OS-20 ac	1	1	20.13	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692004017	W. Potrero Rd.	93389	Open Space	OS-20 ac	1	1	20.42	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009005	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.18	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009006	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.49	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692005009	W. Potrero Rd.	93389	Open Space	OS-20 ac	1	1	32.9	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692007009	W. Potrero Rd.	93389	Open Space	OS-20 ac	1	1	20	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692007001	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.17	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692008021	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.09	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009002	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.25	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692006002	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.18	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009008	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.95	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692006007	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.01	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692007010	W. Potrero Rd.	93389	Open Space	OS-20 ac	1	1	20.02	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009001	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.05	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692007008	W. Potrero Rd.	93389	Open Space	OS-20 ac	1	1	20.87	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692006001	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	4.23	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692006005	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.96	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692007005	W. Potrero Rd.	93389	Open Space	OS-20 ac	1	1	23.01	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692009003	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	11.82	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other
692007002	W. Potrero Rd.	93389	Rural	RE 2-ac	1	1	2.18	VAC LAND TO 5 A	YES	NO - Privat	Not Used in Prior Hc	Available			1	1	YES - Other

Appendix A: Residential Land Inventory Table

Table B- Sites Identified to be Rezoned to Accomodate Shortfall Housing Need

APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/ Nonvacant	Description of Existing Uses
<i>Enter the Assessor Parcel Number (APN).</i>	<i>Enter the street address.</i>	<i>Enter the project name, if available.</i>	<i>Enter the local jurisdiction tracking ID, if available.</i>	<i>For each site, list the number of units that are affordable to very low-income households.</i>	<i>For each site, list the number of units that are affordable to low-income households.</i>	<i>For each site, list the number of units that are affordable to moderate-income households.</i>	<i>For each site, list the number of units that are affordable to above-moderate income households.</i>	<i>Select No Net Loss, Unaccommodated Need, or Shortfall of Sites.</i>	<i>Enter the size of the parcel in acres.</i>	<i>Enter the new General Plan Land Use designation. If no change was made, enter the current designation.</i>	<i>Enter the new zoning designation for the parcel. If no change was made, enter the current zoning designation.</i>	<i>Enter the minimum density allowed on each parcel. This is the density allowed after any zoning amendments are made.</i>	<i>Enter the maximum density allowed on each parcel. This is the density allowed after any zoning amendments are made.</i>	<i>Enter the estimated realistic unit capacity for each parcel.</i>	<i>From the drop-down list, select if the parcel is vacant or nonvacant.</i>	<i>Enter a description of existing uses</i>

Appendix A: Residential Land Inventory Table

Table C- Land Use

Zoning Designation (From Table A, Column G)	Land Uses Allowed
RHD	High-Density Residential
AE	Agricultural and Low-Density Residential
OS	Open Space and Low-Density Residential
RPD	Low to High-Density Residential (Suffix)
RE	Rural Residential

Draft 2021-2029 Housing Element

Appendix B: Review of Previous Housing Element Programs (2013-2021)



Please see the next page.

APPENDIX B: Review of Previous Housing Element Programs (2013-2021)

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>1. Population and Dwelling Unit Forecast Program 3.3.3-1</p> <p>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</p>	<p>As mandated by State law, population and dwelling unit forecasts for all jurisdictions are required to be updated every eight years as part of the Housing Element update process and every 5-10 years as part of the General Plan update process.</p> <ul style="list-style-type: none"> • The County General Plan was updated and adopted in September 2020. • The County Housing Element is scheduled to be adopted in October 2021. 	<p>Removed. This program is covered by new Program “J,” which requires the County to comply with all State housing laws, including mandated population and dwelling unit forecasts incorporated into General Plan and Housing Element updates.</p>
<p>2. Population and Dwelling Unit Forecast Program 3.3.3-2</p> <p>The County Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual development patterns with adopted forecasts 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 (ongoing).</p>	<p>Pursuant to State housing law, housing growth forecasts are determined by the regional Council of Governments. Ventura County belongs to the Southern California Association of Governments (SCAG). Relying on State law, SCAG adopts the methodology to forecast growth in the region. From 2017-2019, County of Ventura Planning Division staff worked with SCAG staff to provide local zoning and growth projections that were rolled up to more accurate land use and demographic data for SCAG’s regional transportation plan (Connect SoCal) and the Regional Housing Needs Assessment.</p>	<p>Removed. Population and dwelling unit forecasts are conducted by SCAG as part of the Regional Transportation Plan (Connect SoCal) planning process. This is now covered by Program “I,” which directs County staff to provide local demographic, zoning, and other data to SCAG in regional planning efforts.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>3. Housing Preservation Program 3.3.3-3 (1) The Resource Management Agency, including the Planning, Building and Safety, Environmental Health, and Code Compliance Divisions, will continue the enforcement of zoning, building and safety, and public health codes on a complaint or voluntary request basis.</p>	<p>This program has been and continues to be implemented on an ongoing basis in the Code Compliance section of the Resource Management Agency.</p>	<p>Modify and carryover as policy HE-1.1 “Ensure Housing Meets Basic Standards”.</p>
<p>4. Housing Preservation Program 3.3.3-3 (2) 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.</p>	<p>The County of Ventura is the lead agency in the development of the Regional Consolidated Plan which serves as the official application to HUD for CDBG, HOME, and ESG funds. The 2015-2019 Regional Consolidated Plan was prepared for the Urban County (unincorporated County, Fillmore, Moorpark Ojai, Port Hueneme, and Santa Paula) and participating entitlement jurisdictions (Camarillo, Simi Valley, Thousand Oaks and San Buenaventura). The 2020-2024 Regional Consolidated Plan also includes the City of Oxnard.</p> <p>The following rehabilitation programs were distributed federal funding as part of a competitive process and include projects in cities that are part of the “Urban County”, as listed above, as well as the unincorporated areas of the County.</p> <ul style="list-style-type: none"> • Preserve a Home program, which reaches out to owner occupied low and very low income households that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County’s aging affordable housing supply. • Renovation for Our Place Safe Haven Emergency Shelter. The renovations included rebuilding the kitchen, relocating and increasing sleeping quarters, and updates to the façade. • Home repair/rehab and down payment assistance. 	<p>Modify and carryover as Program “A”.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>5. Housing Preservation Program 3.3.3-3 (3) The Planning Division will continue the Mobile Home Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobile Home Park Rent Review Ordinance.</p>	<p>The Planning Division administers this program on an ongoing basis. The annual report to the Board of Supervisors regarding this program indicates that 103 requests for rent increases were processed through the Mobilehome Park Rent Review Board during the planning period. The resulting rent increases were maintained pursuant to the ordinance limitations for percentage increases and no appeals were granted.</p>	<p>Carryover as Program “B - Mobilehome Park Rent Control” program.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>6. Housing Rehabilitation Program 3.3.3-4 (1) The Resource Management Agency (Planning, Building and Safety, Code Compliance, and Environmental Health Divisions) will continue to notify and direct affected 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.</p>	<p>The County of Ventura is the lead agency in the development of the Regional Consolidated Plan which serves as the official application to HUD for CDBG, HOME, and ESG funds. The 2015-2019 Regional Consolidated Plans was prepared for the Urban County (unincorporated County, Fillmore, Moorpark Ojai, Port Hueneme, and Santa Paula) and participating entitlement jurisdictions (Camarillo, Simi Valley, Thousand Oaks and San Buenaventura) during the 2013-2021 housing element planning period for each local agency. The current 2020-2024 Regional Consolidated Plan includes the City of Oxnard as well as the other jurisdictions listed above.</p> <p>The funding received from the Regional Consolidated Plans is available to the various jurisdictions through a competitive process and many of the resources are distributed to the incorporated cities. The following housing preservation and rehabilitation related activities were distributed to projects located throughout the County, not only in unincorporated areas.</p> <ul style="list-style-type: none"> • Preserve a Home program, which reaches out to owner occupied low and very low income households that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County’s aging affordable housing supply. Thirty-one projects were funded and completed. • Renovation for Our Place Safe Haven Emergency Shelter in the community of Ventura. The renovations included rebuilding the kitchen, relocating and increasing sleeping quarters, and updates to the façade. • Home repair/rehab and down payment assistance. Ten requests for down payment assistance were received, five of which have been approved and funded, and five of which are currently being reviewed for approval. 	<p>Modify and carryover as Program “A”.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>7. Housing Rehabilitation Program 3.3.3-4 (2) The Planning Division will continue to maintain the existing “Build It Smart” information and news web site to encourage energy- and resource-efficient building practices. Community Action of Ventura County (CAVC) should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners and renters’ housing units.</p>	<p>The Planning Division continues to encourage energy efficient building practices, but the “Build It Smart” website developed in the mid-2000s was removed during this Housing Element planning period. The County now actively engages in energy conservation, energy education and home energy and safety audits through its Energy Division.</p>	<p>Removed. The County Energy Division is now the lead department spearheading efforts to encourage energy efficient building practices. Rather than a program, the 2021-2029 HE contains policy HE-1.2, which supports County partnerships with regional agencies for residential energy conservation opportunities.</p>
<p>8. Housing Rehabilitation Program 3.3.3-4 (3) 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.</p>	<p>The County Energy Division partners with local agencies to promote programs that reduce greenhouse gas emissions and promote energy efficiency. Currently, the Energy Division functions as the administrator for the Tri-County Regional Energy Network (3C-REN) in concert with the California Public Utility Commission. The 3C-REN offers a variety of programs designed for regional integration and delivery of energy efficiency solutions that pilot innovative ideas to serve the needs of the Ventura, Santa Barbara, and San Luis Obispo region. Their services are outlined here: https://www.3c-ren.org/. Public counters at the County were utilized to display 3C-REN information to potential land-use applicants. The 3C-REN program brings money saving energy updates to homes in Ventura County in the following ways:</p> <ul style="list-style-type: none"> - Provides free consultation to identify energy-saving options for homes; and, - Provides free and discounted solutions such as smart thermostats, light fixtures, heat pump water heaters to residents, or provides tune ups for the equipment that residents already have. <p>Prior to the launch of the 3C-REN program, the County administered the emPower Program that ran from 2014 to 2018. The emPower program offered similar services to the 3C-REN program and provided the following services during the planning period:</p> <ul style="list-style-type: none"> • Countywide Home Energy and Safety Audits (2014-2019): 501 • Countywide Homeowner Workshops and Outreach Events (2014-2020): 340 • Countywide Electronic Exchange and Energy Kit Promotion Participants (2014-2020): 865 • Solarize Ventura Program Participants (2018-2020): 255 	

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>9. Housing Opportunity and Diversity Program 3.3.3-5 (1)</p> <p>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.</p>	<p>Funding received through the Regional Consolidated Plan is available to member jurisdictions through a competitive process. Consistent with the Guidelines for Orderly Development to direct growth to urban areas with adequate utilities and services, most of the funding (\$5.17 million) was distributed to multifamily housing in the incorporated cities: Walnut Street Family Apartments, Moorpark (23 units including 3 for extremely low-income (ELI) households, 16 for very low-income (VLI) households, and 4 for low-income (LI) households); Citricos de Santa Paula, Santa Paula (11 units, 6 ELI and 5 VLI), Ormond Beach Villas, Oxnard (39 units, 18 ELI, 7 VLI and 14 LI), Villages at Westview II, Ventura (49 units, 9 ELI, 19 VLI and 21 LI), San Pedro Affordable Homeownership Development, Port Hueneme (5 LI); Willett Ranch, Ventura (49 ELI units); and Fillmore Terrace, Fillmore (67 units, 19 ELI, 23 VLI and 25 LI). Additionally, CDBG funds were used to help acquire a site in Fillmore for the Mountain View Apartments (76 units, 38 ELI and 38 VLI).</p>	<p>Modify and carryover as Program "A". Additionally, Policy HE-3.2, "Financing Assistance for Housing" was added.</p>
<p>10. Housing Opportunity and Diversity Program 3.3.3-5 (2)</p> <p>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.</p>	<p>The County contributed general funds to the production of affordable housing through the following programs:</p> <ul style="list-style-type: none"> • In July 2020, a commitment was made of \$300,000 over three years to the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition and pre-development funding to developers of affordable housing. The Housing Trust Fund Ventura County can match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be used county-wide. • In 2015, the County Board of Supervisors set aside \$1 million in general funds toward the development of farmworker housing. This funding will contribute to the creation of approximately 97 new units dedicated to the farmworker population within the cities of Oxnard and Ventura. 	

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>11. Housing Opportunity and Diversity Program 3.3.3-5 (3) 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.</p>	<p>The Area Housing Authority of the County of Ventura (AHA) provides Housing Choice Vouchers to the cities of Fillmore, Moorpark, Ojai and the unincorporated areas of the County. The AHA also provides assistance to cities outside the Entitlement Area including Camarillo, Thousand Oaks and Simi Valley. In the unincorporated County, the AHA distributed 127 vouchers and approximately \$153,000 in Housing Assistance Payment during the planning period.</p>	<p>Modify and carryover as Policy HE-5.3, "Housing Choice Vouchers."</p>

12. Housing Opportunity and Diversity Program

3.3.3-5 (4)

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”.

Some of the County accomplishments during the 2014-2021 planning period are summarized as follows:

- The County provides staff to the Ventura County Continuum of Care Board and serves as the administrative entity for the management of State Emergency Solutions Grant Program (ESG) contracts and California Emergency Solutions and Housing contracts, which provides services for homeless persons throughout the county.
- Housing and homelessness prevention support services were provided to residents at Rancho Sespe Farmworker Housing Complex (98 units, 165 people) in the unincorporated area of the County.
- In December of 2020, the County invested \$3.5 million in Coronavirus Relief Funds as match for State Homekey funds to purchase a 70-room motel in the City of Oxnard to provide non-congregate shelter for homeless persons at highest risk of COVID. The property will ultimately convert to permanent housing for persons experiencing homelessness.
- The County has provided non-congregate shelter (Project Roomkey) for 450 high-risk senior and medically vulnerable homeless population from March -December 2020.
- The City of Ventura opened the first publicly funded emergency shelter/navigation center in Feb 2020 on County owned property. The County contributed \$1.2 million in matching capital costs and is supporting ongoing operations with an annual matching contribution of \$650,000.
- Commitment by the County to provide matching capital and operations funds to cities who open permanent emergency shelters in their jurisdictions.
- The County Human Services Agency operates RAIN Transitional Living Center in the unincorporated county serving up to 65 households with transitional housing placements including families, single adults, transitional aged youth and persons experiencing domestic violence.
- In partnership with Ventura County Continuum of Care, County funding was allocated for new programs by including 1) supportive services provided to residents living within new supportive housing units; 2) family emergency shelter response by providing financial assistance leasing apartment units to provide short term shelter to families with children; and 3) implementing Host Home program for Transitional Aged Youth with Interface Children & Family Services (Programs to begin in late 2020/early 2021).

Modify and carryover as a Policy HE-3.2, “Financing Assistance for Housing”.

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
	<ul style="list-style-type: none"> The County Board of Supervisors continues to fund Homeless Prevention and Rapid Re-Housing programs annually including special allocations related to fire recovery and pandemic assistance. 	
<p>13. Housing Opportunity and Diversity Program 3.3.3-5 (5)</p> <p>The County will continue to support the Continuum of Care efforts to prevent and end homelessness by the following efforts:</p> <ul style="list-style-type: none"> 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 	<p>Implementation of Program Nos. 13 and 14 are addressed through the Countywide MOU on Homelessness. Since 2014, 8 of 11 jurisdictions (including the County) have signed onto this agreement that commits VC jurisdictions to consult and collaborate with the Continuum of Care on funding homeless assistance and housing programs; commit to having vacancies filled through the Pathways to Home organization for coordinated entry system, and to fund and participate in collecting and reporting data into the Homeless Management Information System.</p> <p>During the planning period, coordination with other local agencies provided:</p> <ul style="list-style-type: none"> 7,756 persons served, including 6,510 single adult households and 1,246 families with children; 4,745 persons assisted with permanent housing placements including rental assistance, supportive housing and other linkages. 849 persons assisted with temporary placements including emergency shelter, motel vouchers, transitional housing and temporary placements with family/friends. 	<p>Modify and carryover as Policy HE - 3.7, "Preventing and Ending Homelessness".</p>
<p>14. Housing Opportunity and Diversity Program 3.3.3-5 (6)</p> <p>The County Executive Office will continue to actively participate in the Ventura County Continuum of Care and with each of the cities within Ventura County to facilitate the implementation of the Ventura County Plan to Prevent and End Homelessness.</p>		

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>15. Housing Opportunity and Diversity Program 3.3.3-5 (7) 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.</p>	<p>No RHD applications were receive during the 2014-2021 planning period.</p>	<p>Remove and replace with a new program to meet new state law requirements for default density sites (RHD zoned sites) carried over to the 6th cycle Housing Element Sites Inventory as Program H, "RHD Zone Amendments."</p> <p>Additionally, by implementing Program D, "Infrastructure Constraints", more development opportunities for these RHD zoned sites are anticipated during the 2021-2029 Housing Element planning period.</p>
<p>16. Housing Opportunity and Diversity Program 3.3.3-5 (8) 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.</p>	<p>Planning Division staff completed outreach to farmworker housing advocates and community stakeholders in 2020 to develop concepts for amending the existing regulations. A zoning ordinance amendment is in process, scheduled for completion in Summer 2021.</p>	<p>Remove. This program will be completed in Summer 2021.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>17. Housing Opportunity and Diversity Program 3.3.3-5 (9)</p> <p>The Planning Division will pursue the following action to promote the construction of second dwelling units for lower-income households:</p> <ul style="list-style-type: none"> • Seek funding for a program that would solicit, assemble and distribute pre-approved building plans for accessory dwelling units • As regulations change, update informational brochures and/or website information that describe the process for obtaining permits for accessory dwelling units. 	<p>In 2018, the County of Ventura Resource Management Agency developed standardized building plans for three different sized accessory dwelling units and farmworker/animal caretaker dwelling units. These building plans are available to the public at no cost. Additionally, the Non-Coastal and Coastal Zoning ordinances were updated in 2018 to meet new State laws regulating accessory dwelling units. Another update to the two ordinances is currently in process to meet State laws on accessory dwelling units that went into effect in 2020. It's expected that these ordinances will be updated prior to the start of the new housing element planning period in October 2021.</p>	<p>Remove, program completed.</p>
<p>18. Housing Opportunity and Diversity Program 3.3.3-5 (10)</p> <p>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.</p>	<p>Although included as a program in the adopted 2014 Housing Element, this project was put on hold due to pending litigation on inclusionary housing requirements in the State Supreme Court. In September 2017, the State Legislature adopted AB 1505 allowing local jurisdictions to adopt inclusionary housing ordinances that could apply to both new rental and for-sale housing units. Planning staff placed this project on hold in order to direct staff resources to other housing-related tasks. This included coordination with SCAG on the RHNA process and required data analysis, evaluation of new State housing laws that went into effect in 2019 and 2020 for future ordinance amendments, and drafting of the Housing Element in order to maintain the state-mandated adoption schedule.</p>	<p>Modify and carryover as Program K, "Inclusionary Housing and Housing Impact Mitigation Fee Assessment".</p>
<p>19. Housing Opportunity and Diversity Program 3.3.3-5 (11)</p> <p>The Planning Division will evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing countywide.</p>	<p>Preservation of senior citizen housing was addressed through the creation of a Senior Mobilehome Park Overlay Zone, which was adopted by the Board of Supervisors in 2019.</p>	<p>This program has been completed and replaced with Program "P", which proposes to maintain senior occupancy of the designated senior mobilehome parks.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>20. Housing Opportunity and Diversity Program 3.3.3-5 (12) 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.</p>	<p>Some of the housing laws that have been implemented or are in the process of implementation since 2014 include the following:</p> <ul style="list-style-type: none"> - Employee Housing Act and Farmworker Housing Act for 2019 (AB 1783) - Accessory dwelling unit laws (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670) 	<p>Carryover as Program J, "Compliance with State law".</p>
<p>21. Housing Equality Program 3.3.3-6 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 (ongoing).</p>	<p>The County Executive Office has maintained an annual contract with the Housing Rights Center throughout the planning period to support all residents in the unincorporated county and the cities to promote, encourage, and support equal opportunity in the housing market and enforce laws and regulations prohibiting discrimination.</p>	<p>Modify and carryover as Program L, "Fair Housing Program".</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>22. Population and Housing Section update Program 3.3.7 (1)</p> <p>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:</p> <ul style="list-style-type: none"> • 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 (ongoing). 	<p>Many of the housing factors listed in this program have been monitored during the planning period through the following state mandated reports and analyses:</p> <ul style="list-style-type: none"> - Regional Consolidated Plan - General Plan Annual Progress Report - Housing Element Annual Progress Report - Point in Time Homeless Count Report - Regional Transportation Plan/Sustainable Communities Strategy Local Input Process - 2040 General Plan update, including Background Report with available land inventory. 	<p>Remove. Population and dwelling unit forecasts are conducted by SCAG as part of the Regional Transportation Plan (Connect SoCal) planning process. New Program “I” directs County staff to participate in regional planning efforts led by SCAG.</p>
<p>23. Population and Housing Section update Program 3.3.7 (2)</p> <p>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 (ongoing).</p>	<p>During the planning period, population and dwelling unit forecasts were updated every eight years as part of the Housing Element update process and as part of a periodic general plan update process:</p> <ul style="list-style-type: none"> • The General Plan was updated and adopted in September 2020 • The Housing Element is scheduled to be adopted in October 2021 	

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>24. Employment and Commerce/Industry Program 3.4.3-3 The Planning Division will develop and process a Housing Impact Mitigation 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>The early years of the planning period prioritized staff resources on the completion of the Accessory Dwelling Unit Ordinance, and the Senior Mobilehome Park Overlay Zone ordinance. By mid-term of the planning period, Planning staff placed the Housing Impact Mitigation Fee project on hold in order to direct staff resources to coordination with SCAG on the RHNA process and required data analysis, evaluation of new State housing laws that went into effect in 2019 and 2020 for future ordinance amendments, and commencing the 6th Cycle Housing Element Update in order to maintain the adoption schedule in 2021.</p>	<p>Modify and carryover as Program K, "Inclusionary Housing and Housing Impact Mitigation Fee Assessment".</p>

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Appendix C: Public Outreach & Engagement



Accessory Dwelling Unit Survey (May-June 2020)
Housing Element Virtual Workshop (August 2020)
Housing Element Survey (September-November 2020)
General Plan Housing Focus Group Meeting (March 2018)
Farmworker Housing Stakeholder Meeting (January 2020)

Note: This appendix includes summaries of public outreach conducted prior to January 20, 2021. It will be amended to include additional public outreach events and activities prior to finalization of the Housing Element.

Please see the next page.

Accessory Dwelling Unit Survey (May-June 2020)

On May 4, 2020, the Planning Division distributed approximately 350 surveys by mail to property owners who had been issued a building permit for an accessory dwelling unit (ADU) in the past 15 years. The survey was sent out with a stamped return envelope to encourage residents to respond. The response rate to the survey was approximately 42 percent. The following is a summary of the written survey responses and a list of comments received.

County of Ventura Accessory Dwelling Unit (ADU) Survey Results

Please identify the general area of the unincorporated county where your property is located (e.g., Piru, Ojai Valley, Santa Rosa Valley, El Rio, Saticoy).

General Location (unincorporated area)	Percent	Number
Ojai	27.0%	40
Somis	12.2%	18
Camarillo	10.1%	15
Simi Valley	8.8%	13
Moorpark	6.8%	10
Ventura	6.1%	9
Thousand Oaks	5.4%	8
Saticoy	2.7%	4
El Rio	2.7%	4
Fillmore	2.7%	4
Santa Rosa Valley	2.7%	4
Oxnard	2.0%	3
Bell Canyon	2.0%	3
Santa Paula	2.0%	3
Chatsworth	1.4%	2
Lake Sherwood	0.7%	1
Oak Park	0.7%	1
Santa Susanna Knolls	0.7%	1
No Response	3.4%	5
Total		148

Q1. Number of bedrooms in ADU

Number of Bedrooms in ADU	Percent	Number
Studio	4.7%	7
1 Bedroom	43.2%	64
2 Bedroom	41.2%	61
3 Bedroom	10.1%	15
4 Bedroom	0.7%	1
Total		148

County of Ventura Accessory Dwelling Unit (ADU) Survey Results

Q2. Approximate floor area of ADU

Size of ADU in Square Feet	Percent	Number
700 and under	23.6%	35
701-900	35.8%	53
901-1200	30.4%	45
Above 1200	8.1%	12
No Response	2.0%	3
Total		148

Q3. Construction completion date

Construction Complete Date	Percent	Number
Before 2005	8.1%	12
2006-2010	24.3%	36
2011-2015	10.8%	16
2016-2020	31.1%	46
2021	2.0%	3
No Response	23.6%	35
Total		148

Q4. Is the unit a mobile or manufactured home?

Manufactured or Mobilehome?	Percent	Number
Yes	15.9%	24
No	80.5%	119
No Response	3.5%	5
Total		148

Q5. Is the ADU attached or detached from the main house?

Type of ADU	Percent	Number
Detached	85.1%	126
Attached	12.8%	19
No Response	2.0%	3
Total		148

County of Ventura Accessory Dwelling Unit (ADU) Survey Results

Q6. Number of occupants in ADU

Occupants	Percent	Number
Unoccupied	15.5%	23
1 occupant	27.0%	40
2 occupants	31.1%	46
3 occupants	9.5%	14
4 or more occupants	8.8%	13
No Answer	8.1%	12
Total		148

Q7. Occupancy Characteristics (check all that apply)

Renter Type	Number
Family Member	61
Senior	48
Student	7
Disabled	6
Employed by Homeowner*	10
Friends/Visitors	6
Other	22
No Response	7
Total	167

Note: some responses chose multiple occupancy characteristics.

Q8. If the ADU occupants are paying rent, please indicate how much rent is being charged per month.

Monthly Rental Rate	Percent	Number
0	44.6%	66
\$730 and under	3.4%	5
\$730-\$1,200	7.4%	11
\$1,200-\$2000	18.2%	27
\$2,000-\$3,000	7.4%	11
\$3,000 and greater	2.7%	4
No Response	16.2 %	24
Total		148

County of Ventura Accessory Dwelling Unit (ADU) Survey Results

Q9. What resource do you think would benefit County residents seeking an ADU? Resources were ranked with #1 providing the greatest benefit and #5 providing the least benefit.

Resource Type	Greatest benefit					Least Benefit	Total Responses	Ranking Score
	1	2	3	4	5			
Information on determining if an applicant's property meets County requirements to build an ADU	70	15	17	6	6		114	4.20
	61.40%	13.16%	14.91%	5.26%	5.26%			
Information on ADU development costs	47	30	15	11	7		110	3.90
	42.73%	27.27%	13.64%	10.00%	6.36%			
Financing information to build an ADU	24	15	30	19	21		109	3.02
	22.02%	13.76%	27.52%	17.43%	19.27%			
Contractor Information	16	12	47	17	19		111	2.90
	14.41%	10.81%	42.34%	15.32%	17.12%			

County of Ventura Accessory Dwelling Unit (ADU) Comments

Topic	#	Responses
Permitting and Development Process	1	Let homeowners know they're able to build ADUs and send them pre-approved plans for building them.
	2	Cumbersome permitting and approval process
	3	Too many restrictions and county rules. Too many regulations and fees.
	4	Too many obstacles. Cost issues. Ojai clean air area issues. Traffic plan issues. Water meter waitlist delays. Additional property tax alone is \$2500 a year.
	5	Make permit process more accessible. More cost efficient, less lengthy.
	6	Could use easier permitting, better regulations. Better information on regulations. Clearer final signoff process.
	7	Review the plan and approve and then get out of the way.
	8	The costs in the permitting process were excessive to the point I'd have to seriously consider if I'd do it again. Should be cheaper and easier to build an ADU for the elderly.
	9	I think the County should work with private companies to develop complete, pre-approved plans for ADUs that require no plan checking. This would speed the process up and reduce costs.
	10	Up to date website is needed. More knowledgeable staff at counter. No info on fees provided.
	11	list of steps that outlines the process and requirements and eligibility. Outline zoning, water availability, public works, environmental health.
	12	The permit process was horrible when we went through it in 2005.
	13	There should be fewer planning and building code requirements for ADUs to lower costs. We only rent out to guests.
	14	County restrictions are over the top
ADU Use	1	Unit is only used for visitors
	2	Burned in 2017 Thomas fire. Considering rebuilding when money is available Only used for visitors.
	3	Our ADU is a true granny flat used by my father who is 76 and retired.
	4	It was a blessing to be able to build a place for family on property that has been in our family since 1924.
	5	Should not be looked at as an alternate income source, encourage use for seniors and extended family.
	6	Unit is a guest house. Only occupied when family visits.
	7	Feds, state, and county should help subsidize ADUS when they are used to help house elderly and family members at very low rents. Or eliminate all fees.
	8	ADU should be given to everyone who wants one for family.
	9	Previously used as a short-term rental or Air-BNB and would like for it to be an Air BNB once more.

County of Ventura Accessory Dwelling Unit (ADU) Comments

Topic	#	Responses
ADUs for Farmworker Housing	1	ADUs are crucial for farmworkers.
Zoning Issues	1	Why only allow one if more housing is needed? Allow 2?
	2	Our HOA prevents ADUs from being rented to anyone except for immediate family.
	3	More sq. ft. should be allowed. Currently max is 750. This is small for a 1-bedroom unit.
ADU Neighborhood Concerns	1	My main concern is that my neighbors would not build a dwelling to rent out to multiple families. Dwelling should be compatible with the main home and neighborhood. Should be a limit on size of dwelling and number of people allowed. Traffic impact. Water usage. Undesirable tenants.
	1	A separate address now requires a separate utility meter. It would be useful to have other options. My unit includes utilities from a single main source so I cannot create a second postal address, so cable company or postal services won't bundle services to the main house or through the ADU.
Utility and Infrastructure Issues	2	Most people don't know the program exists. Sanitary district is not following state guidelines. They are worse than the mafia.
	3	I am glad you got the survey and message. I'm sure you understand the reason why so many people wish to keep their responses anonymous, but I want to be helpful. It is a little difficult to respond to the amount per month, as it will have to include some utilities, so I would pick between the \$1,200-2,000 range. The biggest caveat with the utilities is the electric meter (which is currently shared) and would be astronomical to get a separate meter. That is the biggest shared expense, so I am thinking about a submeter of sorts to have a future tenant pay for their share of those costs. I don't mind having the shared water as that expense isn't as great. I spent A LOT of money to get my mobile home legally recognized as an ADU. I not only had to go through Building and Safety, but through the State. The septic system was designed to accommodate the unit when we built our house, so having the ADU was always our goal. However, the county did not make it easy.
	4	The county rules on sprinkler systems seem to contradict the state rules and this was never communicated to us until final inspection.
	1	Primarily built the ADU to accommodate our guests. Planned to rent it out in the future when we are not in residence to supplement our fixed income. May eventually try to house a caregiver as me and my husband age. May rent out the ADU more frequently as friends and family our less able to travel due to Covid-19.
ADU as supplemental income	2	Our plan is to rent out the ADU for 30+ days when we are not in residence. We typically spend 5 months in Ojai and 7 months in San Francisco. Due to Covid however we rent it out even when we are in residence.
	3	We live in a high-income demographic area. We spent \$200,000 total to build the ADU. Utilities are included and it is fully furnished. We feel we should be able to charge higher prices than places elsewhere.

County of Ventura Accessory Dwelling Unit (ADU) Comments

Topic	#	Responses
ADU as source of affordable housing	1	County should allow 2nd unit. Many people live without kitchen. 2 or more families live together in single family homes. ADU makes for affordable and good living. ADU is better than living in garage - this is fact.
	2	I support ADUs on large lots
Financing and insurance	1	Insurance coverage providers info would be very helpful!
	2	Insurance options are limited and confusing. SoCal Edison for 2nd meters does not have consistent policies and procedures

Housing Element Virtual Workshop (August 2020)

The County Planning Division held a virtual community meeting on August 26, 2020. Approximately 43 people registered to participate in the workshop. The workshop was presented in both English and Spanish with simultaneous translation and a link was placed on the project webpage for future viewing. The following is a complete list of the questions received, responses provided, and a list of registrants.

County of Ventura Virtual Community Workshop on the Housing Element Update – August 26, 2020

Summary of Questions and Response

1. Who is the developer for Somis development? (Presentation Slide 41)

The applicant for the Somis Ranch Farmworker Housing Complex is Somis Ranch Partners, LLC.

2. Eight Farmworker Dwelling Units? Does this meet the need? (Presentation Slide 40)

The eight farmworker dwelling units that were identified in the lower income inventory for the 6th cycle Housing Element would clearly not be enough farmworker housing to meet the need for farmworker housing in unincorporated County. However, this number reflects the State requirement that future inventory must be based on historical permitting trends in order to be realistic and credible. This does not prevent the County from investing in or supporting more farmworker housing; it simply limits the future inventory in the Housing Element to units where there is a realistic expectation of development during the next 8-year planning period.

Planning Division staff is currently working on amendments to the Non-Coastal Zoning Ordinance to update farmworker housing development standards with the goal to facilitate the production of more farmworker dwellings in the future.

3. Unable to read the parcel number for the “safety sites” – Would you please provide? (Presentation Slide 46)

The potential future rezone sites are located in the communities of Meiners Oaks and Piru. The Assessor Parcel Numbers for the Meiners Oaks sites are 017009032, 017009045, and 017009068, respectively. The site in Piru has an Assessor Parcel Number of 056011305.

4. Is the County looking into vacant/closed strip center malls to be retrofitted to accommodate housing options to meet the deficit?

The County identified the four potential sites to be rezoned RHD (Residential High Density), if needed in the future, by analyzing underutilized and vacant sites identified during the General Plan update process. This list was then narrowed to those sites located within an existing community. Three of the four sites identified on the potential rezone list are zoned Residential Planned Development and one site is zoned Commercial Planned Development.

5. Will a link to the recording be emailed to attendees?

The presentation and a recording of the virtual Housing Element webinar will be posted or linked on the project website in both Spanish and English at vcrma.org/housing-element-update. Planning Division staff will update the Housing Element interested parties list to include the registered attendees for the webinar and will notify everyone when resources become available on the project webpage.

6. Designating parcels "by-right" is helpful to developers seeking potential sites....

Summary of Questions and Response

There are six existing sites already zoned Residential High Density or “RHD” that are eligible for a ministerial permit or "by right" approval process for affordable housing. Details on permitting requirements for RHD zoned sites can be found in the [Non-Coastal Zoning Ordinance Sec. 8109-1.3](#).

7. Since Santa Rosa Valley is identified as a greenbelt area, will this initiative impact this area at all? (Presentation Slide 29)

None of the potential future RHD rezone sites are located within the Santa Rosa Valley. However, single family dwelling units and accessory dwelling units, which are housing types included in the Housing Element inventory are allowed uses on most sites designated agricultural, open space, or rural, including those located in the Santa Rosa Valley.

Taller Comunitario Virtual del Condado de Ventura acerca de la Actualización del Elemento de Vivienda – 26 de agosto de 2020

Resumen de Preguntas y Respuestas

1. ¿Quién es el promotor del desarrollo Somis? (Diapositiva de la Presentación 41)

El solicitante del Complejo de Viviendas para Trabajadores Agrícolas de Somis Ranch es Somis Ranch Partners, LLC.

2. ¿Ocho Unidades de Vivienda para Trabajadores Agrícolas? ¿Cubre esto la necesidad? (Diapositiva de la Presentación 40)

Las ocho unidades de vivienda para trabajadores agrícolas que se identificaron en el inventario de ingresos más bajos para el Elemento de Vivienda del 6º ciclo claramente no serían suficientes viviendas para trabajadores agrícolas para cubrir la necesidad de vivienda para trabajadores agrícolas en el área no incorporada del Condado. No obstante, este número refleja el requisito del estado de que el inventario futuro debe basarse en tendencias históricas que lo permitan, para ser realista y creíble. Esto no impide al Condado invertir en más viviendas para trabajadores agrícolas o apoyarlas; solo limita el inventario futuro en el Elemento de Vivienda a unidades en las que haya una expectativa realista de desarrollo durante el siguiente periodo de planificación de 8 años.

El personal de la División de Planificación está actualmente trabajando en enmiendas a la Ordenanza de Zonificación no Costera para actualizar los estándares de desarrollo de viviendas para trabajadores agrícolas, con el objetivo de facilitar la construcción de más viviendas para trabajadores agrícolas en el futuro.

3. No puedo leer el número de parcela para los “sitios de seguridad? ¿Pueden proporcionarlos, por favor? (Diapositiva de la Presentación 46)

Los posibles sitios futuros de rezonificación están ubicados en las comunidades de Meiners Oaks y Piru. Los Números de Parcela del Tasador para los sitios de Meiners Oaks son 017009032, 017009045 y 017009068, respectivamente. El sitio de Piru tiene un Número de Parcela del Tasador de 056011305.

4. ¿Está estudiando el Condado franjas comerciales cerradas/vacías para readaptarlas y acomodar opciones de vivienda para abordar el déficit?

El Condado identificó los cuatro sitios potenciales para rezonificarlos como RHD (de Alta Densidad Residencial, por sus siglas en inglés), si fuera necesario en el futuro, analizando sitios vacíos e infrautilizados identificados durante el proceso de actualización del Plan General. A continuación esta lista se fue limitando a aquellos sitios ubicados dentro de una comunidad existente. Tres de los cuatro sitios identificados en la lista de posible rezonificación están zonificados como de Desarrollo Planificado Residencial y uno como de Desarrollo Planificado Comercial.

5. ¿Se enviará a los asistentes por correo electrónico un enlace a la grabación?

Tanto la presentación como una grabación del webinar virtual sobre el Elemento de Vivienda se subirán o se insertará un enlace en el sitio de Internet del proyecto, en inglés y en español, en vcrma.org/housing-element-update. La División de Planificación actualizará la lista de partes interesadas en el Elemento de Vivienda para incluir a los

Resumen de Preguntas y Respuestas

asistentes registrados al webinar y avisará a todos cuando haya disponibles recursos en la página web del proyecto.

6. Designar las parcelas “por derecho” es útil para los promotores que estén buscando sitios potenciales....

Hay seis sitios existentes que ya están zonificados como de Alta Densidad Residencial o “RHD” (por sus siglas en inglés) que reúnen los requisitos para un permiso ministerial o un proceso de aprobación “por derecho” para vivienda asequible. Pueden encontrarse detalles sobre los requisitos de permisos para los sitios zonificados como RHD en la [Ordenanza de Zonificación no Costera \(Non-Coastal Zoning Ordinance\), Sección 8109-1.3](#).

7. Dado que el Valle de Santa Rosa está identificado como área de cinturón verde, ¿tendrá algún impacto esta iniciativa sobre esta área? (Diapositiva de la Presentación 29)

Ninguno de los posibles sitios de rezonificación como RHD está ubicado dentro del Valle de Santa Rosa. Sin embargo, las unidades de vivienda unifamiliar y unidades de vivienda complementarias, que son tipos de vivienda incluidos en el inventario del Elemento de Vivienda, son usos permitidos en la mayoría de los sitios designados como agrícolas, de espacios abiertos o rurales, incluyendo los ubicados en el Valle de Santa Rosa.

Attendee Details

Attended	First Name	Last Name	Email
Yes	Selfa	Saucedo	selfa.saucedo@ventura.org
Yes	Amanda	Fagan	afagan@goventura.org
Yes	Marta	Brown	gad@vcrealtors.com
Yes	James	Shammas	james@pshhc.org
Yes	Gloria	Martinez	gloriaelisacm@gmail.com
Yes	Clyde	Reynolds	cbreynolds@roadrunner.com
Yes	Gloria	Martinez	GloriaE.Martinez@ventura.org
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Yes	Bob	Davis	bobdavis@loandepot.com
Yes	Bob	Davis	bobdavis@loandepot.com
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Yes	Kendall	Lousen - NBVC	kendall.lousen@gmail.com
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Yes	Vanise	Terry	vcsaad@gmail.com
Yes	Aaron	Engstrom	mail2engstrom@yahoo.com
Yes	Carl	Morehouse	cemorehouse@gmail.com
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Yes	Michael	Wolfram	mwolfram@wolframworkplacelaw.com
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Yes	Owen	Deutsch	owen.deutsch@ventura.org
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No	Cami	Pinsak	cami@rogsummit.com
No	Tracy	McAulay	tracy.mcaulay@ventura.org
No	Karen	Flock	kflock@hacityventura.org

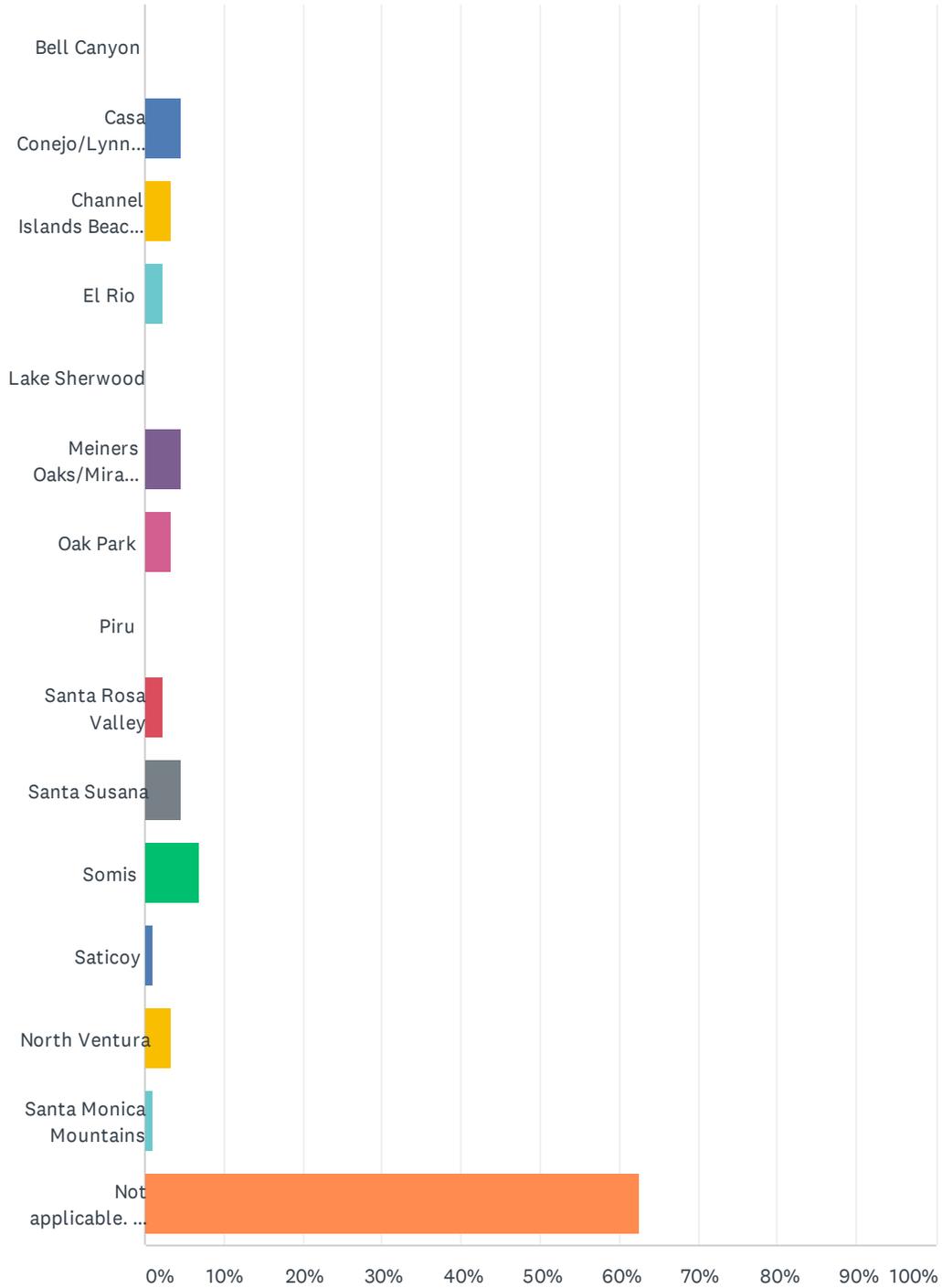
No	Vanise	Terry	vanise.terry@ventura.org
Other Attended			
User Name	Leave Time	Time in Session (minutes)	Country/Region Name
18052160345	8/26/2020 17:10		1 United States of America

Housing Element Survey (September to November 2020)

The Housing Element survey was advertised on the Planning Division website, the County of Ventura Facebook feed, and on the County's NextDoor platform. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 114 stakeholders, including public agency representatives, non-profit organizations, real estate professionals, service providers, housing advocacy groups, and housing developers. This group of stakeholders was asked to post the survey on their social media platforms and to disseminate the survey in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers. The survey gathered 88 responses. The following is a complete list of the comments received, and a summary of the survey responses.

Q1 Which community in the Unincorporated County do you live?

Answered: 88 Skipped: 0

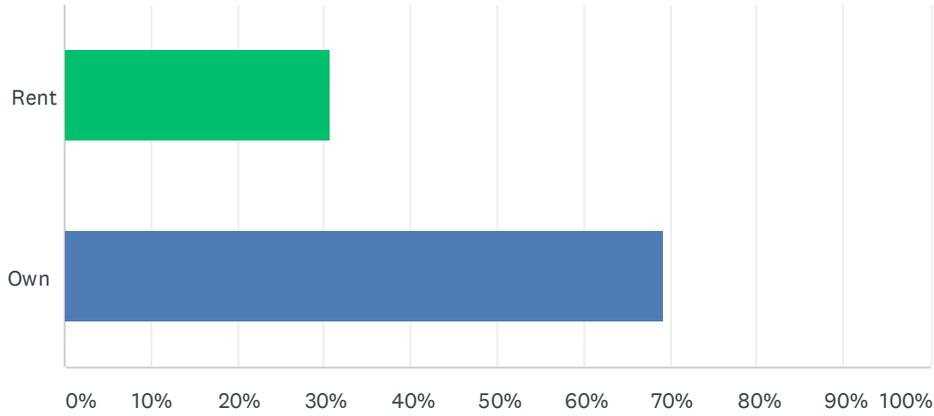


County of Ventura Housing Element Survey

ANSWER CHOICES	RESPONSES	
Bell Canyon	0.00%	0
Casa Conejo/Lynn Ranch/Ventu Park (Unincorporated areas near the city of Thousand Oaks)	4.55%	4
Channel Islands Beach (Hollywood Beach/Silverstrand)	3.41%	3
El Rio	2.27%	2
Lake Sherwood	0.00%	0
Meiners Oaks/Mira Monte/Oakview/Casitas Springs (Ojai Valley area)	4.55%	4
Oak Park	3.41%	3
Piru	0.00%	0
Santa Rosa Valley	2.27%	2
Santa Susana	4.55%	4
Somis	6.82%	6
Saticoy	1.14%	1
North Ventura	3.41%	3
Santa Monica Mountains	1.14%	1
Not applicable. I do not live in an unincorporated area of Ventura County.	62.50%	55
TOTAL		88

Q2 Do you currently own or rent your home?

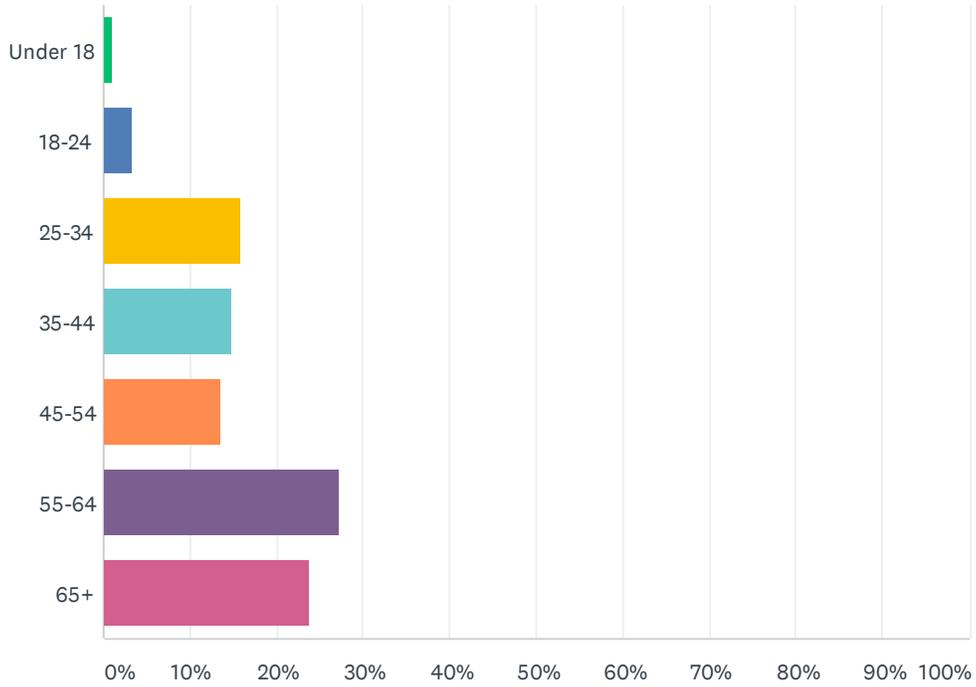
Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Rent	30.68%	27
Own	69.32%	61
TOTAL		88

Q3 What is your age?

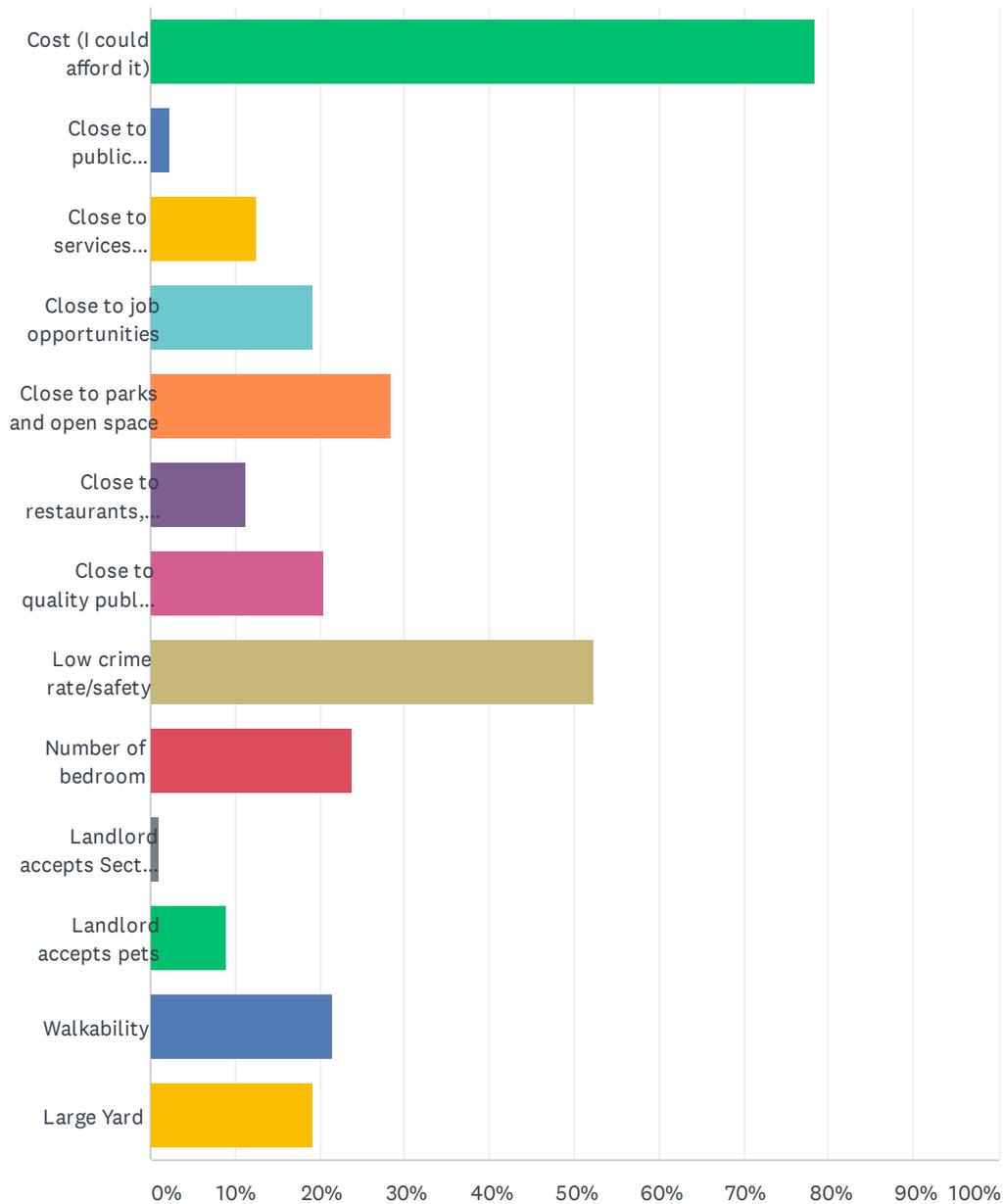
Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	1.14%	1
18-24	3.41%	3
25-34	15.91%	14
35-44	14.77%	13
45-54	13.64%	12
55-64	27.27%	24
65+	23.86%	21
TOTAL		88

Q4 What are the three most important factors to you in choosing your current home or apartment? (select the three most important)

Answered: 88 Skipped: 0

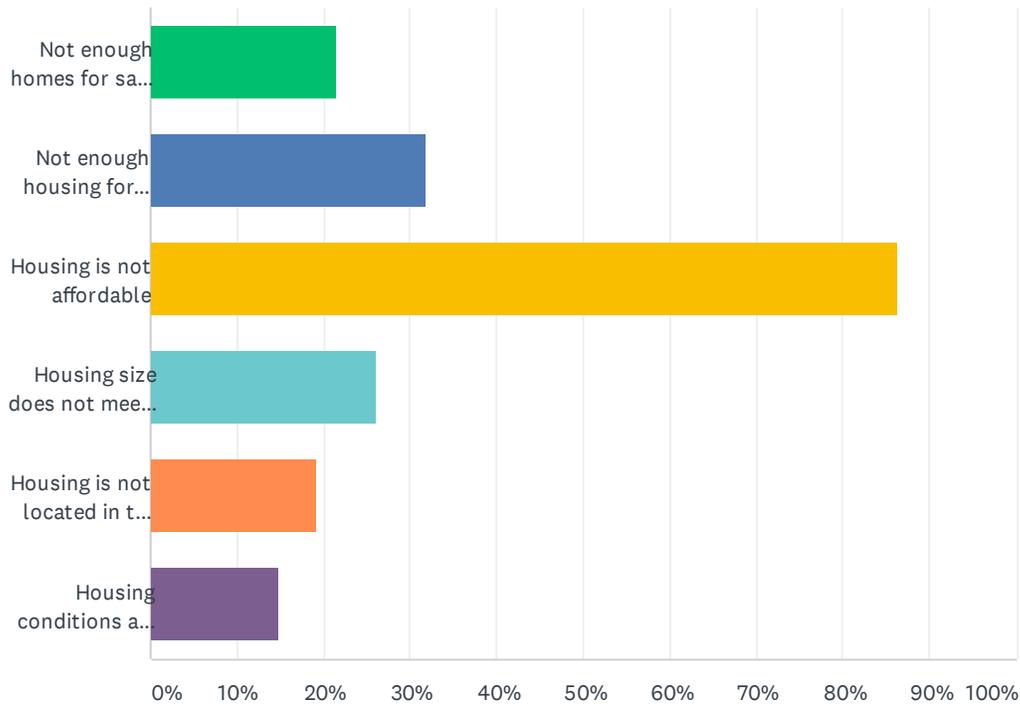


County of Ventura Housing Element Survey

ANSWER CHOICES	RESPONSES	
Cost (I could afford it)	78.41%	69
Close to public transportation/transit stops	2.27%	2
Close to services (libraries, banks, doctor's offices, etc.)	12.50%	11
Close to job opportunities	19.32%	17
Close to parks and open space	28.41%	25
Close to restaurants, entertainment, and/or shopping	11.36%	10
Close to quality public schools	20.45%	18
Low crime rate/safety	52.27%	46
Number of bedroom	23.86%	21
Landlord accepts Section 8 housing vouchers	1.14%	1
Landlord accepts pets	9.09%	8
Walkability	21.59%	19
Large Yard	19.32%	17
Total Respondents: 88		

Q5 As a County resident, what do you feel is the most significant housing problem in Ventura County? (choose top two)

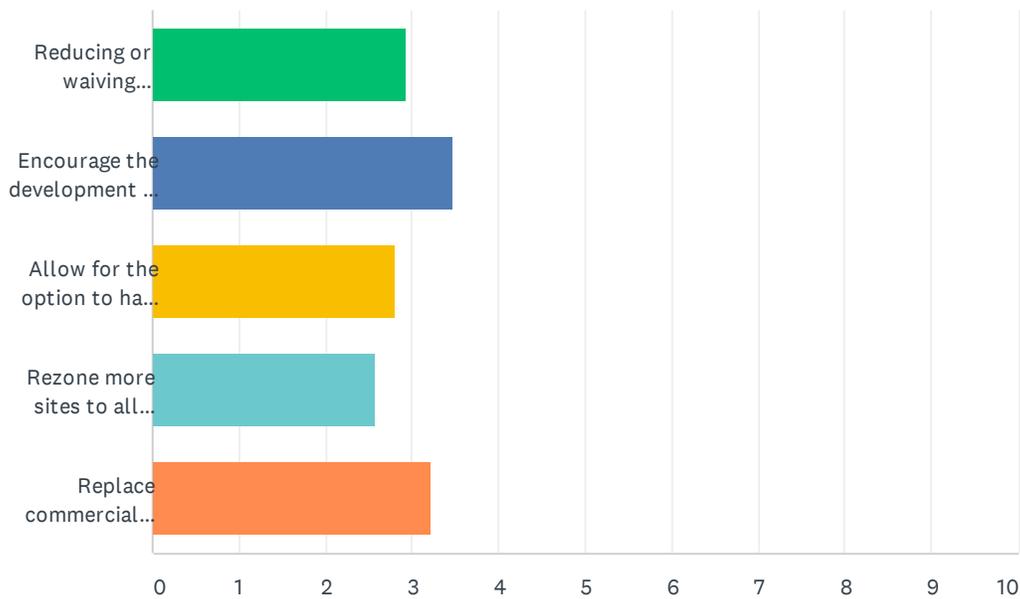
Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not enough homes for sale on the market	21.59%	19
Not enough housing for rent	31.82%	28
Housing is not affordable	86.36%	76
Housing size does not meet my family needs (e.g., not enough 3+ bedroom units at affordable prices or not enough small studios options)	26.14%	23
Housing is not located in the right places (e.g. near transit stops, school, hospitals, jobs, etc.)	19.32%	17
Housing conditions are poor	14.77%	13
Total Respondents: 88		

Q6 Please show your support for the following potential housing strategies for your community in rank order, with 1 representing the strongest support and 5 representing the least support.

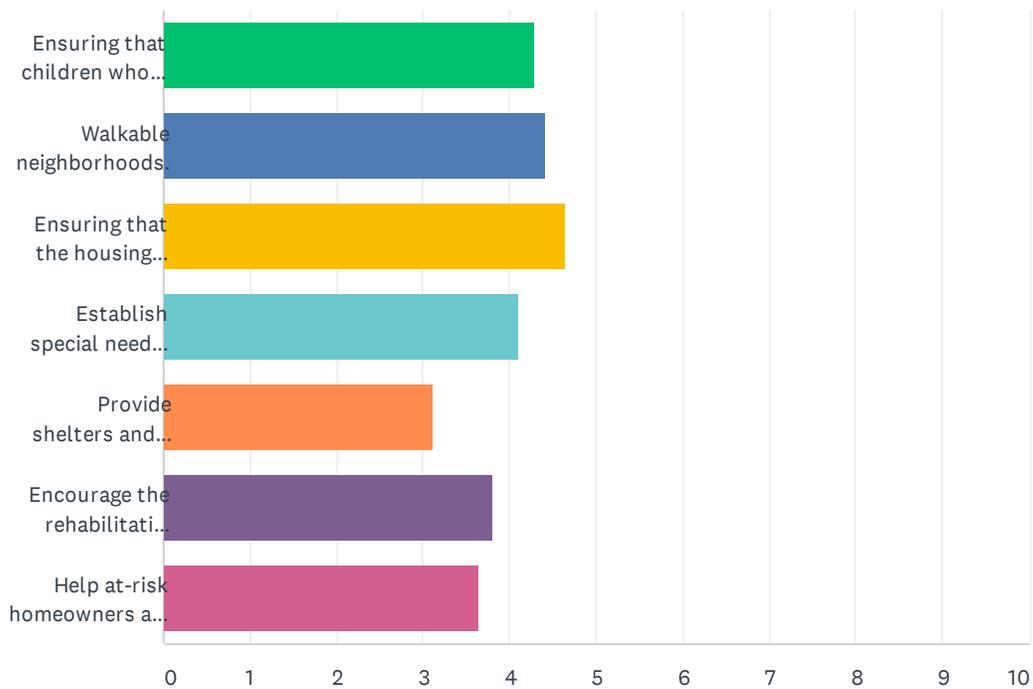
Answered: 88 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Reducing or waiving development fees.	20.45% 18	18.18% 16	19.32% 17	18.18% 16	23.86% 21	88	2.93
Encourage the development of Accessory Dwelling Units, which includes garage/interior conversions in existing homes.	31.82% 28	21.59% 19	20.45% 18	14.77% 13	11.36% 10	88	3.48
Allow for the option to have tiny homes on wheels.	11.36% 10	21.59% 19	22.73% 20	25.00% 22	19.32% 17	88	2.81
Rezone more sites to allow for higher density housing (e.g. apartments).	11.36% 10	13.64% 12	22.73% 20	25.00% 22	27.27% 24	88	2.57
Replace commercial zoning with residential zoning to allow for housing.	25.00% 22	25.00% 22	14.77% 13	17.05% 15	18.18% 16	88	3.22

Q7 Please indicate how important the following housing priorities are for your community, by showing them in rank order, with 1 representing the highest priority and 7 representing the least pressing priority.

Answered: 88 Skipped: 0



County of Ventura Housing Element Survey

	1	2	3	4	5	6	7	TOTAL	SCORE
Ensuring that children who grew up in your community can afford to stay in the community as adults.	22.73% 20	14.77% 13	10.23% 9	13.64% 12	11.36% 10	13.64% 12	13.64% 12	88	4.28
Walkable neighborhoods.	15.91% 14	22.73% 20	19.32% 17	7.95% 7	10.23% 9	11.36% 10	12.50% 11	88	4.42
Ensuring that the housing market in your community provides a diverse range of housing types (e.g. single family homes, townhomes, duplexes, apartments, accessory dwelling units, etc.) to meet the varied needs and income levels of local residents.	28.41% 25	12.50% 11	17.05% 15	7.95% 7	13.64% 12	11.36% 10	9.09% 8	88	4.64
Establish special needs housing for seniors, farmworkers and persons with disabilities.	7.95% 7	11.36% 10	20.45% 18	21.59% 19	22.73% 20	14.77% 13	1.14% 1	88	4.11
Provide shelters and transitional housing for the homeless, along with services to help move individuals into permanent housing.	4.55% 4	7.95% 7	10.23% 9	17.05% 15	14.77% 13	22.73% 20	22.73% 20	88	3.11
Encourage the rehabilitation of existing housing stock in older neighborhoods.	10.23% 9	18.18% 16	10.23% 9	17.05% 15	12.50% 11	11.36% 10	20.45% 18	88	3.81
Help at-risk homeowners and renters keep their homes through mortgage loan and rental assistance programs.	10.23% 9	12.50% 11	12.50% 11	14.77% 13	14.77% 13	14.77% 13	20.45% 18	88	3.63

Q8 Do you have any additional housing related comments that are not listed above and should be considered in the County's Housing Element update process?

Answered: 46 Skipped: 42

County of Ventura Housing Element Survey

#	RESPONSES	DATE
1	Public transit must be improved in order to give people the freedom to live and work where they can afford it and where they can find jobs - not always the same place.	11/23/2020 1:57 PM
2	This has ALWAYS BEEN A RESIDENTIAL COMMUNITY. We moved here for our families and to escape the ills/ crowding/ violence of LA COUNTY and the beauty of our valley and mountains. The majority of people prefer to raise families here and commute out to work. We DO NOT want buildings over 2 stories with inadequate parking which will over flow into our established family neighborhoods. 2 story condos or town houses which blend into existing style of homes AND WITH OWN ADEQUATE PARKING would be acceptable Monster builds for greedy developers who are not willing to work with existing area home owners ARE TOTALLY GREEDY AND UNWANTED. Prime examples good the developer of former Bellwood site who worked with neighborhood and greedy developer for monster 4 story Build who stated from day 1 that he wouldn't change a thing To be more compatible with existing neighbor hood concerns. From day 1 he has told numerous lies including "2 owners own existing shopping center. That's a lie the same man owns all just uses 2 differently named accounts at Beverly Hills bank! He also lied about # of parking spaces and bike spaces: I counted every one on his documents presented to the City. Today it takes a family 2 have 2 incomes AND 2 cars. Then there are the safety concerns 1- there is only 1 way in/out at East onto Alamo and at west side onto Tapo St where there is an island to maneuver to go south to get onto Alamo to go east or west for commuters. Tapo st also has a middle school and there have children's deaths along that stretch. The proposed sidewalk allowance is so narrow and a blind corner which will be dangerous. Also their proposed east exit onto Alamo is too close to the established townhouses next door. This build is better for 2 story town houses or apts and should be more appropriate along the Madera corridor. But he is greedy and has friends in Sacramento which force cities to give them concessions by threatening cities that they will lose control to have rules which will be given over to judges. Yes we needs apartments for our children and elders thy can afford BUT THEY NEED TO BE COMPATIBLE WITH EXISTING HOMES AND OUR PROMISED VIEWS, let City or Samaratin Center buy the old sheriff's station for a \$1 for a permanent winter shelter for the homeless or build your apartments their- it is accessible to commuters, shopping and banking ; 1 or 2 bedroom apts would work!	11/3/2020 10:56 PM
3	Stop the over priced, high density building on every open lot. People want affordable, single family housing. Not another Irvine. Also water shortage and supply is never addressed.	10/31/2020 8:53 PM
4	Redevelop and rezone blighted commercial property to allow for mixed use or live/work space.	10/28/2020 9:44 PM
5	Take away the option of builders to opt-out of affordable percentages of new homes built.. make the percentage of affordable homes within new developments, mandatory.	10/27/2020 6:01 PM
6	Allow higher Density!!!!!!!!!!!!!!!	10/27/2020 5:23 PM
7	none	10/27/2020 8:16 AM
8	Encouraging existing residential dwellings to upgrade or improve should not be confused with punishing owners. Offer new opportunities without shaming people, please. This could be a great time to offer innovation partnerships that could use solar or wind, and these things need to be available for places that aren't immediately ready to "upgrade-as-is." Also, thank you for including "tiny homes" and being open to fusion ideas combining older existing properties with new ideas. This might be a rough time in some ways, but it is certainly also a time that is full of uniquely profound opportunities to open up room for advancement & adaptability. Thank you.	10/26/2020 4:52 PM
9	Please consider a renters assistance program for low-income people.	10/26/2020 12:19 PM
10	Affordable housing (and I mean low income) is the biggest concern	10/26/2020 10:20 AM
11	I I wanted to do a mini unit in the back yard or convert part of my house. But got conflicting info between visits n did not know how to get an architect n the fees n timeline overwhelmed me n I gave up. If there was Some tiny home plans that had been approved previously n a list of some people that had worked w city previously n lower costs n what each cost would be. Even w a handyman friend it didn't seem I would break even for 5 years	10/26/2020 7:35 AM
12	housing for working poor	10/24/2020 10:31 PM
13	The most significant housing problem in the county are state and county regulations which drive up the cost of home ownership. For instance, the state has mandated solar panels and the county is talking about not allowing natural gas hookups. Natural gas is clean, safe and	10/24/2020 1:05 PM

County of Ventura Housing Element Survey

inexpensive. Big government is not the solution to our housing problems. Big government IS the problem!

14	Larger rental properties such as Via Ventura Apartments in Ventura using property management companies (Fusion) tactics during this pandemic needs to be investigated. Specifically, putting up letters for residents last May threatening eviction and telling residents they can raise rents up to 10%. I have always paid up and will continue to do so. The stress on Seniors was bad! Unethical threatening business practices.	10/24/2020 12:27 PM
15	Make it accessible to be a home owner for the public. There are too many multiple families in one house whole. Its not by choice it's what they need to do to service.	10/24/2020 11:15 AM
16	Encourage developers to build affordable homes for ownership, like Habitat for Humanity.	10/24/2020 10:40 AM
17	Encourage builders to build in their development with inclusionary housing rather than giving the funds to the County or City. Many times the funds are not used for or are used much too slowly. WE NEED AFFORDABLE HOUSING NOW, ESPECIALLY FOR OUR FARM WORKERS AND LOW-INCOME FAMILIES.	10/24/2020 8:57 AM
18	WE MUST HAVE AFFORDABLE HOUSING FOR ALL...AND UTILIZE CREATIVE THINKING IN REHABBING EXISTING UNUSED BUILDINGS,SUCH AS SCHOOLS,WAREHOUSES,ETC FOR THE HOMELESS .	10/24/2020 6:52 AM
19	Address climate change by reducing vehicle miles traveled and supporting residential solar	10/24/2020 5:53 AM
20	Keep the open space and don't over populate the city with apartment buildings and multifamily housing!!!!!!	10/23/2020 9:39 PM
21	housing is extremely expensive, not enough parking,	10/23/2020 8:40 PM
22	Rent control for apartment complexes	10/23/2020 8:32 PM
23	Incentives to make the housing market what the county wants are good. Rent control can be bad. Please look at the mobile home rent control ordinance, and how it has harmed some mobile home parks. Because new buyers get to keep the old tenants' rent controlled rate, park owners have lost out on the increasing home values in the area. My family's park has been in operation for 75 years, and it would be worth more money if the ground was barren(!!!) than it is as a mobile home park business, thanks to the rent control ordinance put in in 1982. I don't want to see rent control enacted in the county and have it harm home owners in our county!!	10/23/2020 7:06 PM
24	I believe it is imperative to prioritize green building practices. Neighborhood planning must include incorporating native plants to support native wildlife and improve overall health of residents. Local wildlife experts should be consulted to incorporate wildlife friendly planning (e.g. wildlife bridges/passages over roadways).	10/23/2020 5:59 PM
25	The housing in Ventura County is very high density already, and the vast majority of lots are way too small. The more housing that is built, the harder it is for homeowners to upgrade and buy larger homes on larger lots because land prices keep increasing.	10/23/2020 5:37 PM
26	No	10/23/2020 5:24 PM
27	Shorten permitting process, have and share flexibility and process to stay within guidelines yet accomplish needs that may not quite meet "Actual Ordinance" ie: alternatives.	10/23/2020 5:07 PM
28	Affordable farmworker housing is extremely important. Also, we need affordable housing for families that only want 2 or maybe 3 bedrooms; stop REQUIRING large homes to be built for families with 2 or more kids. Too large = unaffordable! The Brady Bunch had 6 kids fit into 2 bedrooms, remember?	10/23/2020 4:45 PM
29	No thank you	10/23/2020 4:12 PM
30	When considering development of unincorporated areas, please take into account the impact on our limited water supply and existing infrastructure. Not everyone can live here; there simply aren't enough jobs to support them. If you can't afford to live in Ventura or it's unincorporated areas, you can't live here. It's as simple as that. It's not a right. I'd like to live in Montecito but I can't. Who am I to demand that they build affordable housing? People need to do the best they can with what they have, not live beyond their means. Same thing with housing. Not everyone can live here and we can't keep building beyond what our resources and infrastructure can support.	10/23/2020 4:09 PM

County of Ventura Housing Element Survey

31	There should be a penalty for leaving housing stock vacant. If someone owns a house and no one lives there for more than 6 months out of the year, the owner should pay a substantial fine in order to discourage this behavior. Empty properties take housing stock out of the market for people who live and contribute to our community. Also, these empty houses often fall into disrepair and become an eyesore for the people who actually live in our community. Also, we should ban Air B & B. These types of rentals are bad for our community — specifically, our housing supply, our local hotels, and the neighbors who end up living next to one of these rental homes.	10/23/2020 3:27 PM
32	no	10/23/2020 2:26 PM
33	No more housing in Oxnard, it is way overcrowded and filled with criminals. Clean it up first and then work on housing. Let the other cities take their share of "affordable projects" and quit shoving the criminal losers on Oxnard, you are lowering the property value!	10/23/2020 2:25 PM
34	Stop allowing variances for builders to go high and denser than allowed.	10/23/2020 2:16 PM
35	Less building we have enough traffic	10/23/2020 1:04 PM
36	No	10/23/2020 12:30 PM
37	Although most of the unincorporated county is rural, we should try to maximize the potential for affordable housing units to be built around transportation systems that can support them, including higher densities than currently allowed within the unincorporated county within half a mile of transit. We should also develop more densely than the current maximum high density around protected bicycle lane networks. See Increments of Neighborhood by Brian O'Looney for good examples of housing typologies and corresponding densities.	10/23/2020 12:18 PM
38	Encourage areas with varying lot sizes of 1 to 5 acres for a sparse suburban option alongside other higher density areas	10/23/2020 12:11 PM
39	Review section 8 recipient's qualifications annually in order to provide the most in need with assistance.	10/23/2020 12:09 PM
40	Again, with increased housing in Camarillo, Oxnard, Ventura County, etc. has already surpassed the 101 Freeway and many other highways/roads used as alternates. 118 and Santa Rosa Road. These extra roads are extremely packed at peak hours not allowing for left turns, more accidents, higher speeds and increased danger to Cyclists, walkers, People on Horses, etc. More lights need to be put into Santa Rosa Valley and the speed limit should be reduced from 55 to 45 in order to have better access from side streets. Too many people speed down the road and they are increasingly aggressive when they have to slow down for motorists pulling out or going the speed limit. I have had cars, motorcycles, and even trucks go around me on the shoulder, and over the double center lane in order to go faster down the road. Prior to having more housing, Ventura needs to think about a few things first, Power, Water, Population Expansion, and Road/Transportation corridors.	10/21/2020 12:55 PM
41	If housing development is increased, something needs to be done about freeway traffic. Mixed development zones where people can live, work, eat and shop might help, but other things need to be done. Maybe the highway needs a toll? More mass transportation?	9/30/2020 7:28 PM
42	Yes. Three of the five 'choices' provided in question #6 are utterly ridiculous - I would not choose any one of them as a viable solution for addressing increased housing mandates, and none of them represent good planning practice. In particular, so-called 'tiny homes' and density intensification via ADUs just exacerbates any unaffordability situation, while simultaneously degrading neighborhood quality and the undermining local regulators' ability to enact and enforce consistent rules and regulations across all zoning. The only potentially viable options you listed were to convert existing commercial to residential zones, and to rezone sites (only those within 1 mile of existing incorporated communities!) to higher densities. With regards to #5 of question #7 - just because I grew up here doesn't mean I am entitled to own a home here as an adult. Everyone is responsible to make rational and responsible decisions about what they can and can't afford, where they are willing to live, how far they are willing to commute to live somewhere else, and what they are willing to sacrifice in the now in order to achieve their goals in the future. Please get over this mindset of entitlement that you keep foisting on everyone that it somehow isn't fair if I can't buy a home in my parents' neighborhood before I turn 23 so that my kids (oh, that's right, I won't have held a job for any length of time yet, but don't hold that against me!) can have free day care with their grandparents... Sheesh!! #5 - I disagreed with all of your listed options, and left my comment in the 'other' box, but your survey design made us 'choose' two options anyway in order to submit the survey. I don't	9/30/2020 4:05 PM

County of Ventura Housing Element Survey

agree with any of the options you listed. The issues with housing here are that 1) everyone wants to live in paradise and far too few have made the choices to support it; 2) the most affordable housing isn't located where everyone wants to live - i.e. you can get a house or apt. in south Oxnard/hueneme - but that's not where everyone wants to buy because the neighborhood is sketchy!

43	We should be allowing multiple single family residences on larger lots(2 acres+), with houses larger than 1200 sq.ft., provided that maximum lot coverage rules are followed and the houses are NOT for rental income. This would encourage "family compound" type of residences with multi-generation living situations more than the current 1200 sq.ft. ADU does. Young adults with children would love to live with their parents on a large lot, but limiting to 1200 sq.ft. is not a long term living situation.	9/30/2020 3:29 PM
44	Housing for Transitional Aged Youth coming out of foster care.	9/30/2020 1:46 PM
45	The housing element should consider the relationship between housing and transportation, and encourage housing in areas with access to existing infrastructure, public transit, and active transportation options, and access to job opportunities, to reduce commute distances and costs.	9/29/2020 5:22 PM
46	fwer	9/21/2020 10:34 AM

General Plan Housing Focus Group Meeting (March 2018)

On March 20, 2018, the Planning Division General Plan update team conducted a Housing Focus Group meeting that consisted of community stakeholders with an interest in housing and members of the public. The meeting focused on housing related topics, including the various impediments to the development of affordable housing. Additionally, the attendees completed a survey that asked each participant to prioritize a list of criteria to help inform future growth policies. The following is a list of attendees, a summary of the focus group discussion, and survey results.

SUBJECT: Housing Focus Group Meeting Notes

ATTENDEES

A. GPU TEAM:

- Kim Prillhart, Ventura County Planning Division
- Susan Curtis, Ventura County Planning Division
- Shelley Sussman, Ventura County Planning Division
- Clay Downing, Ventura County Planning Division
- Jim Harnish, Mintier Harnish

B. FOCUS GROUP MEMBERS IN ATTENDANCE:

- Barbara Macri Ortiz, Low Income Housing Expert
- Tracy McAuley, Ventura County, County Executive Office – Community Development
- Victoria Jump, Ventura County Area Agency on Aging
- Wyndi Austin, Ventura County Coastal Association of Realtors
- Michael Nigh, Area Housing Authority of Ventura County
- Representative from House Farmworkers!
- Owen Deutsch, Ventura County RMA Planning Division

C. FOCUS GROUP MEMBERS ABSENT:

- Linda Braunschweiger, Ventura County Housing Trust Fund
- Margarita de Escontrias, Cabrillo Economic Development Corporation
- Amy Luoma, Ventura County Human Services Agency
- Alex Russell, Many Mansions
- Mark Pettit, Lauterbach and Associates Architects

D. ADDITIONAL ATTENDEES:

- Stacy Roscoe, Ventura County Civic Alliance
- Bruce Smith
- Tricia Maier, Ventura County RMA Planning Division
- Paul Stamper, Ventura County, Deputy Executive Officer
- Bonnie Anderson
- Representative of Workforce Housing Advisory Board
- Jennifer Santos
- Rebekah Evans
- Sean Paroski, CoLAB Ventura County
- City of Fillmore Representative

- Sandy Smith, Ventura County Economic Development Association
- Amy Duganne, CEO
- Kim Rivers, Citizens for Responsible for Oil and Gas (CFROG)
- Jan Dietrick
- Rahama Danshingel
- Jennifer Hernandez Munoz, CAUSE
- Representative of CAUSE
- Leslie Purcell
- Trevor Zierhut
- Michael Tisdale
- Rod Thorpe, Office of Supervisor Zaragoza

DISCUSSION

Victoria Jump:

Asked for clarification of what lands the General Plan Update (GPU) and its policy topics apply to.

Jim Harnish:

Noted that the GPU will apply to both public and private lands, with land use applying only to unincorporated areas. However, policies may have implications countywide.

Bruce Smith:

When is the next Housing Element due to be updated?

Jim Harnish:

Noted that the next update is due in 2021, and that the Housing Element will be updated towards the tail end of the GPU and that the Housing Element would build off GPU efforts.

Sandy Smith:

Since the Housing Element is supposed to be consistent with the General Plan, might that change the timeline for updating the Housing Element?

Jim Harnish:

Noted that yes, they are required to be consistent with one another, so some changes could be made to the Housing Element based on General Plan changes that result from the GPU.

Michael Tisdale:

Urged that Board make Housing a primary policy focus area for the GPU project because of the sweeping implications to other issues in the county. Feels that housing

is the most important issue for the county. Stated that there should be a muscular policy for low and middle-income housing.

Jim Harnish:

Asked for clarification on what was being recommended.

Michael Tisdale:

Stated that housing is a key area that should be explored, and Board should support the creation of additional housing.

Jan Dietrick:

Provided California Democratic Platform which recommends public housing.

[Unknown]:

Noted people working here that cannot afford to live here and provided example of commuting from as far away as Bakersfield.

Sean Paroski:

Stated that we should look at housing options such as where housing already exists, such as Existing Communities, and consider additional density. Stated that for growers, areas surrounding schools are ripe options for housing since the farming community will not be able to utilize areas for farming operations.

Barbara Macri Ortiz:

Noted that if we keep doing things as we have been doing them, this County will “go extinct.” Recommended that the County evaluate policy options and ask where impacts can really be made. She observed that a previous housing projects have failed due to lack of access to adequate water and sewer.

Stated that farmworker housing is an agricultural use and is not growth inducing because it is an agricultural use. Made observations about the ability to do large-scale farmworker housing in rural areas, but that it is not politically/culturally acceptable at this time. Stated that the zoning is limiting how many dwelling units can be built and she provided example of a 40-acre plot having the ability to build only 1 or 2 dwelling units. Asked, how do you recruit businesses when the businesses cannot find housing for their workforce?

Stated that the best thing the County could do is provide leadership. Stated that there is a need for innovation. Reiterated that infrastructure is a major constraint. Observed that some actions currently under way are dealing with symptoms of a larger problem in housing which is not being solved. Provided example of farmworkers being caught in the middle of argument of Guidelines for Orderly Development saying that farmworkers

should be housed in cities, whereas incorporated jurisdictions state that farmworkers are part of agriculture and belong in unincorporated areas.

Representative from CAUSE

Stated need for local jurisdictions to show leadership. Stated that there is a need for zoning to be updated to allow for population and housing needs. Noted that multi-generational housing is something that should be easier to find or develop. Suggested that mixed use or higher density housing be available or encouraged in downtown or urban areas (e.g., such as downtown Ventura).

Michael Nigh:

Noted that some of these housing policies are already practiced by the Area Housing Authority of Ventura County. Primary limitations to additional housing are land and funding. Explained that nonprofit developers are already doing work that focuses on ground level housing issues. Stated that private (for-profit) developers will focus on moderate and high-income housing while nonprofits will focus on the other needed levels.

Jim Harnish:

Asked for clarification on impediments.

Bruce Smith:

Noted the similarities between issues raised in both the Transportation and Economic Development Focus Groups. Noted that housing and jobs do not occur in the same places and observed that the cities perpetuate this issue. Stated that one of the things that the County could advocate is that all jurisdictions address housing and jobs jointly through a plan for workforce housing to occur in economic development plans. Observed that some of this issue is a political will issue. Stated that the Board could advocate for this in the County as well as other jurisdictions.

Tracy McAuley:

Does not feel the County can fix every issue but can collaborate with other jurisdictions. Stated that density bonus and inclusionary housing is a move in the right direction. Waivers of fees is another way that the County can support development. Observed the lack of infrastructure continuing to act as a barrier to the creation of housing. States that the County can take a leadership role in removing barriers in unincorporated areas and hopefully the cities will follow that.

Sandy Smith:

Concurred with statements related to political will. Stated that a number of implementation strategies can **have the County act in role of “convener”**. Stated that the GPU can reinforce that role and provide strategies to build that political will.

Trevor Zierhut:

Concurred with the need for the County to take on a leadership role that is collaborative with the cities.

Michael Tisdale:

Noted the lack of political will and the need for leadership in creating additional housing types and housing opportunities. Stated that communities cannot allow themselves to fall into a place where the median age is 55.

Shelley Sussman:

Asked about strategies related to the development of senior housing? Should building senior housing be left to the market, or should the County be involved in creating policies related to senior housing?

Barbara Macri Ortiz:

Noted existing laws related to the issue. Noted that step-up restrictions and height restrictions create the need for steps because it does not pencil out to include an elevator if you can only build to two stories. Noted the lack of adequate pay for the workforce who could care for those seniors.

Victoria Jump:

Stated that over 20% of the existing population is over the age of 60 and by 2030, over 30% of population will be over the age of 60. Noted that lack of appropriate senior housing means that the elderly remain in place, and do not allow other portions of the population to use those homes (e.g., single family home with 5 bedrooms where only one aging person still lives). Seniors **don't** necessarily want to live in Piru or Leisure Village but want to be part of the community they are currently part of. Stated that unless it is a more coordinated strategy, we will continue to have these same conversations.

Jim Harnish:

What about the Age in Place concepts – asked if it was desirable?

Kim Rivers:

Made observations about creative housing (i.e., multi-level for elderly [ground], all income [second level], rental only [third level]).

Shelley Sussman:

Noted existing Home Share Program in the County.

Kim Rivers:

Noted that Prop 13 contributes to lack of housing.

Victoria Jump:

Regarding the Home Share Program, noted that many homeowners request that a home share offer live-in senior homecare services, which the program was not designed for and does not allow.

Sean Paroski:

Noted Local Agency Formation Commission (LAFCo) as primary hurdle for housing development, observed LAFCo second-guessing the water assurances provided by City of Ventura. Also noted the shrinking of the Sphere of Influence for City of Santa Paula.

Jim Harnish:

Noted that this is a state agency typically composed of a mixture of elected officials as well as other board members and a member-at-large. Stated that it is driven by State law. State law has required that LAFCo consider agricultural land preservation as part of what they do in conducting business.

Barbara Macri Ortiz:

Stated that LAFCo is one of the biggest barriers to development. Regardless of what **they should or shouldn't do**, LAFCo is a big constraint. Even simple issues, such as annexing into a sewer system, are difficult.

Bruce Smith:

Stated that LAFCo, the Board of Supervisors (BOS), and every City in the county have agreed to abide by the Guidelines for Orderly Development. And that is the framework that we operate under. Stated that it is not a single agency limiting development, observed that there has been a large degree of cooperation particularly when compared to other jurisdictions.

[Unknown]:

Stated that we need to look at zoning and regulations that help bring people out of homelessness or who are in danger of becoming homeless.

Shelley Sussman:

Who will fund this?

[Unknown]:

Noted state as one option.

Michael Nigh:

Agreed that there is a need to address homelessness, however, property availability and cost are biggest problems. Stated that through the Housing Authority or other means, the County can make this happen if there is a will.

Wyndi Austin:

Noted the frustration of no **entity just taking action**. “Do something - do anything,” **even if it doesn’t solve the whole problem**. Observed limitations on housing options found in the area.

[Unknown]:

Noted the power of accessory dwelling units (ADU), and the ability to add an ADU to offset the high property costs.

Jan Dietrick:

Provided example of Boulder as providing free housing for the homeless as the cheapest option for caring for the population. Supports fire-resistant building standards as a strategy to adapt to climate change. Also supports net-zero energy or water construction techniques.

Leslie Purcell:

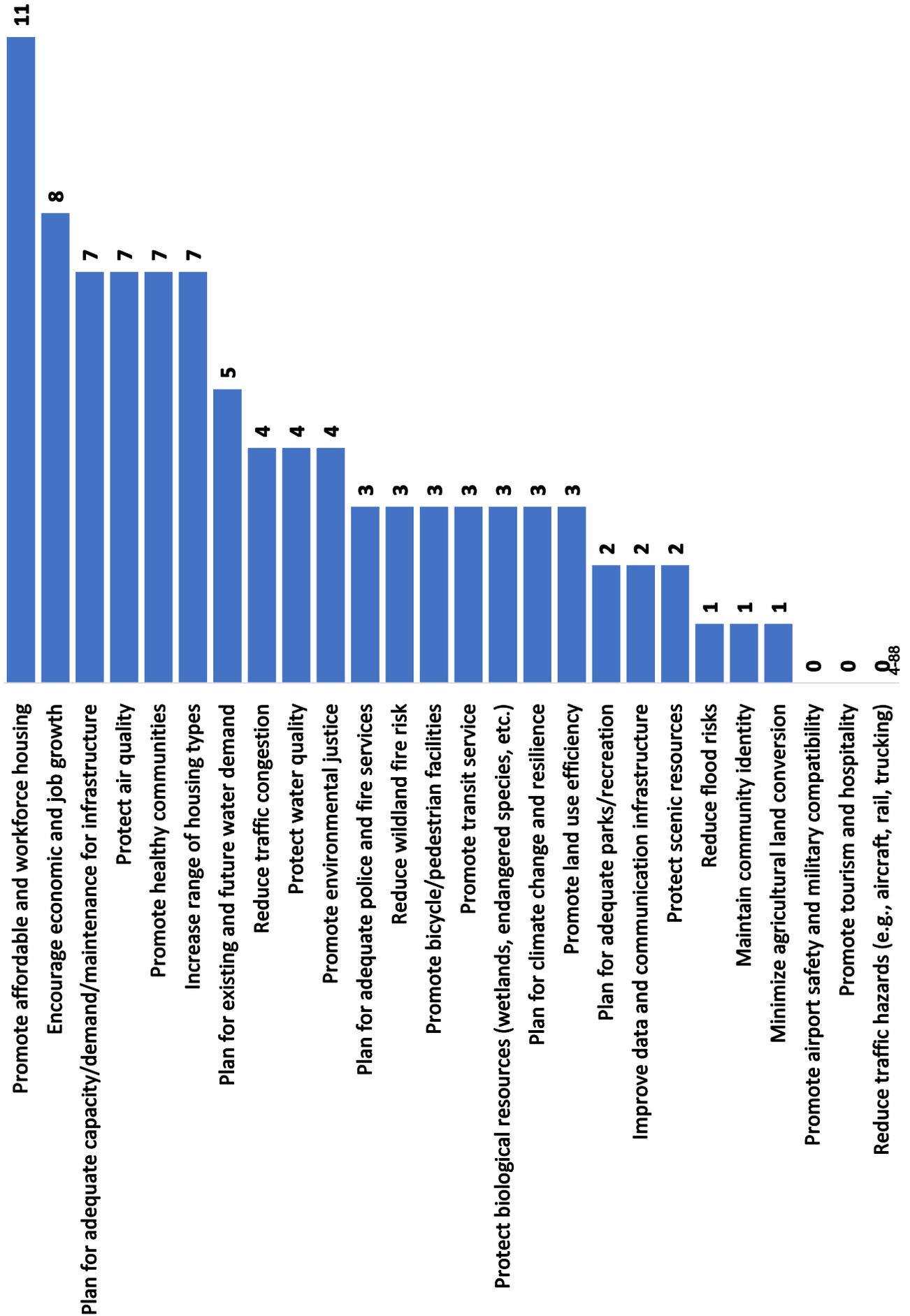
Made statement about new development slated for Ventura Harbor, and observed that beach communities possess a large number of dwelling units that do not have permanent dwelling units and are used only as vacation spots.

Barbara Macri Ortiz:

Stated that dealing with vacation rentals is important policy issue.

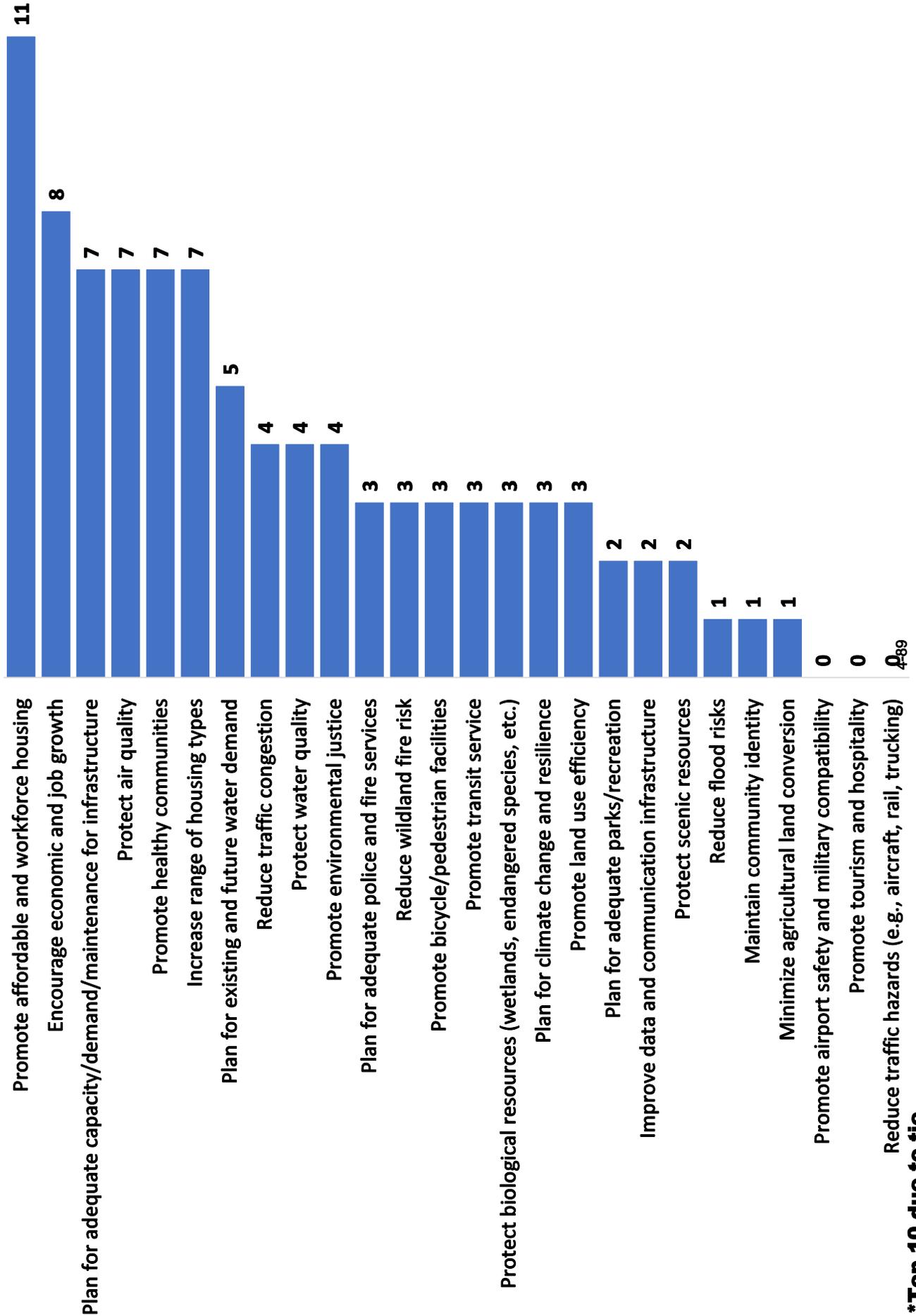
Evaluation/Policy Criteria

Housing Focus Group



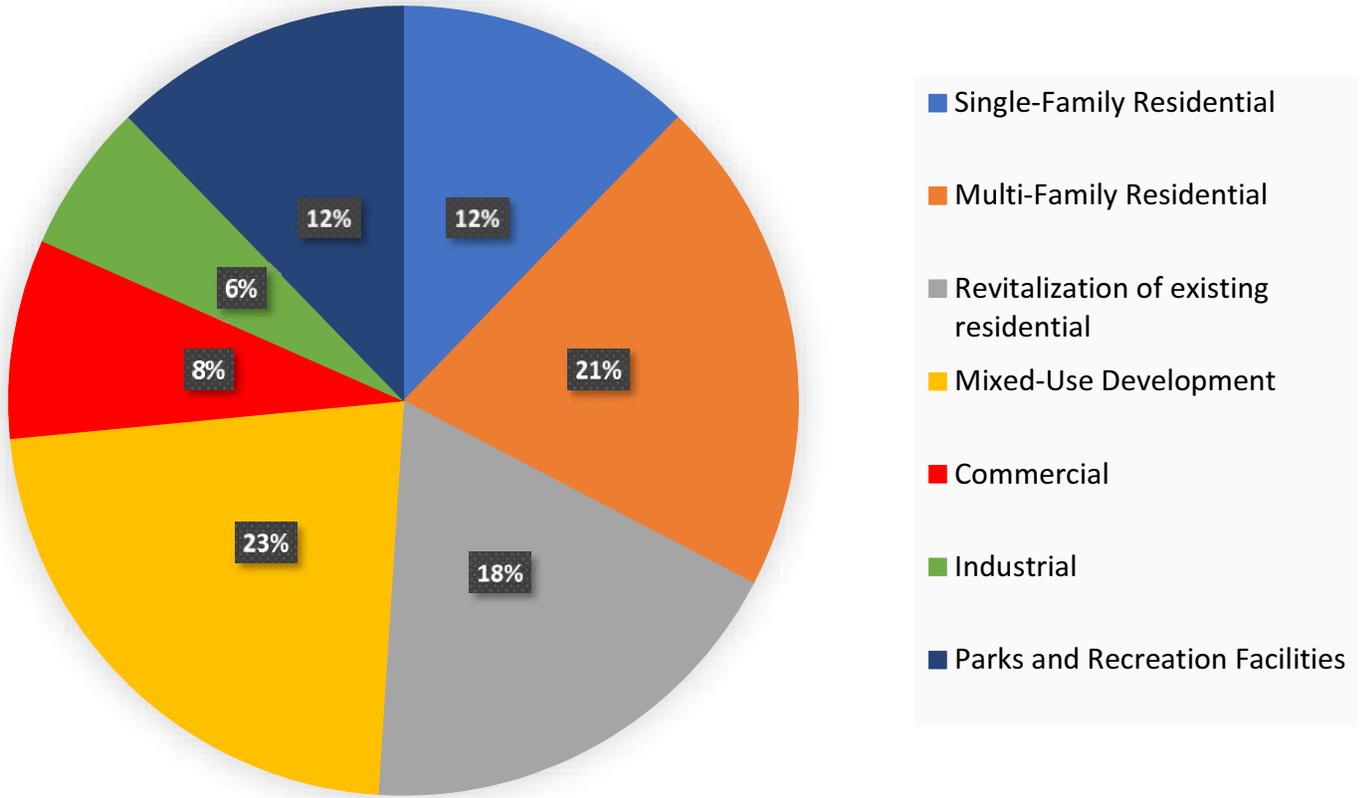
Top 12 Evaluation/Policy Criteria*

Housing Focus Group

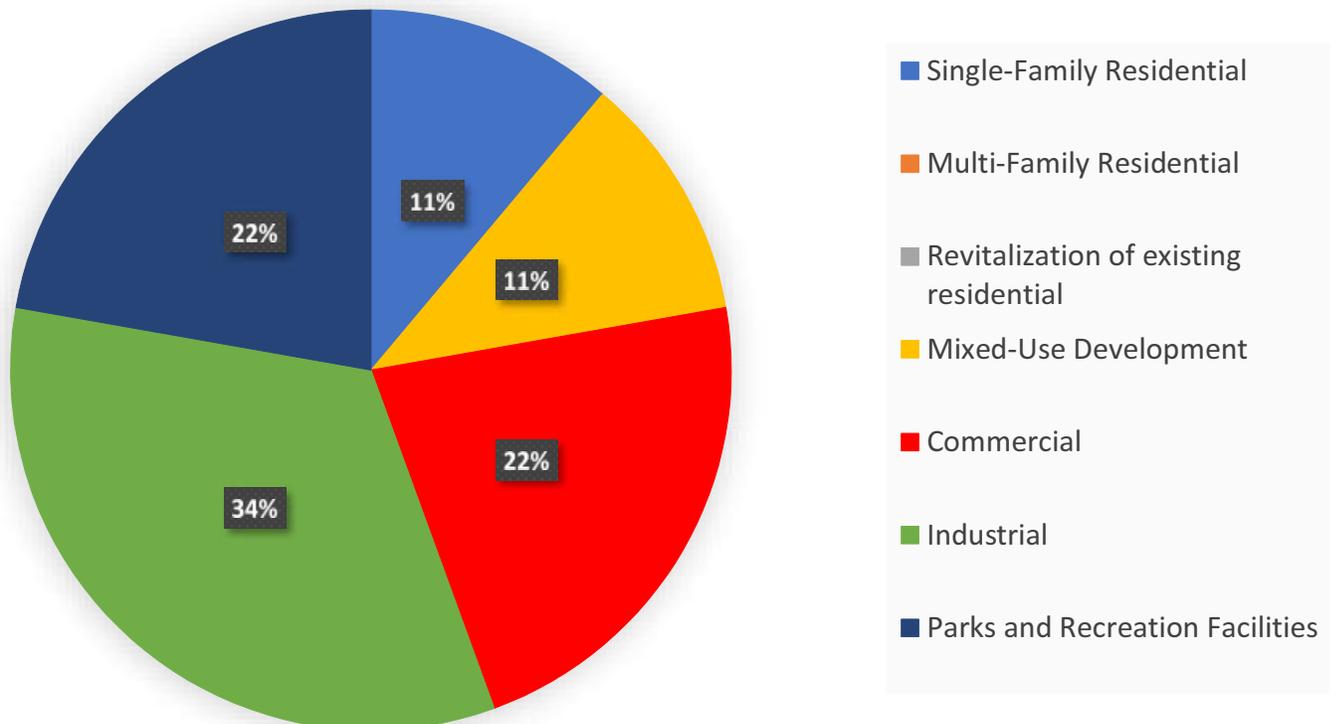


*Top 10 due to tie

"Critical Need/Need" Land Uses Identified Housing Focus Group



"Don't Need More" Land Uses Identified Housing Focus Group



Focus Group Meeting Worksheet

1 Name: Isabel Macal-Oritz

2 Name of Focus Group: Housing

3 What community do you live in: Oxnard

4 In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>Farmworker housing</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5		
The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update. Put an "X" in the Choice column to mark the 10 items most important to you.		
Category	Choice	Criteria
Land Use		Promote land use efficiency
		Minimize agricultural land conversion
		Increase range of housing types
		Promote environmental justice
		Maintain community identity
		Promote affordable and workforce housing
		Promote healthy communities
Environmental		Plan for adequate water supply/demand
		Protect water quality
		Plan for climate change and resilience
		Protect biological resources (wetlands, endangered species, etc.)
		Protect scenic resources
Transportation		Reduce traffic congestion
		Promote transit service
		Promote bicycle/pedestrian facilities
		Reduce traffic hazards (e.g., aircraft, rail, trucking)
Economic & Fiscal Health		Encourage economic and job growth
		Improve data and communication infrastructure
		Promote tourism and hospitality
Safety		Reduce flood risks
		Reduce wildland fire risk
		Promote airport safety and military compatibility
Public Facilities & Services		Plan for adequate capacity/demand/maintenance for infrastructure
		Plan for adequate police and fire services
		Plan for adequate parks/recreation

Focus Group Meeting Worksheet

1

Name:

Alondra Serena

2

Name of Focus Group:

Housing

3

What community to you live in:

Moorpark

4

In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>affordable, low income housing</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5		The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update. Put an "X" in the Choice column to mark the 10 items most important to you.	
Category	Choice	Criteria	
Land Use		Promote land use efficiency	
		Minimize agricultural land conversion	
	X	Increase range of housing types	
	X	Promote environmental justice	
		Maintain community identity	
	X	Promote affordable and workforce housing	
	X	Promote healthy communities	
Environmental		Plan for adequate water supply/demand	
		Protect water quality	
		Plan for climate change and resilience	
		Protect biological resources (wetlands, endangered species, etc.)	
		Protect scenic resources	
Transportation		Protect air quality	
		Reduce traffic congestion	
		Promote transit service	
		Promote bicycle/pedestrian facilities	
Economic & Fiscal Health		Reduce traffic hazards (e.g., aircraft, rail, trucking)	
		Encourage economic and job growth	
		Improve data and communication infrastructure	
Safety		Promote tourism and hospitality	
		Reduce flood risks	
		Reduce wildland fire risk	
Public Facilities & Services		Promote airport safety and military compatibility	
		Plan for adequate capacity/demand/maintenance for infrastructure	
		Plan for adequate police and fire services	
	Plan for adequate parks/recreation		

Focus Group Meeting Worksheet

1 Name: Tracy McArthur

2 Name of Focus Group: Housing

3 What community do you live in: Camarillo

4 In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5		
The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update. Put an "X" in the Choice column to mark the 10 items most important to you.		
Category	Choice	Criteria
Land Use		Promote land use efficiency
		Minimize agricultural land conversion
	X	Increase range of housing types
		Promote environmental justice
		Maintain community identity
	X	Promote affordable and workforce housing
	X	Promote healthy communities
Environmental		Plan for adequate water supply/demand
		Protect water quality
		Plan for climate change and resilience
		Protect biological resources (wetlands, endangered species, etc.)
		Protect scenic resources
		Protect air quality
Transportation		Reduce traffic congestion
		Promote transit service
		Promote bicycle/pedestrian facilities
		Reduce traffic hazards (e.g., aircraft, rail, trucking)
Economic & Fiscal Health		Encourage economic and job growth
		Improve data and communication infrastructure
		Promote tourism and hospitality
Safety		Reduce flood risks
		Reduce wildland fire risk
		Promote airport safety and military compatibility
Public Facilities & Services		Plan for adequate capacity/demand/maintenance for infrastructure
		Plan for adequate police and fire services
		Plan for adequate parks/recreation

Focus Group Meeting Worksheet

1 Name: Amy Duganne

2 Name of Focus Group: Housing

3 What community to you live in: Ventura

4 In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>Homeless Year Round Shelter</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5		
The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update. Put an "X" in the Choice column to mark the 10 items most important to you.		
Category	Choice	Criteria
Land Use		Promote land use efficiency
		Minimize agricultural land conversion
	X	Increase range of housing types
		Promote environmental justice
		Maintain community identity
	X	Promote affordable and workforce housing
	X	Promote healthy communities
Environmental	X	Plan for adequate water supply/demand
		Protect water quality
	X	Plan for climate change and resilience
		Protect biological resources (wetlands, endangered species, etc.)
		Protect scenic resources
Transportation	X	Protect air quality
	X	Reduce traffic congestion
		Promote transit service
	X	Promote bicycle/pedestrian facilities
Economic & Fiscal Health		Reduce traffic hazards (e.g., aircraft, rail, trucking)
	X	Encourage economic and job growth
		Improve data and communication infrastructure
Safety		Promote tourism and hospitality
		Reduce flood risks
		Reduce wildland fire risk
Public Facilities & Services		Promote airport safety and military compatibility
	X	Plan for adequate capacity/demand/maintenance for infrastructure
		Plan for adequate police and fire services
	Plan for adequate parks/recreation	

Focus Group Meeting Worksheet

1

Name: gene brooking

2

Name of Focus Group: housing

3

What community to you live in: east ventura

4

In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>trails!</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5		
<p>The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update.</p> <p>Put an "X" in the Choice column to mark the 10 items most important to you.</p>		
Category	Choice	Criteria
Land Use		Promote land use efficiency
		Minimize agricultural land conversion
		Increase range of housing types
	X	Promote environmental justice
		Maintain community identity
	X	Promote affordable and workforce housing
	X	Promote healthy communities
Environmental	X	Plan for adequate water supply/demand
	X	Protect water quality
	X	Plan for climate change and resilience
	X	Protect biological resources (wetlands, endangered species, etc.)
		Protect scenic resources
	X	Protect air quality
Transportation		Reduce traffic congestion
	X	Promote transit service
		Promote bicycle/pedestrian facilities
		Reduce traffic hazards (e.g., aircraft, rail, trucking)
Economic & Fiscal Health		Encourage economic and job growth
		Improve data and communication infrastructure
		Promote tourism and hospitality
Safety		Reduce flood risks
	X	Reduce wildland fire risk
		Promote airport safety and military compatibility
Public Facilities & Services		Plan for adequate capacity/demand/maintenance for infrastructure
		Plan for adequate police and fire services
		Plan for adequate parks/recreation

Focus Group Meeting Worksheet

1 Name: _____

2 Name of Focus Group: HOUSING

3 What community do you live in: CAMBRILLO

4 In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5		
The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update. Put an "X" in the Choice column to mark the 10 items most important to you.		
Category	Choice	Criteria
Land Use	<input checked="" type="checkbox"/>	Promote land use efficiency
	<input type="checkbox"/>	Minimize agricultural land conversion
	<input checked="" type="checkbox"/>	Increase range of housing types
	<input checked="" type="checkbox"/>	Promote environmental justice
	<input type="checkbox"/>	Maintain community identity
	<input checked="" type="checkbox"/>	Promote affordable and workforce housing
	<input checked="" type="checkbox"/>	Promote healthy communities
Environmental	<input type="checkbox"/>	Plan for adequate water supply/demand
	<input type="checkbox"/>	Protect water quality
	<input type="checkbox"/>	Plan for climate change and resilience
	<input checked="" type="checkbox"/>	Protect biological resources (wetlands, endangered species, etc.)
	<input checked="" type="checkbox"/>	Protect scenic resources
Transportation	<input type="checkbox"/>	Reduce traffic congestion
	<input type="checkbox"/>	Promote transit service
	<input checked="" type="checkbox"/>	Promote bicycle/pedestrian facilities
	<input type="checkbox"/>	Reduce traffic hazards (e.g., aircraft, rail, trucking)
Economic & Fiscal Health	<input checked="" type="checkbox"/>	Encourage economic and job growth
	<input type="checkbox"/>	Improve data and communication infrastructure
	<input type="checkbox"/>	Promote tourism and hospitality
Safety	<input type="checkbox"/>	Reduce flood risks
	<input type="checkbox"/>	Reduce wildland fire risk
	<input type="checkbox"/>	Promote airport safety and military compatibility
Public Facilities & Services	<input type="checkbox"/>	Plan for adequate capacity/demand/maintenance for infrastructure
	<input checked="" type="checkbox"/>	Plan for adequate police and fire services
	<input type="checkbox"/>	Plan for adequate parks/recreation

Focus Group Meeting Worksheet

1 Name: PAUL FISCHER

2 Name of Focus Group: HOUSING

3 What community do you live in: CAMARILLO

4 In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5 The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update.
Put an "X" in the Choice column to mark the 10 items most important to you.

Category	Choice	Criteria
Land Use		Promote land use efficiency
		Minimize agricultural land conversion
	X	Increase range of housing types
	X	Promote environmental justice
		Maintain community identity
	X	Promote affordable and workforce housing
		Promote healthy communities
Environmental	X	Plan for adequate water supply/demand
	X	Protect water quality
		Plan for climate change and resilience
		Protect biological resources (wetlands, endangered species, etc.)
		Protect scenic resources
	X	Protect air quality
Transportation		Reduce traffic congestion
		Promote transit service
		Promote bicycle/pedestrian facilities
		Reduce traffic hazards (e.g., aircraft, rail, trucking)
Economic & Fiscal Health	X	Encourage economic and job growth
	X	Improve data and communication infrastructure
		Promote tourism and hospitality
Safety		Reduce flood risks
		Reduce wildland fire risk
		Promote airport safety and military compatibility
Public Facilities & Services	X	Plan for adequate capacity/demand/maintenance for infrastructure
		Plan for adequate police and fire services
		Plan for adequate parks/recreation

Focus Group Meeting Worksheet

1

Name: Michael Nigh

2

Name of Focus Group: Housing

3

What community do you live in: Castroville

4

In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Need: _____	<input type="checkbox"/>				
Other Need: _____	<input type="checkbox"/>				
Other Need: _____	<input type="checkbox"/>				
Other Need: _____	<input type="checkbox"/>				

5 The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update.
Put an "X" in the Choice column to mark the 10 items most important to you.

Category	Choice	Criteria
Land Use		Promote land use efficiency
		Minimize agricultural land conversion
	X	Increase range of housing types
		Promote environmental justice
		Maintain community identity
	X	Promote affordable and workforce housing
		Promote healthy communities
Environmental		Plan for adequate water supply/demand
		Protect water quality
		Plan for climate change and resilience
		Protect biological resources (wetlands, endangered species, etc.)
		Protect scenic resources
Transportation		Reduce traffic congestion
	X	Promote transit service
		Promote bicycle/pedestrian facilities
		Reduce traffic hazards (e.g., aircraft, rail, trucking)
Economic & Fiscal Health	X	Encourage economic and job growth
		Improve data and communication infrastructure
		Promote tourism and hospitality
Safety		Reduce flood risks
		Reduce wildland fire risk
		Promote airport safety and military compatibility
Public Facilities & Services	X	Plan for adequate capacity/demand/maintenance for infrastructure
		Plan for adequate police and fire services
		Plan for adequate parks/recreation

Focus Group Meeting Worksheet

1

Name:

Cornel Anderson

2

Name of Focus Group:

Housing

3

What community do you live in:

Cambridge

4

In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>more affordable housing</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>for recent parolees, students</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>coast surfers</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>need permanent housing</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>for the mentally ill</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5		
The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update. Put an "X" in the Choice column to mark the 10 items most important to you.		
Category	Choice	Criteria
Land Use		Promote land use efficiency
	X	Minimize agricultural land conversion
		Increase range of housing types
		Promote environmental justice
		Maintain community identity
	X	Promote affordable and workforce housing
		Promote healthy communities
Environmental		Plan for adequate water supply/demand
	X	Protect water quality
		Plan for climate change and resilience
		Protect biological resources (wetlands, endangered species, etc.)
	X	Protect scenic resources
Transportation	X	Reduce traffic congestion
		Promote transit service
		Promote bicycle/pedestrian facilities
	X	Reduce traffic hazards (e.g., aircraft, rail, trucking)
Economic & Fiscal Health	X	Encourage economic and job growth
		Improve data and communication infrastructure
		Promote tourism and hospitality
Safety		Reduce flood risks
		Reduce wildland fire risk
		Promote airport safety and military compatibility
Public Facilities & Services	X	Plan for adequate capacity/demand/maintenance for infrastructure
		Plan for adequate police and fire services
		Plan for adequate parks/recreation

Focus Group Meeting Worksheet

1 Name: _____

2 Name of Focus Group: Housing _____

3 What community do you live in: Sims Valley _____

4 In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>Permanent Supportive Housing</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5		
The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update. Put an "X" in the Choice column to mark the 10 items most important to you.		
Category	Choice	Criteria
Land Use	<input checked="" type="checkbox"/>	Promote land use efficiency
	<input type="checkbox"/>	Minimize agricultural land conversion
	<input checked="" type="checkbox"/>	Increase range of housing types
	<input type="checkbox"/>	Promote environmental justice
	<input type="checkbox"/>	Maintain community identity
	<input checked="" type="checkbox"/>	Promote affordable and workforce housing
	<input checked="" type="checkbox"/>	Promote healthy communities
Environmental	<input checked="" type="checkbox"/>	Plan for adequate water supply/demand
	<input type="checkbox"/>	Protect water quality
	<input checked="" type="checkbox"/>	Plan for climate change and resilience
	<input type="checkbox"/>	Protect biological resources (wetlands, endangered species, etc.)
	<input type="checkbox"/>	Protect scenic resources
Transportation	<input checked="" type="checkbox"/>	Protect air quality
	<input type="checkbox"/>	Reduce traffic congestion
	<input checked="" type="checkbox"/>	Promote transit service
	<input checked="" type="checkbox"/>	Promote bicycle/pedestrian facilities
Economic & Fiscal Health	<input type="checkbox"/>	Reduce traffic hazards (e.g., aircraft, rail, trucking)
	<input checked="" type="checkbox"/>	Encourage economic and job growth
	<input type="checkbox"/>	Improve data and communication infrastructure
Safety	<input type="checkbox"/>	Promote tourism and hospitality
	<input type="checkbox"/>	Reduce flood risks
	<input checked="" type="checkbox"/>	Reduce wildland fire risk
Public Facilities & Services	<input type="checkbox"/>	Promote airport safety and military compatibility
	<input checked="" type="checkbox"/>	Plan for adequate capacity/demand/maintenance for infrastructure
	<input checked="" type="checkbox"/>	Plan for adequate police and fire services
	<input checked="" type="checkbox"/>	Plan for adequate parks/recreation

Focus Group Meeting Worksheet

1

Name: Manuel Minjares

2

Name of Focus Group: Housing

3

What community do you live in: Fillmore

4

In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: <u>low income housing</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5		
The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update. Put an "X" in the Choice column to mark the 10 items most important to you.		
Category	Choice	Criteria
Land Use		Promote land use efficiency
		Minimize agricultural land conversion
		Increase range of housing types
		Promote environmental justice
		Maintain community identity
	✓	Promote affordable and workforce housing
		Promote healthy communities
Environmental	✓	Plan for adequate water supply/demand
	✓	Protect water quality
		Plan for climate change and resilience
		Protect biological resources (wetlands, endangered species, etc.)
		Protect scenic resources
	✓	Protect air quality
Transportation	✓	Reduce traffic congestion
		Promote transit service
		Promote bicycle/pedestrian facilities
		Reduce traffic hazards (e.g., aircraft, rail, trucking)
Economic & Fiscal Health	✓	Encourage economic and job growth
		Improve data and communication infrastructure
		Promote tourism and hospitality
Safety	✓	Reduce flood risks
	✓	Reduce wildland fire risk
		Promote airport safety and military compatibility
Public Facilities & Services	✓	Plan for adequate capacity/demand/maintenance for infrastructure
	✓	Plan for adequate police and fire services
		Plan for adequate parks/recreation

Focus Group Meeting Worksheet

1 Name: _____

2 Name of Focus Group: Housing

3 What community to you live in: _____

4 In the community where you live, what is needed? (Mark one box in each line)

Land Use Type	Critical Need	Needed	Limited Need	Don't Need More	Not Sure
Single-Family Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization of existing residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Development (e.g., residential & commercial together on a site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Need: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5 The County will use a set of criteria to evaluate options for how the County can grow and develop in the future and how the General Plan can address potential policy topics. These criteria will be used to evaluate potential land use alternatives and policy alternatives for the General Plan Update. Put an "X" in the Choice column to mark the 10 items most important to you.

Category	Choice	Criteria
Land Use	X	Promote land use efficiency
		Minimize agricultural land conversion
		Increase range of housing types
		Promote environmental justice
	X	Maintain community identity
	X	Promote affordable and workforce housing
	X	Promote healthy communities
Environmental		Plan for adequate water supply/demand
		Protect water quality
		Plan for climate change and resilience
		Protect biological resources (wetlands, endangered species, etc.)
		Protect scenic resources
	X	Protect air quality
Transportation	X	Reduce traffic congestion
		Promote transit service
		Promote bicycle/pedestrian facilities
		Reduce traffic hazards (e.g., aircraft, rail, trucking)
Economic & Fiscal Health	X	Encourage economic and job growth
	X	Improve data and communication infrastructure
		Promote tourism and hospitality
Safety		Reduce flood risks
		Reduce wildland fire risk
		Promote airport safety and military compatibility
Public Facilities & Services	X	Plan for adequate capacity/demand/maintenance for infrastructure
		Plan for adequate police and fire services
	X	Plan for adequate parks/recreation

Farmworker Housing Stakeholder Meeting (January 2020)

On January 21, 2020, County Planning Division staff conducted a stakeholder meeting which included representatives from the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government officials such as the Agricultural Commissioner's Office, and nonprofit housing developers. Staff presented the current County regulations for farmworker housing and discussed the changing trends in farming and farmworker households as well as the evolving housing needs for permanent, seasonal and temporary farmworkers. The following is a list of attendees.



Informal Discussion – Farmworker Housing in Ventura County

Sign-in Sheet, January 21, 2020

County of Ventura • Resource Management Agency • Planning Division
 800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

	NAME	AFFILIATION (Farmer, Housing Advocate, etc.)	PHONE #	EMAIL ADDRESS
1	Sue Johnson	Advocate	805 890- 8061 ⁸⁰⁶¹	weebosue@gmail.com
2	Rob Roy	VCAA	(805) 388-2721	rob-vcaa@pacbell.net
3	John Krist	FARM BUREAU	805-289-0155	John@Farmbureauve.com
4	ELEN BROKAW	Home Farm Agency/ ^{Brokaw} Ranch Co.	805-779-7709	ellen@brokawagency.com
5	Karen Flock	advocate/developer	805-626-5819	Kflock@hacityventura.org
6	Albert Villaseñor	LABOR Camp Owner	805-279-7949	deloxo805@att.net
7	Christina Villaseñor	Labor Camp Owner	805-732-7424	christinavillaseñor805@gmail.com
8	Alex Teague	LIMONERA Co	805-525-5541	anteague@LIMONERA.CO
9	Fred Van Wingerden	Pyramud Flowers	805-732-1462	Fred@pyramudflowers.com
10	Israel Vasquez	Farmworker Resource Professor	805-665-0986	israel.vasquez-nicolas@ventura.org
11	ED WILLIAMS	AG COMMISSIONER	(805) 388-4343 x2	ed.williams@ventura.org
12	Dave Ward	County Planning	805 654-2481	dave.ward@Ventura.org
13	Korinne Bell	VCAA	805 933-2415	Korinne.bell@ventura.org
14	Kim Prillhart	RMA		
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