

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 23, 2021

Dave Ward, Director  
Planning Division  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

Dear Dave Ward:

**RE: Review of County of Ventura's 6<sup>th</sup> Cycle (2021-2029) Revised Draft Housing Element**

Thank you for submitting the County of Ventura's (County) revised draft housing element received for review on June 24, 2021 with revisions received on August 2, 2021 and August 18, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on July 27, 2021 with you and Senior Planner Jennifer Butler.

The revised draft element, incorporating the revisions submitted, meets the statutory requirements described in HCD's June 24, 2021 review. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585, subdivision (g). Please note, upon adoption of the housing element, the County must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov).

HCD's finding was based on, among other reasons, several programs that remove constraints on housing and effectuate Affirmatively Further Fair Housing (AFFH) policies and practices. Additionally, the County must continue timely and effective implementation of programs such as Program A (Local, State and Federal Funding), Program D (Infrastructure Constraints), Program J (Compliance with State Law and PD Permit Monitoring), Program N (Zoning Code Amendments for Special Needs Housing), Program Z (ADU Monitoring). The County must monitor the effectiveness of these, and other programs, and make adjustments, as appropriate, as part of its Annual Progress Report to HCD. Specifically, HCD notes the following:

Affirmatively Furthering Fair Housing (AFFH): The element accommodates a share of the County's units available to lower-income households in the El Rio Area Plan and the Piru Expansion Area (p. 140) which are areas of low resource. As part of addressing Assembly Bill 686 (Chapter 958, Statutes of 2018) AFFH requirements, jurisdictions must include goals, policies, and a schedule of actions that will have a beneficial impact during the planning period that seek to transform these areas into areas of opportunity and improve housing choices. Specifically, the element identifies Program A (Local, State, and Federal Funding) to establish priorities for the distribution of funds and pursue funding for the improvements to services in designated disadvantaged communities and areas of concentrated poverty and Program D to improve infrastructure and update Area Plans in disadvantaged communities. Implementing these programs is essential to meeting the County of Ventura's commitment to AFFH.

To remain on an eight-year planning cycle, the County must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021, for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: [http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375\\_final100413.pdf](http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

Dave Ward, Director  
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HCD truly appreciates the great work and cooperation you and Senior Planner Jennifer Butler provided. We are committed to assisting the County in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Shawn Danino, of our staff, at [Shawn.Danino@hcd.ca.gov](mailto:Shawn.Danino@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West  
Land Use & Planning Unit Chief