



The County of Ventura's 2021-2029 Housing Element was adopted by the County of Ventura Board of Supervisors on October 12, 2021. The County's Housing Element is currently being reviewed by the California Department of Housing and Community Development for certification and will be updated, if necessary, after certification.
[October 22, 2021]

**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 6th 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.

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.

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 and 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.

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

Please see the next page.



Housing Element

The housing element is a mandated element of the General Plan and must address the existing and projected housing needs of all economic segments of the community, either a city or county. The purpose of the housing element is to identify the community's housing needs; state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives. The State mandates housing element updates every eight years.

The County's Housing Element consists of two documents: this chapter of the General Plan and Chapter 5 in the Background Report. The Background Report is designed to meet state housing element technical requirements and to provide the demographic and local information and analysis to support the goals, policies, programs, and objectives as listed in this chapter associated with the State's latest planning period, October 15, 2021 to October 15, 2029.

Goals, policies, and implementation programs in this Element are organized under the following headings.

Section	Title	Page
3.1	Conserve and Improve Existing Housing Stock	3-1
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3.1 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.

HE-1

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

HE-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.

HE-1.2

Energy Conservation

The County shall continue to 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.

Energy conservation will also be pursued through the implementation of Programs “V”¹ and “W”² in the Conservation and Open Space Element.

HE-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.

HE-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.

HE-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.

HE-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.

¹ Improve Energy Conservation Awareness - The County shall encourage community members to conserve energy and reduce greenhouse gas emissions and increase awareness about energy efficiency and climate change and adaptation, to conduct targeted outreach to homeowners and contractors to encourage installation of electric appliances upon routine replacement of natural gas appliances and heaters and provide information regarding financial incentives.

² Energy Efficiency and Conservation Program - The County shall develop a behavior change program for energy efficiency and conservation. This program would provide energy literacy training for low-income customers on buying energy-efficient products or using energy more efficiently; develop and offer digital applications offering real-time energy use information to residents and businesses; offer anonymized data on community energy use for residents to compare performance; and provide rewards or rebates for improved energy conservation.

3. Housing Element

3.2 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 3-1, 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 3-1 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
159*	160	225	250	468	1,262

* 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 159 housing units affordable to extremely low-income households and 160 affordable to very low-income households.

HE-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.

HE-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).

HE-2.2 Increase Housing Opportunities within Area Plan Boundaries³
 The County shall pursue the following policies in Area Plan updates to increase housing opportunities.

- Identify opportunities to 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

³ 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 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 communities⁴.

Program "F" in the Land Use Element identifies a schedule for comprehensive Area Plan Updates between 2020-2040.

HE-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.

HE-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.

HE-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.

HE-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).

HE-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).

HE-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.

⁴ Additional policies related to providing equitable public services in "designated disadvantaged communities" are in Chapter 2, Land Use and Community Character Element.

3.3 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.

HE-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.

HE-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.

HE-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.

HE-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, rental and homeownership opportunities, for lower-income households.

HE-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.

HE-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.

HE-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.

HE-3.7

HC

Preventing Homelessness

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.

HE-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.

HE-3.9

HC

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.

HE-3.10

HC

Encourage Design for Large Households

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.

3.4 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.

HE-4

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

HE-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, when required by state law.

HE-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.

HE-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.⁵

HE-4.4

Innovative Housing and Construction Technologies

The County shall promote innovative housing types and encourage alternative materials and construction techniques to reduce costs.

Program "C"⁶ in the Land Use and Community Character Element will contribute towards implementing this policy.

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

⁶ Expansion of Allowed Housing types - The County shall research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs (e.g., tiny homes, co-housing developments) and if necessary, shall amend applicable ordinances to allow for their development.

3.5 Fair Housing

The County recognizes the importance of extending equal housing opportunities for all persons, regardless of race, color, national origin, religion, sex, family status (including marital status and sexual orientation), age, disability status, 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).

HE-5

Affirmatively further fair housing by taking meaningful actions that overcome patterns of segregation and foster inclusive communities.

HE-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.

HE-5.2

Equal Opportunities in Housing Market

The County shall continue to promote equal opportunity in the housing market for all persons regardless race, color, national origin, religion, sex, family status (including marital status and sexual orientation), age, disability status, source of income, or any other arbitrary factor.

HE-5.3

Promote Housing Choice

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

HE-5.4

Connect Residents to Housing Support Services

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

3.6 Implementation Programs

Program Name	Implements Which Policy(ies)	Responsible	
		Supporting Department(s)	Timeframe
<p>A Local, State and Federal Funding</p> <p>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 and community related issues:</p> <ul style="list-style-type: none"> ■ Support local non-profits to rehabilitate housing units. ■ Fund 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. ■ Investment in infrastructure and service upgrades in disadvantaged and low-opportunity areas. <p>The County shall consider as part of the next Consolidated Plan for 2025, establishing priorities for the distribution of funds, which may include criteria such as income targeting, housing for special needs including seniors and persons with disabilities, support services, and designated disadvantaged communities and areas of concentrated poverty that serve to affirmatively further fair housing.</p> <p>The County shall pursue funding from CDBG, HOME, and PHLA funds with a goal of obtaining approximately \$3.1 million dollars annually for the development affordable housing and improvements to services in low-opportunity and disadvantaged communities throughout the Entitlement Area.</p> <p>The County shall evaluate and consider applying for, and strive to receive and maintain thereafter, the State’s Prohousing Designation by demonstrating a sufficient number of policies that contribute to accelerating housing production.</p>	<p>HE 1.3 HE 1.5 HE 2.2 HE 3.1 HE 3.2 HE 3.7 HE 3.8 HE 5.1 HE 5.4</p>	<p>County Executive Office</p> <hr/> <p>Resource Management Agency</p>	<p>Annually as part of the County’s Consolidated Plan</p> <p>2025 – The Consolidated Plan fund distribution priorities will be updated</p>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p>B Mobilehome Park Rent Control</p> <p>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.</p> <p>In implementing this program, the County is protecting affordable housing options (15 mobilehome parks with 1,042 mobilehome spaces) in high opportunity areas and furthering fair housing.</p>	<p>HE 1.6 HE 5.1 HE 5.3</p>	<p>Resource Management Agency</p>	<p>Annually</p>
<p>C ADU Homeowner Tools</p> <p>To affirmatively further fair housing and 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 to make the zoning and permitting process more user-friendly, to highlight the advantages of investing in an ADU, and to make available free building plans for ADUs or farmworker dwelling units.</p> <p>In implementing this program, the County is supporting homeowners with tools and translated information to achieve the target the production of 560 ADUs and JADUs by 2029.</p> <p>EJ</p>	<p>HE 2.1 HE 2.2 HE 2.6 HE 3.5 HE 3.10 HE 5.1 HE 5.3</p>	<p>Resource Management Agency</p>	<p>August 2022</p>

3. Housing Element

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p>D Infrastructure Constraints</p> <p>The County shall convene all stakeholders, agencies, and service providers in a forum to discuss the policies that impact infrastructure necessary for housing development. The purpose of the discussion would be to identify constraints and solutions in providing water, sewer services, and dry utilities for housing.</p> <p>As Area Plans are updated, especially in designated disadvantaged communities, 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 construction improvements supporting residential development in designated disadvantaged communities.</p> <p>The County's Land Use and Community Character Element identifies the El Rio/Del Norte Area, a designated disadvantaged community, to be updated first and will assist in planning appropriate infrastructure for at least 179 multifamily units identified in the Sites Inventory, Background Report Appendix 5.A. Additionally, the County has been approved for \$300,000 in state Local Early Action Planning grant funds for various projects, one of which is to facilitate the El Rio/Del Norte Area Plan update.</p> <p>The Saticoy Sanitary District serves the unincorporated area of Saticoy, a designated disadvantaged community serving approximately 262 households. As part of the 2013-2021 Housing Element Cycle, approximately \$500,000 in CDBG funds was awarded to the Saticoy Sanitary District to remediate aging infrastructure and ensure reliable operation and processing of wastewater. The County shall distribute funding in the 2021-2029 Housing Element during two fiscal years through 2022.</p> <p>EJ</p>	<p>HE 2.2 HE 4.3 HE 5.1 HE 5.3</p> <p>PSF 1.1 PSF 1.4 PSF 1.6</p>	<p>Resource Management Agency</p> <p>Public Works Agency</p> <p>County Executive Office</p>	<p>Stakeholders , Agencies, and Service Providers Forum 2023</p> <p>Ongoing</p> <p>El Rio/Del Norte (December 2024)</p> <p>North Avenue and Ojai Valley Area Plan Update (2025-2029)</p>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p>E Farmworker Housing Study</p> <p>The County, working with advocacy groups, agricultural organizations and Ventura County cities, will: (1) take on a coordinating role to seek funding for, and to implement, a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers to farmworker housing; and, (2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farmworkers and to support agricultural businesses with a stable and healthy workforce.</p> <p>In implementing this program, the County shall strive to affirmatively further fair housing by providing housing opportunities (farmworker units or complexes) under the County’s RHNA obligation and for both County and cities to provide services for the farmworker population throughout the County.</p> <p>EJ HC</p>	<p>HE 3.1 HE 3.5 HE 3.8 HE 5.1 HE 5.2 HE 5.3 HE 5.4</p>	<p>Resource Management Agency</p> <p>County Executive Office</p> <p>Agricultural Commissioner</p> <p>Human Services Agency</p>	<p>December 2024</p>

3. Housing Element

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<p>F Annual Progress Report</p> <p>The County shall annually submit a report on the status of the Housing Element and progress in its implementation programs, using forms adopted by HCD pursuant to Government code section 65400(a)(2). The reporting shall include:</p> <ul style="list-style-type: none"> ▪ List of housing development application received; ▪ Annual building activity report; ▪ RHNA progress; ▪ If applicable, list of additional sites that will be identified or rezoned to accommodate a shortfall in housing need to meet “No Net Loss” requirements, pursuant to Government Code section 65863; ▪ Housing Element Programs implementation status; ▪ If applicable, commercial development bonus approved pursuant to Government Code section 65915.7; ▪ List of County owned or controlled lands declared surplus pursuant to Government Code section 54221, or identified as excess pursuant to Government Code section 50569; and ▪ LEAP grant reporting. 	<p>HE 2.1 HE 2.3 HE 2.8 HE 3.4</p>	<p>Resource Management Agency</p> <hr/> <p>County Executive Office</p> <p>Public Works Agency</p> <p>General Services Agency</p>	<p>Annually</p>
<p>G RHNA Transfer Study</p> <p>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 when 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>June 2025</p>
<p>H RHD Zone Ordinance Amendments</p> <p>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 HE 3.6</p>	<p>Resource Management Agency</p>	<p>December 2022</p>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p>I Participation in Regional Planning Efforts</p> <p>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 and PD Permit Monitoring</p> <p>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. The Planning Division will also monitor the Planned Development Permit process requirements and processing time to ensure the process does not act as a constraint to housing production. If determined to be a constraint, the County will modify permit processing procedures as appropriate to facilitate housing production.</p>	HE 3.6 HE 4.1	Resource Management Agency	Ongoing The 2025 Annual Progress Report will include assessment on the progress of PDP approvals
<p>K Inclusionary Housing and Housing Impact Mitigation Fee Assessment</p> <p>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 proceed with processing such a program.</p>	HE 3.1	Resource Management Agency	June 2024

3. Housing Element

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p>L Fair Housing Program</p> <p>The County will continue to contract with the Housing Rights Center (HRC), a professional fair housing service organization, to provide services to ensure fair and equal housing opportunity. Some of the free services that HRC provides include landlord/tenant counseling, housing discrimination investigation, education on fair housing laws, as well as predatory lending information and referrals.</p> <p>Additionally, the County will continue to prepare an Assessment of Impediments (AI) to Fair Housing every five years and based on the recent findings from the 2020 AI, the County will be taking the following actions to affirmatively further fair housing:</p> <ul style="list-style-type: none"> ■ Implement additional outreach strategies to inform lower-income households of available local, state, and federal homebuyer assistance. ■ Expand testing for discriminatory practices in private rental and home sales markets. <p>EJ</p>	<p>HE 5.1 HE 5.2 HE 5.3 HE 5.4</p>	<p>County Executive Office</p>	<p>HRC submits a quarterly report to the County and a summary of the results are submitted to HUD for reporting purposes annually as part of the CAPER</p>
<p>M Density Bonus Ordinance Update</p> <p>The County shall update the Density Bonus Ordinance to be consistent with State density bonus law.</p>	<p>HE 3.3</p>	<p>Resource Management Agency</p>	<p>December 2022</p>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p>N Zoning Code Amendments for Special Needs Housing</p> <p>The County shall amend the Non-Coastal and Coastal (if applicable) Zoning Ordinances to ensure compliance with State law 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 requirements applied to other residential uses of the same type in the same zone. ■ 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 ■ Ensure the permitting requirements and necessary findings for residential care facilities for 7 or more persons are consistent with state law and fair housing requirements. ■ Amend the Non-Coastal Zoning Ordinance to align with requirements for permitting emergency shelters as described in Government Code section 65583(a)(4). ■ Ensure the permitting requirements and necessary findings for reasonable accommodations are consistent with state law and fair housing requirements. <p>HC</p>	<p>HE 3.1 HE 3.3 HE 3.9</p>	<p>Resource Management Agency</p>	<p>December 2022 (Local adoption; Coastal Commission Certification in 2023)</p>

3. Housing Element

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p>O Funding for the Housing Trust Fund</p> <p>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 addition, the County will coordinate with local agencies and community stakeholders on the creation of a countywide dedicated source of funding for housing.</p> <p>In June 2020, the County Board of Supervisors approved \$300,000 in General Funds to be contributed to the Housing Trust Fund of Ventura County, \$100,000 per year over three years (FYs 2020-2023). Additionally, approximately \$1 million in PLHA funding to the VC Housing Trust Fund has been approved and is anticipated to be distributed over three years (FY2021-2024). In implementing this program, the Housing Trust Fund of 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>	<p>HE 3.1 HE 3.2 HE 5.3</p>	<p>County Executive Office</p>	<p>FY 2020-2024</p> <p>By 2025, the County will consider dedication of additional funds</p>
<p>P Maintain Senior Housing at Mobilehome Parks</p> <p>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>	<p>HE 1.6 HE 3.1</p>	<p>Resource Management Agency</p>	<p>Ongoing</p>
<p>Q Housing Choice Vouchers</p> <p>The County shall continue to participate in the Housing Choice Vouchers Program, administered by the Area Housing Authority of the County of Ventura with the goal of providing long-term housing assistance to low-income individuals and families to provide them the means to maintain housing and avoid use of the shelter system.</p> <p>In implementing this program, the County Area Housing Authority receives and distributes approximately \$28 million annually towards housing vouchers to assist residents from unincorporated County as well as in the cities of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, and Thousand Oaks.</p>	<p>HE 3.2 HE 3.7 HE 5.3 HE 5.4</p>	<p>Area Housing Authority of the County of Ventura</p>	<p>Ongoing</p>

Program Name	Implements Which Policy(ies)	Responsible Supporting Department(s)	Timeframe
<p>R First-Time Homebuyer Assistance</p> <p>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> <p>Beginning in the FY 2022-23 County budget cycle and based upon the annual funding cycles thereafter, the CEO-Community Development shall implement notice of funding availability and application acceptance process per year during the Housing Element cycle. Priority application points shall be given to applications received from households from low opportunity and/or disadvantaged communities.</p> <p>The County shall target an average of 12 down payment assistance each year, approximately \$300,000, utilizing CDBG funds throughout the Entitlement Area.</p>	<p>HE 3.2 HE 5.3 HE 5.4</p>	<p>County Executive Office</p>	<p>FY2022-23, Ongoing</p>
<p>S Development Review Committee Fee Waiver</p> <p>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>	<p>HE 3.3 HE 4.2</p>	<p>Resource Management Agency</p>	<p>May 2022 (As part of the mid-year amendments to the County fee schedule)</p>
<p>T Publish Clear Permit Approval Procedures</p> <p>The County shall publish clear permit approval procedures by maintaining an updated webpage that includes Spanish translation that clearly identifies ministerial permitting pathways for new state law provisions (e.g., SB 35, AB 2162, AB 1783 compliant housing) which exempt certain housing development from discretionary review.</p> <p>EJ</p>	<p>HE 3.6 HE 4.1</p>	<p>Resource Management Agency</p>	<p>April 2022</p>

3. Housing Element

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<p>U Modular Accessory Dwelling Units and Garage Conversion Building Plans</p> <p>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 garage ADU conversion to be made available to homeowners.</p>	<p>HE 2.1 HE 2.2 HE 2.6 HE 3.3 HE 3.5 HE 3.10</p>	<p>Resource Management Agency Ventura Council of Governments</p>	<p>Summer 2022</p>
<p>V Code Compliance</p> <p>The County shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords to improve overall housing quality and conditions by responding to calls from residents regarding potential building code violations, and refer residents to appropriate resources (e.g., Building and Safety division, fair housing legal services through Housing Rights Center, and Human Services Agency, etc.). The County shall report the results of the Code Compliance violations and resolutions for substandard housing improvements bi-annually.</p>	<p>HE 1.1 HE 1.3 HE 3.1</p>	<p>Resource Management Agency</p>	<p>Bi-Annually (As part of the Annual Progress Report)</p>
<p>W Home Rehabilitation</p> <p>The County shall partner with non-profit organizations such as Habitat for Humanity to provide home rehabilitation assistance for homes owned by low-income families, veterans, and elderly residents on limited incomes. By addressing long-deferred home maintenance, and fixing critical repairs and code violations, this program helps families stay in their already affordable homes and avoid displacement.</p> <p>Based upon the annual funding cycles available to the County beginning in FY 2021-22, CEO-Community Development shall implement notice of funding availability shall and application acceptance process for up to 15 units or \$200,000, per year during the eight-year Housing Element cycle. Priority application points shall be given to applications received from low opportunity and disadvantage communities in entitlement areas to affirmatively further fair housing.</p>	<p>HE 1.1 HE 1.3 HE 3.2 HE 5.1 HE 5.4</p>	<p>County Executive Office Resource Management Agency</p>	<p>FY 2021-22, Ongoing</p>

Program Name	Implements Which Policy(ies)	Responsible	Timeframe
		Supporting Department(s)	
<p>X HomeShare The County shall administer the HomeShare program, which matches home providers with home seekers in exchange for minimal rent and/or services, such as a senior homeowner that is in need of assistance (transportation, cooking, housekeeping, yardwork, companionship, pet care, etc.) and has extra available room in his/her home.</p> <p>In implementing this program, the HomeShare program matches approximately 112 home seekers with providers annually. Monthly rental ranges from \$500-\$600, sometimes no-rent is charged if over 10 to 12 hours of services is provided per week. Additionally, the County is providing affordable housing options in high opportunity areas and furthering fair housing.</p>	HE 3.1 HE 3.9 HE 5.4	Area Agency on Aging	Ongoing
<p>Y Inclusive Community Representation The County shall actively recruit county residents in low opportunity neighborhoods to serve or participate on boards, committees, and other local government bodies to foster inclusive communities and further fair housing objectives.</p> <p>EJ</p>	HE 3.1 HE 5.1	County Executive Office Resource Management Agency	Ongoing
<p>Z ADU Monitoring The County shall track new ADUs and collect information on the use and affordability of these units. Halfway through the projection period (2025), if determined that these units are not meeting a lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA.</p>	HE 2.1	Resource Management Agency	Annually (As part of the Annual Progress Report) The 2025 Annual Progress Report will include assessment on the progress of ADUs in meeting RHNA targets