

- (3) Open Space should also include areas within which recreational activities can be pursued, including, but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- (4) Open Space should also include areas of land or water which are set aside for public health and safety, thereby safeguarding humans and property from certain natural hazards, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.
- (5) Open Space should also include undeveloped natural areas surrounding urban-designated areas which have been set aside to define the boundaries of the urban-designated areas, to prevent urban sprawl, and to promote efficient municipal services and facilities by confining the areas of urban development.
- (6) The smallest minimum parcel size consistent with the Open Space land use category is 10 acres. Subzones may require larger minimum parcel sizes.
- (7) The minimum parcel size for Open Space properties contiguous with the Agricultural land use designation shall be 20 acres.

6. State or Federal Facility:

- (1) The State or Federal Facility land use designation shall include State or Federally owned lands on which a significant governmental use is located, and which are under the control of the State or Federal government and, therefore, effectively beyond the land use jurisdiction of the County.
- (2) Whenever land designated State or Federal Facility is transferred to a private party or another public entity, the land shall be redesignated to an appropriate land use designation through the General Plan Amendment process.

7. Urban Reserve:

- (1) The Urban Reserve overlay designation shall be applied to all unincorporated land within a city's adopted Sphere of Influence.
- (2) Applicants for General Plan amendments, zone changes, and *discretionary development* should apply to the appropriate city and shall be discouraged from applying to the County.

3.3 Population and Housing

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan [Government Code Section 65302(c)]. The Element shall identify and analyze existing and projected housing needs, and shall include a statement of *goals* (including quantified objectives), *policies*, and scheduled *programs* for the preservation, improvement and development of housing. A Housing Element also shall identify adequate sites for housing and provide for the existing and projected needs of all economic segments of the County (Government Code Section 65583).

In addition to State law, the guidelines adopted by the Department of Housing and Community Development should be considered in the preparation of the Housing Element (Government Code Section 65585). Periodic review of the Element should evaluate:

- The appropriateness of its goals, policies and programs in contributing to the attainment of the State housing goals;
- Its effectiveness in attaining the County's housing goals and objectives; and
- The progress of its implementation (Section 65588).

The Population and Housing Section of the Land Use Chapter and the Land Use Appendix of the Ventura County General Plan are intended to fulfill the requirements of State law regarding Housing Elements. This section contains the Goals, Policies and Programs associated with the January 1, 2014 to October 1, 2021 Housing Element cycle. Other components of the Housing Element are contained in Section 3.3 of the Land Use Appendix. The following goals, policies and programs apply to population and housing:

3.3.1 Goals

1. **Population and Dwelling Unit Forecast Goal:** Monitor the rate and distribution of growth within the cities and unincorporated area of the County, and ensure that the population and dwelling unit forecasts of the County General Plan are periodically updated and are consistent with the cities' and County's General Plans and the ability to provide adequate public facilities and services.
2. **Consistency with Public Facilities and Services Capacity Goal:** Ensure that the rate and distribution of growth within the County does not exceed the capacity of public facilities and services to meet the needs of the County's population and to protect the public health, safety, and welfare.
3. **Housing Preservation Goals:** Preserve the condition of the existing housing stock and the continuing affordability of currently affordable units:
 - (1) Encourage preservation of the existing housing stock (31,158 units). The preservation objectives by income category are as follows:

<i>Extremely Low-Income Units</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Upper-Income Units</i>
4,026	3,659	5,621	5,360	12,491

- (2) Assure, where feasible, the continued affordability of the existing affordable housing stock.
- (3) Assure, where feasible, that affordable housing in the Coastal Zone is replaced in proximity when demolished or converted.
4. **Housing Rehabilitation Goals:** Continue and expand, where feasible, existing housing rehabilitation programs:
 - (1) Promote the improvement of existing housing by informing the public about existing energy conservation and weatherization retrofit.
 - (2) Promote the development of room additions and second dwelling units to reduce overcrowding for lower-income households.
5. **Housing Opportunities Goals:** Increase housing opportunities for households of all income levels, with special emphasis on *lower-income* households, senior citizens, mentally ill, single heads of household, large families, farmworkers, handicapped and homeless:
 - (1) Promote and facilitate a 1.5 percent market vacancy rate in owner-occupied housing and 4.5 percent market vacancy rate in rental housing. These are the vacancy rates determined to indicate a healthy market vacancy need and used by the Southern California Association of Governments (SCAG) in the 5th cycle RHNA allocation methodology.

- (2) Facilitate the construction of 1,015 new dwelling units in the following income categories in the unincorporated area of Ventura County between January 1, 2014 and October 1, 2021:

<i>Extremely Low-Income Units</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Upper-Income Units</i>
123	123	168	189	412

- (3) Promote and facilitate the construction of housing which is suited to the specific needs of other *lower-income* groups (i.e., farmworkers, senior citizens, mentally ill, handicapped, single heads of households, large families or homeless) both Countywide and within the unincorporated areas of the County.
- (4) Provide opportunities for new, and preserve existing, senior housing including senior ownership, rental, and manufactured housing.
- (5) In areas outside of Existing Communities, facilitate the construction of *lower-income* housing which is suited to the rural character, economy and needs of Ventura County, such as farmworker housing, manufactured housing, mobile homes, and second-dwelling units.
- (6) Assist *lower-income* households to purchase or rent homes.
- (7) In conjunction with Public Facilities and Services Goals 4.1.1 and 4.3.1, ensure that adequate public facilities and services are planned to serve new and existing development.
6. **Housing Diversity Goals:** Promote a diversity of housing types, *tenure*, and price:
- (1) Increase the number of single-family attached, multi-family, and rental units in unincorporated communities that have a disproportionately high percentage of single-family detached and owner-occupied housing units.
 - (2) Strive for an equitable distribution of housing types and prices throughout the Urban and Existing Community designated areas of the unincorporated County.
 - (3) Continue the utilization of mobilehomes and manufactured homes in the unincorporated County as a means of providing dwelling units for *lower-income* households.
7. **Housing Equality Goal:** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, age, ancestry, national origin, color, or socio-economic status by attempting to eliminate discrimination in housing through support of Federal, State and local fair housing laws and policies.
8. **Area Plans and Other County Policies Goal:** Ensure that the Population and Housing Section of the County General Plan and new housing *developments* are consistent with the *goals*, objectives and *policies* of the various Area Plans and other County adopted plans and *policies*. Ensure that Area Plans are consistent with the *goals*, objectives and *policies* of the Population and Housing Section of the County General Plan.
9. **Population and Housing Section Update Goal:** Ensure that the Population and Housing Section of the County General Plan is kept current by updating population data on an ongoing basis; by reassessing the *goals*, objectives and *policies* of the Population and Housing Section; and by evaluating the effectiveness of the Section's *programs* as specified by State law.

3.3.2 Policies

1. **Forecasts Policy:** The population, dwelling unit and employment forecasts ([Figures 3.29](#), [3.30](#), and [3.31](#)) do not constitute absolute ceilings for growth in the various subareas of the County. However, they do constitute a framework for general growth patterns and provide a means of evaluating the cumulative effect of development and other land use projects within each subarea and in the County as a whole. Any project or combination of projects which would cause the forecasts to be exceeded in a given forecast year of a given subarea shall be reviewed to ensure that growth does not exceed the capacity of the available and/or planned public facilities or public services for that subarea. The purpose of the forecasts is not to impose artificial limits

on the rate or form of growth, but to provide a logical basis for planning public facilities and services, and to assist public decision-making bodies in ensuring that public needs will be addressed and accommodated in a comprehensive and long-term manner.

2. Housing Preservation Policies:

- (1) Existing residentially developed neighborhoods shall not be designated under Area Plans to land uses that would eliminate or degrade the housing stock within that community.
- (2) *Lower- and moderate-income* rental housing located in the Coastal Zone shall be concurrently replaced within three miles, if feasible, when two or more such units are converted or demolished.
- (3) The County shall support the efforts of private and public agencies to preserve the existing housing stock including all housing types such as, single-family, multi-family, farmworker, second dwelling units, manufactured and mobile homes.

3. Housing Rehabilitation Policy: The County shall coordinate its housing rehabilitation programs with those of other public and private agencies.

4. Housing Opportunities and Diversity Policies:

- (1) As Area Plans are developed or updated, the County shall attempt to accomplish the following to encourage greater housing opportunities as well as safe and livable residential neighborhoods:
 - Increase density, where appropriate, to reduce the cost of land per unit.
 - Increase density, where appropriate, near job clusters, commercial centers, or transit stops.
 - Ensure a mix of residential densities (i.e., single family attached and multi-family as well as single-family detached).
 - Re-designate, where appropriate, any commercial, industrial or public land which has been determined to be surplus for the community needs, to a residential land use designation in order to increase the land available for housing.
 - Discourage the conversion of existing residentially developed or designated areas to other land uses.
 - Ensure that there is enough residential land to meet planned employment opportunities and that there is a balanced amount of commercial, industrial and residential land use designations.
 - Enhance existing residential areas by seeking development and funding opportunities for public infrastructure such as sidewalks and other pedestrian networks, bicycle facilities, neighborhood parks, and street trees in the County's most urbanized communities (such as Saticoy, North Ventura Avenue, El Rio, and Piru).
 - Discourage the conversion of existing senior citizen housing to other uses.
 - Develop a Master Environmental Assessment or Environmental Impact Report for the area encompassed by the Area Plan which could reduce processing time associated with subsequent environmental documents for residential projects.
- (2) The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as senior citizens, mentally ill, handicapped, large families, single heads of household, farmworkers and the homeless.
- (3) County-owned land that is no longer necessary for the purpose for which it was acquired or previously used shall be evaluated for its suitability for *lower-income* housing and emergency shelters using criteria including, but not limited to, compatibility with surrounding existing land uses and economic viability. If suitable, such land shall be made available to public or private non-profit organizations for the construction of *lower-income* housing or emergency shelter.

(4) The County shall offer, under Article 16, Density Bonus Program of the Zoning Ordinance, a density bonus and other concessions for those residential projects that provide a minimum percentage of the units for *lower-income* and *moderate-income* households, condominium conversion projects, and senior households per the requirements of State law. These units shall have resale or rental controls attached to them.

5. Housing Equality Policies:

- (1) 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.
- (2) The County shall continue to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.

6. Area Plans and Other County Policies:

- (1) As Area Plans are developed or updated, they shall be consistent with the *goals* and *policies* of the Population and Housing Section of the County General Plan.
- (2) As Area Plans are updated for the County's urbanized communities, appropriate locations should be identified as opportunity sites for multi-family, senior citizen, and/or farmworker housing.
- (3) The goals, objectives, and policies of the Area Plans and other adopted County plans and policies shall be considered at the time of permit application for housing development, especially with regard to the following:
 - Consistency with adopted regional population forecasts.
 - Consistency with adopted land use and circulation element maps or policies.
 - Balance of residential development with employment opportunities.
 - Preservation and conservation of natural resources and agricultural lands.
 - Recognition of environmental hazards and constraints.
 - Preservation and promotion of community character.
 - Availability of existing and planned infrastructure and urban services.

7. **Population and Housing Section Update Policy:** The Housing Section of the General Plan shall be revised as prescribed by State law. The entire Housing Section and Land Use Appendix shall be reviewed as necessary to identify changes in the County's housing *goals*, objectives, *policies* and *programs* that may be appropriate based upon changing needs or priorities.

3.3.3 Programs

An attempt has been made not to duplicate *programs* under separate headings. For example, some *programs* which will provide "housing opportunity" would also add to "housing diversity", but have not been repeated. It is recommended, therefore, that all *programs* be reviewed to gain an understanding of how the *programs* interrelate and how, together, they will bring Ventura County closer to attaining its housing *goals* and objectives.

1. **Population and Dwelling Unit Forecast Program:** 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 (ongoing).
2. **Population and Dwelling Unit Monitoring Program:** 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).

3. Housing Preservation Programs:

- (1) The Resource Management Agency (Planning, Building and Safety, Environmental Health) will continue the enforcement of zoning, building and safety, and public health codes on a complaint or voluntary request basis (ongoing).
- (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 (ongoing).
- (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 (ongoing).

4. Housing Rehabilitation Programs:

- (1) The Resource Management Agency (Planning, Building and Safety, Code Compliance, Environmental Health) 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 (ongoing). 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 (ongoing).
- (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 (ongoing).
- (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 (ongoing).

5. Housing Opportunity and Diversity Programs:

- (1) 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 (ongoing).
- (2) 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 (ongoing).
- (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 (ongoing).
- (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” (ongoing).

- (5) The County will continue to support the Continuum of Care efforts to prevent and end homelessness by the following efforts:
 - 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 (ongoing).
 - (6) The County Executive Office will continue to actively participate on the Ventura County Interagency Council on Homelessness and with each of the cities within Ventura County to facilitate the implementation of the 10-Year Strategy to End Homelessness for Ventura County (ongoing).
 - (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 (ongoing).
 - (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 (FY 2015-16).
 - (9) The Planning Division will pursue the following action to promote the construction of second dwelling units for *lower-income* households:
 - Seek funding for a program that would solicit, assemble and distribute pre-approved building plans for second dwelling units (FY 2014-15).
 - As regulations change, update informational brochures and/or website information that describe the process for obtaining permits for second dwelling units. (ongoing).
 - (10) 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 (NCZO -FY2014-15; CZO – FY2015-16 or concurrent with Phase II CIAP Grant CZO amendments).
 - (11) The Planning Division will evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing countywide (FY 2015-16).
 - (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 (ongoing).
6. **Housing Equality Program:** 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).
7. **Population and Housing Section Update Programs:**
- (1) 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:
 - 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).
- (2) 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).

3.4 Employment and Commerce/Industry

The population, dwelling unit and employment forecasts ([Figures 3.29](#) and [3.30](#)) do not constitute absolute ceilings for growth in the various subareas of the County. However, they do constitute a framework for general growth patterns and provide a means of evaluating the cumulative effect of development and other land use projects within each subarea and in the County as a whole. Commerce and industry are the principal means by which Ventura County residents are employed and are the financial foundation upon which our communities are based ([Figure 3.31](#)).

Commercial and industrial uses are generally considered to be urban land uses that require public services and facilities. In Ventura County, commercial uses are located in cities and unincorporated urban centers or Existing Communities, and serve the needs of the residents and visitors of the respective city, urban center or Existing Community. Similarly, industrial uses are principally located in cities and unincorporated urban centers and Existing Communities. Ventura County industrial uses serve as the foundation of the local economy and are an integral part of the regional and global economies.

The following goals, policies, and programs govern commercial and industrial uses and development:

3.4.1 Goals

1. Encourage adequate commercial uses to develop within the incorporated cities, unincorporated urban centers and designated Existing Communities to meet the shopping, service and entertainment needs of area residents and visitors.
2. Encourage adequate industrial uses to develop within the incorporated cities, unincorporated urban centers and designated industrial Existing Communities, to meet the manufacturing, processing, fabrication and service needs of the local, regional and global economy, and to meet the employment needs of County residents.
3. Ensure that commercial and industrial uses develop in a manner compatible with neighboring residential and agricultural land uses, and natural resources.
4. Ensure that new commercial and industrial development does not adversely impact existing public facilities and services.
5. Ensure that commercial and industrial uses are developed to high standards of urban design and environmental quality.
6. Provide for the orderly distribution of employment opportunities within the County commensurate with housing opportunities.