Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of San Buenaventura (Ventura)

Mailing Address: P.O. Box 99 Room 133
Ventura, CA 93002

Contact Person: Jennie Buckingham Title: Senior Planner

Phone: (805) 658-4729 FAX (805) 654-7560 E-mail: jbuckingham@ci.ventura.ca.u

Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Housing Policy Department
Received on:

JAN 2 1 2014

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of San Buenaventura (Ventura)

Reporting Period Date 01/01/2010 - Date12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
073-0-123-280	5+	R	36				36	36	TCAC/HCD	Reg Agree	
069-0-111-225	5+	R	12				12	12	TCAC/CDLAC/ HOME/RDA	Reg Agree	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	4	4				
(10) Total by income Table A/A3 ► ►			48			4	52	48			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Housing Element Implementation
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Jurisdiction City of San Buenaventura (Ventura)

Reporting Period Date 01/01/2010 - Date12/31/2010

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				10	CDBG
(2) Preservation of Units At-Risk				78	The City worked with the Los Angeles HUD Field Office, The Housing Authority of the City of San Buenaventura (HACSB) and the owner of a property whose regulatory agreement was expiring. HACSB was allocated 78 new enhanced vouchers in the property.
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	88	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	4					4	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 2006	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011	Year 2012	Year 2013	Year 2014		
Very Low	Deed Restricted	849		1	1	40	48					90	759
	Non-deed restricted												
Low	Deed Restricted	703		26	1	29						56	527
	Non-deed restricted					120						120	
Moderate	Deed Restricted	816											478
	Non-deed restricted			17	1	320						338	
Above Moderate		1,643		262	15	64	4					345	1,298
Total RHNA by COG. Enter allocation number:		4,011		306	18	573	52					949	3,062
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Housing Element Implementation
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Jurisdiction City of San Buenaventura (Ventura)

Reporting Period Date 01/01/2010 - Date12/31/2010

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Housing Preservation Program (HPP)	Assist 30 households	2010	Assisted two low-income households with $42,500 in deferred loans to rehabilitiate their owner occupied homes.
Housing Code Enforcement Program	Continue implementation of Housing Code Enforcement Program.	continuous	Code enforcement of the housing code continues with enforcement of code and corrections of violations.
Section 8 Rental Assistance	Provide clean, safe affordable housing to low-income residents.	continuous	Continue to participate in Housing Authority's Section 8 program.
Preservation of Assisted Housing	Maintain a inventory of affordable housing for low-income residents.	continuous	Rental housing monitoring is undertaken every year in October.
Mobile Home Park Rent Stabilization	Maintain an inventory of affordable rent spaces in mobile home parks.	2009	The City adminsters its Mobile Home Rent Stabilizations Municipal Code Section 6.600.
Mobile Home Grant Program	Assist 10-20 MH owners/year (80-160 over 8-year period).	2014	Assisted 15 low-income owner-occupants each with a loan up to $5,000 for rehabilitation of MH units; loan is forgiven 20% a year over a 5 year period of continued occupancy.
Mobile Home Park Preservation	Preserve MH Park designation	continuous	Per the State Sudivision Map Act (Gov't Code Section 66427.5), upon the sale of at least one unit the park would not be subject to the City's rent stabilization ordinace. For tenants choosing to stay, the monthly rent would increase over a four-year
Mobile Home Park Resident Ownership Program (MHROP)	Provide MPROP info to MHP tenants & non-profit organizations active in MHPs.	continuous	The City's Mobile Home Rent Administrator reviews proposed and/or pending legislation concerning various mobile home park and mobile home park resident
Rental Acquisition and Rehabilitation Program	Continue to seek opportunities for acquisition and rehabilitation of deteriorating rental properties in locations that contribure to overall neighborhood	continuous	Continue to implement program.
Workforce & Downtown Housing	Provide financial and regulatory incentives to developers to increase supply of rental Affordable Housing for lower income workforce.	continuous	The City and it Redevelopment Agency will committ affordable housing funds: Redevelopment set-aside, HOME, CDBG, Mortgage Revenue Bonds.
Homebuyer Assistance Program (HBAP)	Assist Low-Income Households with Homebuyer Assistance Program.	continuous	The Homebuyer's Assistance Program was put on hold in 2009.
Mortgage Credit Certificate	The City will continue to participate in the MCC program with a goal of assisting 35	2009	The MCC has been discontinued
Inclusionary Housing Ordinance	Production of affordable housing by requiring a percentage of units within new market-rate developments be price-restricted for very low, low, and/or	continuous	The City will continue to implement the adopted Inclusionary Housing Ordinance.
Second Units	To facilitate the construction of new second units through establishing performance standards to ensure quality development.	continuous	A Blue Ribbon Panel has been formed to review the 2nd unit ordinance.
Non-Traditional Housing	The City will revise the Zoning Code to provide tailored development standards to facilitate the development of non-traditional housing types, including co-housing, assisted living facilites and live-work units.	2014	Continue program to encourage non-traditional housing types. Seek additioanl non-traditional housing types through forthcoming coding efforts in the Saticoy-Wells, Midtown, and Westside Community plans.

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Public Service Employees Assistance	To the extent legally feasible, the City Council will incorporate prioritization for public service employees in local housing.	continuous	Continue to implement and monitor effectiveness of Employee Housing Assistance Program.
Site Inventory and Re-designation of Non-Residential Sites	The City will maintain an up to date inventory of sites suitable for residential development, and provide interested developers with information on avaialbe developemnt incentives.	2014	Integrate applicable program elements into new program (Infill-First Strategy).
Urban Infill (UI) Overlay Zone	The Urban Infill Overlay Zone provides flexible development standards, fee incentives and streamlined processing, while ensuring high quality development.	continuous	The Infill-First strategy and form-based codes are greatly facilitating mixed-use and infill development on small site of less than one acre.
Transitional Housing and Emergency Sheltors	The City will continue to permit the siting of transitional housing facilites and emergency sheltors at appropriate locations and support organizations that meet the housing and suppportive service needs of the	continuous	The City will continue support of the program and amend zoning regulations to comply with SB2.
Adaptive Reuse Ordinance	The City will develop an adaptive reuse ordinace with tailored development standards and building codes for the development of mixed use construction.	continuous	Continue to approve mixed-use development consisting of commercial, assembly space and residential units with an affordable housing component.
Farm Worker Housing	To provide for farm worker housing by allowing permits in commercial and industrial districts. Coordinate with the County in evaluation of local farm worker housing needs and in the identification of	continuous	Amend program to provide for farm worker housing through future specific plans consistent wit the General Plan. Amend the Zoning Regulations to be consistent with the Health and Safety Code Sections 17021.5 and 07021.6.
Use of City-Owned/Publicly-Owned Land for Affordable Housing	In conjunction with award of projects associated with the Agency's Affordable Housing Request for Proposal, provide assistance with site assembly and land write-downs to selected developers in	continuous	Fund affordable housing development at the WAV project with RDA and land wirte downs.
Residential Growth Management Program	Pursue revisions to the RGMP bu reducing thresholds for affordable project exemptions, expansion oand renaming the Downtown Project category to Urban Infill category.	2009	Program discontinued
Affordable Housing Program	Provison of additonal affordable housing throgh incentives such as height and parking reductions without requirements of variances, density bonus incentives and exemtions of units for lower-income	continuous	Continue program. Amend density bonus provisions to be consistent with SB 1818.
Streamlined Processing Procedures	The City will continue to implement recommendations of the Land Development, Management and Operations Review Study to streamline processing times and adopt streamlined Design	continuous	Continue prgram with amendments to incoporate streamlined review process of form-based-codes. Continue to implement of recommendations of the Land Development, Mangement and Operatiosn Review Study.
Fair Housing Program	Promote fair housing practices and provide educational information on fair housing to the public through distribution of fair housing brochures. Contract with the Housing Authority to provide fair housing services for tenants and landlords in	continuous	The Housing Authority of the City of San Buenaventura provides fair housing services through a contract. Other Fair Housing issues are referred to the Cit's contracting agency.

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	Provide accessible housing to persons with disabilites through zoning, building code and permit processing. Continue to implement the American with Disabilites Act. Provide accessible units in projects Provide rehabilitation grans to income qualifed households. Promote Universal Design in new developments.		
Universal Design	The City will work with major homebuilders to provide optioons for universal design features in new construction, and to encourage discussion of design options	continuous	The program is developer initiated and supported by staff to the extent allowable through other regulatory provisions.

General Comments:

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
073-0-123-280	5+	R	36				36	36	TCAC/HCD	Reg Agree	
069-0-111-225	5+	R	12				12	12	TCAC/CDLAC/ HOME/RDA	Reg Agree	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	4	4				
(10) Total by income Table A/A3 ► ►			48			4	52	48			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				10	CDBG
(2) Preservation of Units At-Risk				78	The City worked with the Los Angeles HUD Field Office, The Housing Authority of the City of San Buenaventura (HACSB) and the owner of a property whose regulatory agreement was expiring. HACSB was allocated 78 new enhanced vouchers in the property.
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	88	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	4					4	

* Note: This field is voluntary

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Jurisdiction City of San Buenaventura (Ventura)

Reporting Period Date 01/01/2010 - Date12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 2006	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011	Year 2012	Year 2013	Year 2014		
Very Low	Deed Restricted	849		1	1	40	48					90	759
	Non-deed restricted												
Low	Deed Restricted	703		26	1	29						56	527
	Non-deed restricted					120						120	
Moderate	Deed Restricted	816											478
	Non-deed restricted			17	1	320						338	
Above Moderate		1,643		262	15	64	4					345	1,298
Total RHNA by COG. Enter allocation number:		4,011		306	18	573	52					949	3,062
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Housing Preservation Program (HPP)	Assist 30 households	2010	Assisted two low-income households with $42,500 in deferred loans to rehabilitiate their owner occupied homes.
Housing Code Enforcement Program	Continue implementation of Housing Code Enforcement Program.	continuous	Code enforcement of the housing code continues with enforcement of code and corrections of violations.
Section 8 Rental Assistance	Provide clean, safe affordable housing to low-income residents.	continuous	Continue to participate in Housing Authority's Section 8 program.
Preservation of Assisted Housing	Maintain a inventory of affordable housing for low-income residents.	continuous	Rental housing monitoring is undertaken every year in October.
Mobile Home Park Rent Stabilization	Maintain an inventory of affordable rent spaces in mobile home parks.	2009	The City adminsters its Mobile Home Rent Stabilizations Municipal Code Section 6.600.
Mobile Home Grant Program	Assist 10-20 MH owners/year (80-160 over 8-year period).	2014	Assisted 15 low-income owner-occupants each with a loan up to $5,000 for rehabilitation of MH units; loan is forgiven 20% a year over a 5 year period of continued occupancy.
Mobile Home Park Preservation	Preserve MH Park designation	continuous	Per the State Sudivision Map Act (Gov't Code Section 66427.5), upon the sale of at least one unit the park would not be subject to the City's rent stabilization ordinace. For tenants choosing to stay, the monthly rent would increase over a four-year
Mobile Home Park Resident Ownership Program (MHROP)	Provide MPROP info to MHP tenants & non-profit organizations active in MHPs	continuous	The City's Mobile Home Rent Administrator reviews proposed and/or pending legislation concerning various mobile home park and mobile home park resident
Rental Acquisition and Rehabilitation Program	Continue to seek opportunities for acquisition and rehabilitation of deteriorating rental properties in locations that contribure to overall neighborhood	continuous	Continue to implement program.
Workforce & Downtown Housing	Provide financial and regulatory incentives to developers to increase supply of rental Affordable Housing for lower income workforce.	continuous	The City and it Redevelopment Agency will committ affordable housing funds: Redevelopment set-aside, HOME, CDBG, Mortgage Revenue Bonds.
Homebuyer Assistance Program (HBAP)	Assist Low-Income Households with Homebuyer Assistance Program.	continuous	The Homebuyer's Assistance Program was put on hold in 2009.
Mortgage Credtit Certificate	The City will continue to participate in the MCC program with a goal of assisting 35	2009	The MCC has been discontinued
Inclusionary Housing Ordinance	Production of affordable housing by requiring a percentage of units within new market-rate developments be price-restricted for very low, low, and/or	continuous	The City will continue to implement the adopted Inclusionary Housing Ordinance.
Second Units	To facilitate the construction of new second units through establishing performance standards to ensure quality development.	continuous	A Blue Ribbon Panel has been formed to review the 2nd unit ordinance.
Non-Traditional Housing	The City will revise the Zoning Code to provide tailored development standards to facilitate the development of non-traditional housing types, including co-housing, assisted living facilites and live-work units.	2014	Continue program to encourage non-traditional housing types. Seek additioanl non-traditional housing types through forthcoming coding efforts in the Saticoy-Wells, Midtown, and Westside Community plans.

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Public Service Employees Assistance	To the extent legally feasible, the City Council will incorporate prioritization for public service employees in local housing.	continuous	Continue to implement and monitor effectiveness of Employee Housing Assistance Program.
Site Inventory and Re-designation of Non-Residential Sites	The City will maintain an up to date inventory of sites suitable for residential development, and provide interested developers with information on avaialbe developemnt incentives.	2014	Integrate applicable program elements into new program (Infill-First Strategy).
Urban Infill (UI) Overlay Zone	The Urban Infill Overlay Zone provides flexible development standards, fee incentives and streamlined processing, while ensuring high quality development.	continuous	The Infill-First strategy and form-based codes are greatly facilitating mixed-use and infill development on small site of less than one acre.
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Adaptive Reuse Ordinance	The City will develop an adaptive reuse ordinace with tailored development standards and building codes for the development of mixed use construction.	continuous	Continue to approve mixed-use development consisting of commercial, assembly space and residential units with an affordable housing component.
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* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	4					4	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 2006	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011	Year 2012	Year 2013	Year 2014		
Very Low	Deed Restricted	849		1	1	40	48					90	759
	Non-deed restricted												
Low	Deed Restricted	703		26	1	29						56	527
	Non-deed restricted					120						120	
Moderate	Deed Restricted	816											478
	Non-deed restricted			17	1	320						338	
Above Moderate		1,643		262	15	64	4					345	1,298
Total RHNA by COG. Enter allocation number:		4,011		306	18	573	52					949	3,062
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Housing Preservation Program (HPP)	Assist 30 households	2010	Assisted two low-income households with $42,500 in deferred loans to rehabilitiate their owner occupied homes.
Housing Code Enforcement Program	Continue implementation of Housing Code Enforcement Program.	continuous	Code enforcement of the housing code continues with enforcement of code and corrections of violations.
Section 8 Rental Assistance	Provide clean, safe affordable housing to low-income residents.	continuous	Continue to participate in Housing Authority's Section 8 program.
Preservation of Assisted Housing	Maintain a inventory of affordable housing for low-income residents.	continuous	Rental housing monitoring is undertaken every year in October.
Mobile Home Park Rent Stabilization	Maintain an inventory of affordable rent spaces in mobile home parks.	2009	The City adminsters its Mobile Home Rent Stabilizations Municipal Code Section 6.600.
Mobile Home Grant Program	Assist 10-20 MH owners/year (80-160 over 8-year period).	2014	Assisted 15 low-income owner-occupants each with a loan up to $5,000 for rehabilitation of MH units; loan is forgiven 20% a year over a 5 year period of continued occupancy.
Mobile Home Park Preservation	Preserve MH Park designation	continuous	Per the State Sudivision Map Act (Gov't Code Section 66427.5), upon the sale of at least one unit the park would not be subject to the City's rent stabilization ordinace. For tenants choosing to stay, the monthly rent would increase over a four-year
Mobile Home Park Resident Ownership Program (MHROP)	Provide MPROP info to MHP tenants & non-profit organizations active in MHPs.	continuous	The City's Mobile Home Rent Administrator reviews proposed and/or pending legislation concerning various mobile home park and mobile home park resident
Rental Acquisition and Rehabilitation Program	Continue to seek opportunities for acquisition and rehabilitation of deteriorating rental properties in locations that contribure to overall neighborhood	continuous	Continue to implement program.
Workforce & Downtown Housing	Provide financial and regulatory incentives to developers to increase supply of rental Affordable Housing for lower income workforce.	continuous	The City and it Redevelopment Agency will committ affordable housing funds: Redevelopment set-aside, HOME, CDBG, Mortgage Revenue Bonds.
Homebuyer Assistance Program (HBAP)	Assist Low-Income Households with Homebuyer Assistance Program.	continuous	The Homebuyer's Assistance Program was put on hold in 2009.
Mortgage Credtit Certificate	The City will continue to participate in the MCC program with a goal of assisting 35	2009	The MCC has been discontinued
Inclusionary Housing Ordinance	Production of affordable housing by requiring a percentage of units within new market-rate developments be price-restricted for very low, low, and/or	continuous	The City will continue to implement the adopted Inclusionary Housing Ordinance.
Second Units	To facilitate the construction of new second units through establishing performance standards to ensure quality development.	continuous	A Blue Ribbon Panel has been formed to review the 2nd unit ordinance.
Non-Traditional Housing	The City will revise the Zoning Code to provide tailored development standards to facilitate the development of non-traditional housing types, including co-housing, assisted living facilites and live-work units.	2014	Continue program to encourage non-traditional housing types. Seek additioanl non-traditional housing types through forthcoming coding efforts in the Saticoy-Wells, Midtown, and Westside Community plans.

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Public Service Employees Assistance	To the extent legally feasible, the City Council will incorporate prioritization for public service employees in local housing.	continuous	Continue to implement and monitor effectiveness of Employee Housing Assistance Program.
Site Inventory and Re-designation of Non-Residential Sites	The City will maintain an up to date inventory of sites suitable for residential development, and provide interested developers with information on avaialbe developemnt incentives.	2014	Integrate applicable program elements into new program (Infill-First Strategy).
Urban Infill (UI) Overlay Zone	The Urban Infill Overlay Zone provides flexible development standards, fee incentives and streamlined processing, while ensuring high quality development.	continuous	The Infill-First strategy and form-based codes are greatly facilitating mixed-use and infill development on small site of less than one acre.
Transitional Housing and Emergency Shelters	The City will continue to permit the siting of transitional housing facilites and emergency shelters at appropriate locations and support organizations that meet the housing and suppportive service needs of the	continuous	The City will continue support of the program and amend zoning regulations to comply with SB2.
Adaptive Reuse Ordinance	The City will develop an adaptive reuse ordinace with tailored development standards and building codes for the development of mixed use construction.	continuous	Continue to approve mixed-use development consisting of commercial, assembly space and residential units with an affordable housing component.
Farm Worker Housing	To provide for farm worker housing by allowing permits in commercial and industrial districts. Coordinate with the County in evaluation of local farm worker housing needs and in the identification of	continuous	Amend program to provide for farm worker housing through future specific plans consistent wit the General Plan. Amend the Zoning Regulations to be consistent with the Health and Safety Code Sections 17021.5 and 07021.6.
Use of City-Owned/Publicly-Owned Land for Affordable Housing	In conjunction with award of projects associated with the Agency's Affordable Housing Request for Proposal, provide assistance with site assembly and land write-downs to selected developers in	continuous	Fund affordable housing development at the WAV project with RDA and land wirte downs.
Residential Growth Management Program	Pursue revisions to the RGMP bu reducing thresholds for affordable project exemptions, expansion oand renaming the Downtown Project category to Urban Infill category.	2009	Program discontinued
Affordable Housing Program	Provison of additonal affordable housing throgh incentives such as height and parking reductions without requirements of variances, density bonus incentives and exemtions of units for lower-income	continuous	Continue program. Amend density bonus provisions to be consistent with SB 1818.
Streamlined Processing Procedures	The City will continue to implement recommendations of the Land Development, Management and Operations Review Study to streamline processing times and adopt streamlined Design	continuous	Continue prgram with amendments to incoporate streamlined review process of form-based-codes. Continue to implement of recommendations of the Land Development, Mangement and Operatiosn Review Study.
Fair Housing Program	Promote fair housing practices and provide educational information on fair housing to the public through distribution of fair housing brochures. Contract with the Housing Authority to provide fair housing services for tenants and landlords in	continuous	The Housing Authority of the City of San Buenaventura provides fair housing services through a contract. Other Fair Housing issues are referred to the Cit's contracting agency.

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	Provide accessible housing to persons with disabilites through zoning, building code and permit processing. Continue to implement the American with Disabilites Act. Provide accessible units in projects Provide rehabilitation grans to income qualifed households. Promote Universal Design in new developments.		
Universal Design	The City will work with major homebuilders to provide opticons for universal design features in new construction, and to encourage discussion of design options	continuous	The program is developer initiated and supported by staff to the extent allowable through other regulatory provisions.

General Comments: