RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Kimberly L. Prillhart
Director

Housing Policy Department
Received on:
MAY 12 2016
ok

May 6, 2016

California Department of Housing and Community Development
Division of Housing Policy Development
Ms. Ben Metcalf, Director
P.O. Box 952053
Sacramento, CA94252-20531

SUBJECT: Ventura County General Plan 2016 Annual Report

Dear Mr. Ben Metcalf,

The County of Ventura Planning Division is pleased to submit the attached 2016 Annual Report in accordance with Government Code Section 65400(a)(2). Pursuant to state law, the attached report provides a summary of the General Plan status, progress in its implementation, and the dates of the last revisions to the various elements. It also summarizes the County's progress in meeting its share of the Regional Housing Needs Assessment (RHNA) for the 2014-2021 Housing Element cycle. Additionally, the Housing Successor Agency Annual Report is attached, as required by Health and Safety Code Section 34176.1(f).

The 2016 Annual Report and 2014-15 Housing Successor Agency Annual Report was received by the Ventura County Board of Supervisors as item No. 31 on their May 3, 2016 regular meeting agenda.

If you have any questions regarding this report, please contact me or Jennifer Butler at (805) 654-2495 or Jennifer.butler@ventura.org.

Rosemary Rowan

Rosemary Rowan, Long Range Planning Section Manager
Ventura County Planning Division

Attachment: 2016 General Plan Annual Report and 2014-15 Housing Successor Agency Annual Report

Copies: Kim Prillhart, Planning Director

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

Jurisdiction VENTURA COUNTY

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction VENTURA COUNTY

Reporting Period 01/01/2015 - 12/31/2015

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 See Instructions	Deed Restricted Units See Instructions	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					
061-0-031-410	SF	Owner	0	1	0	0	1	0			See Comments.
016-0-210-020	MH	Renter	0	0	0	0	0	0			Farmworker Housing - Please refer to County of Ventura Housing Element Section 3.3.7(3)for affordability assumptions.
149-0-061-050	SU	Owner	0	1	0	0	1	0			Second Dwelling Unit - Please refer to County of Ventura Housing Element Section 3.3.7(2)for affordability assumptions.
090-0-152-340	SF	Owner	0	1	0	0	1	0			See comments.
614-0-071-290	SF	Owner	0	1	0	0	1	0			See comments.
648-0-050-030	SF	Owner	0	1	0	0	1	0			See comments.

695-0-254-165	SU	Owner	0	0	0	0	0	0			Second Dwelling Unit - Please refer to County of Ventura Housing Element Section 3.3.7(2)for affordability assumptions.
645-0-051-030	SF	Owner	0	1	0	0	1	0			See comments.
040-0-220-055	SU	Owner	0	0	0	0	0	0			Second Dwelling Unit - Please refer to County of Ventura Housing Element Section 3.3.7(2)for affordability assumptions.
206-0-204-045	SU	Owner	1	0	0	0	1	0			Second Dwelling Unit - Please refer to County of Ventura Housing Element Section 3.3.7(2)for affordability assumptions.
503-0-050-135	SU	Owner	0	1	0	0	1	0			Second Dwelling Unit - Please refer to County of Ventura Housing Element Section 3.3.7(2)for affordability assumptions.
646-0-152-080	SU	Owner	0	1	0	0	1	0			Second Dwelling Unit - Please refer to County of Ventura Housing Element Section 3.3.7(2)for affordability assumptions.
649-0-151-110	SU	Owner	0	1	0	0	1	0			Second Dwelling Unit - Please refer to County of Ventura Housing Element Section 3.3.7(2)for affordability assumptions.
017-0-154-100	SF	Owner	0	1	0	0	1	0			See comments.
030-0-220-255	SU	Owner	0	1	0	0	1	0			Second Dwelling Unit - Please refer to County of Ventura Housing Element Section 3.3.7(2)for affordability assumptions.
110-0-381-045	SU	Owner	0	1	0	0	1	0			Second Dwelling Unit - Please refer to County of Ventura Housing Element Section 3.3.7(2)for affordability assumptions.
(9) Total of Moderate and Above Moderate from Table A3					20	29					

(10) Total by Income Table A/A3	1	12	20	29		
(11) Total Extremely Low-Income Units*	3					

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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	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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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**	13	0	0	5	2	20	0
No. of Units Permitted for **Above Moderate**	25	0	0	1	3	29	0

* 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 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0		8	0
	Non-Restricted		0	7	1	0	0	0	0	0	0			
Low	Deed Restricted	0	0	1	0	0	0	0	0	0	0		21	0
	Non-Restricted		0	8	12	0	0	0	0	0	0			
Moderate		0	0	9	20	0	0	0	0	0	0		29	0
Above Moderate		0	0	30	29	0	0	0	0	0	-		59	0
Total RHNA by COG. Enter allocation number:		0	0	55	62	0	0	0	0	0	0		117	0
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 Opp and Diversity Program 7	Residential High Density	Ongoing	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.
Housing Opp and and Diversity program 8	Farmworker Complexes	2015-2016	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. Status: initiated in 2016.
Housing Opp and Diversity Programs 9	Second Dwelling Units	Ongoing	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 preapproved 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. Status: Scheduled for 2018
Housing Opp and Diversity Program 10	Inclusionary Housing	2014-15	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). Status: Scheduled for 2019-2020
Housing Opp and Diversity Program 11	Senior Citizen Housing	2015-16	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). Status: Initiated in 2016
Housing Opp and Diversity Program 12	Consistency with State Law	Ongoing	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).
Housing Equality Program	Fair Housing Program	Ongoing	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).
Population and Housing Section Update Program 1	Monitor Housing Trends	Ongoing	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).
Population and Housing Section Update Program 2	Housing Element Update	2020-2021	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
Population and Dwelling Unit Forecast Program	Update Population and Dwelling Unit Forecasts	Ongoing	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.
Population and Dwelling Unit Monitoring Program	Monitor Population and Dwelling Unit Growth	Ongoing	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.
Housing Preservation Program 1	Enforcement	Ongoing	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.
Housing Preservation Program 2	Administer Grant/Loan Programs	Ongoing	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.
Housing Preservation Program 3	Mobile Home Rent Review Program	Ongoing	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.
Housing Rehab Program 1	Grants/Loans to resolve health and safety code violations	Ongoing	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.
Housing Rehab Program 2	"Build it Smart"	Ongoing	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.
Housing Rehab program 3	Informational Brochures for Home Rehab	Ongoing	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.
Housing Opp and Diversity Program 1	Administer Fed and State grants and local funds	Ongoing	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.
Housing Opp and Diversity Program 2	Look for Opportunities for funding low income housing and construction	Ongoing	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.
Housing Opp and Diversity Program 3	Support Area Housing Authority	Ongoing	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.
Housing Opp and Diversity Program 4	Encourage organizations to provide loans to lower-income families.	Ongoing	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".
Housing Opp and Diversity Program 5	Continuum of Care	Ongoing	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.
Housing Opp and Diversity Program 6	Interagency Council on Homelessness	Ongoing	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.

Employment and Commerce/Industry Program 1	Performance Standards	Ongoing	As necessary, the County Planning Division shall review, amend and enforce performance standards contained within zoning regulations.
Employment and Commerce/Industry Program 2	Monitor Commercial and Industrial Development	Ongoing	The Planning Division will initiate a program to monitor commercial and industrial development and to estimate current employment levels.
Employment and Commerce/Industry Program 3	Housing Impact Mitigation Fee Ordinance	2014-15	The Planning Division will develop and process a Housing Impact Mitigation Fee ordinance for the Board of Supervisors¿ consideration. Any fees collected from agricultural-related development should be set aside for only farmworker housing. Scheduled for FY 2019-20
Employment and Commerce/Industry Program 4	Loan/Technical Assistance to small businesses	Ongoing	To the extent that Federal and State grants are available, the County Executive Office will continue to administer loan and technical assistance programs to small businesses and micro-enterprise to develop new and strengthen existing economic opportunities in the County, with a focus on job creation and retention.

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General Comments:

Where actual sales data could not be attained, staff researched online sales data for comparable units, located within the same area by using the real estate website "Zillow" to determine market value estimates for the newly constructed single-family units. In some cases, units were placed in the above moderate category due to their location within residential areas with high cost housing. In instances where complete or consistent information was not available, staff placed the units in the above moderate category.

The methodology for determining affordability for second dwelling units is standardized as described in the Ventura County General Plan Land Use Appendix (Housing Element) Section 3.3.7.1.