

# county of ventura

April 17, 2014

Housing Policy Department  
Received on:  
APR 21 2014  
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California Department of Housing and Community Development  
Division of Housing Policy Development  
Mr. Randall Deems, Acting Director  
1800 Third Street, Suite 480  
P.O. Box 952053  
Sacramento, CA 94252-20531

SUBJECT: Ventura County General Plan 2014 Annual Report

Dear Mr. Deems,

The County of Ventura Planning Division is pleased to submit the attached 2014 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. The 2014 Annual Report also summarizes the County's progress in meeting its share of the Regional Housing Needs Assessment, or RHNA, for the 2006-2013 Housing Element cycle.

The 2014 Annual Report was received by the Ventura County Board of Supervisors as Item No. 23 on their April 15, 2014 regular meeting agenda.

If you have any questions regarding this report, please contact me at (805) 654-2481 or Rosemary Rowan at (805) 654-2461.

  
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Kim L. Prillhart, Director  
Ventura County Planning Division

Attachment: 2014 General Plan Annual Report

Copies: Rosemary Rowan, Manager, Long-Range Planning Section





RESOURCE MANAGEMENT AGENCY

# county of ventura

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Planning Division

Kimberly L. Prillhart  
Director

April 15, 2014

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**SUBJECT: Receive and File the Ventura County General Plan 2014 Annual Report.**

**RECOMMENDATION:**

Receive and file the attached 2014 Annual Report (Exhibit 1) on the status of the Ventura County General Plan.

**FISCAL MANDATES/IMPACTS:**

There is no fiscal impact associated with this report except for the report preparation costs that occur annually. Government Code section 65400(a)(2) requires the preparation and filing of an annual report on the status of the General Plan with the legislative body (your Board), the Governor's Office of Planning and Research, and the State Department of Housing and Community Development.

**DISCUSSION:**

California Government Code Section 65400(a)(2) requires that Ventura County submit an Annual Report that includes information on progress made to implement the General Plan and to meet its share of regional housing needs. The Annual Report must be submitted to the Board of Supervisors, the Office of Planning and Research and the Department of Housing and Community Development (HCD) in April of each year. This year's Annual Report (see Exhibit 1) is organized as follows:

- A. Overview of the County General Plan status and consistency with State General Plan Guidelines;
- B. Review of Ventura County's progress in meeting the regional housing needs objectives, including a summary of local efforts for assistance, rehabilitation and preservation of housing;
- C. Summary of Housing Element Programs and implementation status;
- D. Summary of General Plan and Zoning Ordinance amendments; and
- E. Summary of new State legislation and court decisions that may affect the General Plan and its implementation.



The first four sections of the Annual Report meet the reporting requirements of Government Code Section 65400(a)(2). Section E provides additional information on recent legislative actions and court decisions that could affect the General Plan and its implementation. This year's Annual Report includes housing data for the 2013 calendar year as well as information on conditions unique to Ventura County that affected housing construction during the year 2013. Housing-related information was also presented to the Board in October 2013 as part of the adoption process for the 2014-2021 Housing Element, and key information from sections B and D of the Annual Report are summarized by this staff report.

**Progress in Meeting the Regional Housing Needs Objectives**

This year's Annual Report contains the final progress report for the 2006-2013 Housing Element cycle. On December 2013, HCD certified the County's 2014-2021 Housing Element, and next year's Annual Report will start the reporting period for the new housing cycle. The table below illustrates the number of housing units completed for the unincorporated County by dwelling unit type between January 1, 2006 and December 31, 2013.

**Housing Completions by Dwelling Unit Type (2006-2013)**

Dwelling Unit Type	2013 DUs	Total DUs (2006 – 2013)
Single-Family Dwellings	38	631
Single-Family Mobile Homes	4	80
Second DU's	13	164
Farmworker Units	3	27
Apartments	0	254
Townhomes	0	120
<b>Total</b>	<b>58</b>	<b>1,276</b>

Of the 58 dwelling units completed within the unincorporated County in 2013, approximately 19 percent were located near Camarillo, 10 percent were located near Moorpark, 28 percent were located near Thousand Oaks, and 21 percent were located in the Ojai Valley area. The remaining units were scattered throughout the unincorporated County.

The economic recession that occurred during the past five years continued to result in reduced housing construction in unincorporated Ventura County in 2013. For example, the number of dwelling units built in 2013 (58) is only 12 percent of the number of dwelling units built in 2006 (466). Although construction of most dwelling unit types decreased between 2006 and 2013, in 2012 there was a rise in apartment units due to the completion of the Valle Naranjal project, which is a 66 unit farmworker housing complex in Piru. However, very few farmworker, apartment, or townhome units were constructed in 2013.

The table below identifies the number of dwelling units completed between January 2006 and December 2013 by affordability category.

**Remaining Housing Need by Income Category**

	Lower Income (<80% of median)			Moderate Income (80-120% of median)	Upper Income (>120% of median)	Unknown	Total
	Extremely-Low Income (<30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)				
2006-2013 Housing Need	152	153	250	291	558	--	1,404
2006 - 2013 Housing Completions	54	95	177	337	578	35	1,276
<b>Remaining Housing Need</b>	<b>98</b>	<b>58</b>	<b>73</b>	<b>(46)</b>	<b>(20)</b>	<b>(35)</b>	<b>229</b>

By the end of the eight-year Housing Element cycle, a total of 1,276 dwelling units were constructed, or about 91% of the total RHNA allocation for the 2006-2013 Housing Element cycle. However, a deficit of 229 units remains for lower-income households while a surplus of 46 units was constructed for moderate-income households during this cycle. In addition, 35 units were not categorized due to lack of reliable data, such as lack of comparable sales information. Other situations were difficult to categorize, such as a mobile home on a large acreage lot with multiple units.

**General Plan Status Summary**

Staff found that the Ventura County General Plan is consistent with the requirements of State law and with State Guidelines. Amendments to the Ventura County General Plan, Area Plans, Coastal Zoning Ordinance, Non-Coastal Zoning Ordinance and Subdivision Ordinance are ordinarily prepared by the Long-Range Planning Section of the Planning Division. Amendments may be initiated in one of several ways:

- The State mandates an amendment;
- The Board of Supervisors initiates an amendment;
- The Planning Division recommends that the Board initiate an amendment; and
- A private party initiates an amendment.

In all cases, amendments must be adopted by the Board of Supervisors. In one case, the Local Coastal Program, the Board's adoption of an amendment only becomes effective when certified by the California Coastal Commission (CCC).

### **Recently Completed General Plan / Ordinance Amendments**

In order to help maintain consistency between the General Plan (or its implementing ordinances) and State law, the following projects were adopted or certified during the previous calendar year:

- *Housing Element*: In October 2013, the Board of Supervisors adopted the 2014-21 Housing Element. In December 2013, the Housing Element was certified by the State Department of Housing and Community Development (HCD). Provisions that comply with State mandates required by SB244 and SB1241 were processed concurrently with the Housing Element. SB244 required an analysis of disadvantaged communities in the Housing Element. SB1241 required updates to the Safety Element regarding identification of state responsibility areas for the risk of fire hazards.
- *Density Bonus Ordinance*: In October 2013, the Board of Supervisors adopted the Density Bonus Ordinance, which brought Article 16 of the Non-Coastal Zoning Ordinance (NCZO) into compliance with State law.
- *Coastal Zoning Ordinance*: The California Coastal Commission certified Phase 1 amendments to the Coastal Zoning Ordinance (CZO) in February 2013, which were intended to bring the CZO in line with changes to State regulations.

In addition to the projects listed above, processing for the Colton Lee Communities Plan amendment ended on November 2013 with the Board's rejection of the project on appeal. Also, in November 2013 the Board accepted a Tree Mitigation Fund Distribution Program that effectively implements a portion of the Tree Protection Ordinance.

### **Active General Plan / Ordinance Amendments**

The following amendments to the General Plan (and its implementing ordinances) are either scheduled for completion in 2014 or for processing in 2014 with expected completion dates in subsequent calendar years. The list below, which is also described in Exhibit 1, is ordered chronologically based on tentative Board of Supervisors' hearing dates or project completion date (where no Board hearing is required):

- *Wireless Communications Ordinance*: Board-initiated amendments to the non-coastal and coastal zoning ordinances (NCZO, CZO) will establish development standards for commercial wireless communication facilities. Although substantial progress was made on this ordinance last year, a delay occurred when the case planner accepted a new position within the RMA organization and a new planner had to be hired and trained. The project is now back on-track, and staff expects a Preliminary Draft Ordinance to be made available for public review in May 2014. (Estimated Board hearing date for NCZO: Fall 2014)
- *Coastal Biology*: This project, funded through a Coastal Impact Assistance Program (CIAP) grant, is focused on procedural and/or policy changes necessary to help preserve the coastal habitat in the Santa Monica Mountains. Although progress was delayed last year due to a staff vacancy, staff is now making progress towards completion of this work program. (Estimated completion: Spring 2015)

- *Local Coastal Program (LCP), Phase 2:* This project, funded through a CIAP grant, includes draft amendments to the two LCP components: Coastal Area Plan and Coastal Zoning Ordinance. Substantial progress was made on the development of ordinance revisions in 2013, including reviews by California Coastal Commission (CCC) staff. Text amendments will address eight different topic areas including filming, parking, landscaping, and coastal trail. Due to the large number of subject areas, two public review periods were scheduled and the first set of public meetings took place in late March 2014. Public review for the second set of topics is scheduled for the fall of 2014. Staff will continue its ongoing coordination with CCC staff, and expects to initiate public hearings on the proposed LCP amendments following completion of the CCC staff coordination process. (Estimated Board hearing date: Spring 2015. Estimated project completion: 2016)
- *Saticoy Area Plan Update:* This grant-funded General Plan amendment is a comprehensive update to the Saticoy Area Plan. On March 6, 2014 the Planning Division presented preliminary work products for this project to the Planning Commission. Recommendations were received from the Commission regarding the land use map, mobility map, development code, and programs that address implementation challenges. All work products are subject to further refinement during the upcoming environmental review process. A funding gap related to the CEQA document will be addressed through a request to the Board of Supervisors in July 2014, combined with financial contributions from three landowners who processed a privately-initiated GPA pre-screening in 2010. (Expected Board hearing date: Mid-2015. Mandatory project completion date: October 2015)
- *Landscape Guidelines (Countywide):* This project, funded through a CIAP grant, includes draft amendments to the County's landscape guidelines to meet water resource requirements established by State law. (Estimated Board hearing date: Spring 2016)

### **Related Programs**

In addition to the major projects listed above, the Long Range Planning Section expects to complete the following general plan or ordinance-related work during the 2014 calendar year:

- *Land Use Maps:* Maps prepared by the Southern California Association of Governments (SCAG) are being modified to more accurately reflect existing/potential development within the unincorporated County prior to SCAG's initiation of the Regional Transportation Plan (RTP).
- *Locally Important Species:* When the Board of Supervisors adopted updated Initial Study Assessment Guidelines (ISAGs) in April 2011, they also adopted a section that requires the Planning Division to maintain a list of plants and animals that meet specific criteria for Locally Important Species. Due to the large number of nominated species, this year's annual update will be distributed for public review in April 2014.

- *Tree Mitigation Fund*: A request for proposals (RFP) was issued on March 31, 2014 and proposals are due by mid-May. Submitted projects will be evaluated based on the Board-adopted distribution program, and an announcement naming successful project awards is expected by the end of June 2014.
- *General Plan Update*: The planning horizon for the Goals, Policies and Programs (GPP) portion of the General Plan is the year 2020. Given the time needed to complete a General Plan Update, the Planning Division will begin this year to review the document and will then prepare a report for your Board next year. The Planning Division's report to the Board will outline proposals for the project's scope of work, technical/forecast strategy, schedule, budget, and public outreach program.
- *Privately-Initiated Text Amendments*: The Long-Range Planning section is responsible for pre-screenings of privately-initiated text amendments to the General Plan or its implementing ordinances. One pre-screening for an amendment to the NCZO is scheduled for April 15, 2014.

This letter and Annual Report were reviewed by the offices of the County Executive Office, Auditor-Controller's Office, and County Counsel. If you have any questions regarding this matter, please contact me at (805) 654-2481 or Rosemary Rowan, Planning Manager, Long-Range Planning at (805) 654-2461.

  
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Kim L. Prillhart, Director  
Ventura County Planning Division

Attachments:

Exhibit 1: Ventura County General Plan 2013 Annual Report

cc: Governor's Office of Planning and Research  
California Department of Housing and Community Development  
Ventura County Planning Commission

# Exhibit 1

## VENTURA COUNTY GENERAL PLAN 2014 ANNUAL REPORT

California Government Code Section 65400(a)(2) requires that Ventura County submit an Annual Report on the status of the General Plan that includes information on progress made to implement the General Plan and to meet its share of regional housing needs. This Annual Report must be submitted to the Board of Supervisors, the Office of Planning and Research and the Department of Housing and Community Development (HCD) in April of each year. This year's Annual Report is organized as follows:

- A. Overview of the County General Plan status and consistency with State General Plan Guidelines;
- B. Review of Ventura County's progress in meeting the regional housing needs objectives;
- C. Summary of Housing Element Programs and Implementation Status;
- D. Summary of General Plan and Zoning Ordinance Amendments; and
- E. Summary of new State legislation and court decisions that may affect the General Plan and its implementation.

The first four sections are intended to meet the reporting requirements of Government Code Section 65400(a)(2). Section E provides additional information on recent legislation or court decisions that could affect the General Plan. This year's Annual Report includes housing data for the 2013 calendar year as well as information on conditions unique to Ventura County that affected housing construction during the year 2013.

### **A. Overview of General Plan Status and Consistency with State General Plan Guidelines**

Section 65400 of the Government Code requires jurisdictions to include the degree to which the approved General Plan complies with the State of California General Plan Guidelines (Guidelines) in their Annual Report. Planning Division staff reviewed the State's General Plan Guidelines, and determined that Ventura County's General Plan meets the mandatory requirements described therein.

The Guidelines provide a definitive interpretation of State statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for preparation and revision of a General Plan, Attorney General Opinions, and the relationship of the General Plan to State CEQA requirements. Finally, the Guidelines describe elements that are mandatory for all General Plans (e.g., Housing Element, Land Use Element, Circulation Element, etc.). In general, however, the State's Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

Staff found that the Ventura County General Plan is consistent with the requirements of the State Guidelines. The following revisions constitute the County's most recent updates to the General Plan:

- In 2005, the County adopted a focused update to the General Plan that involved changing the General Plan horizon year from 2010 to 2020. The focused amendment included updates to the Goals, Policies and Programs, to three appendices (Land Use Appendix, Public Facilities and Services Appendix, Hazards Appendix), and to six of the Area Plans.
- In October 2013, the County Board of Supervisors adopted the 2014-2021 Housing Element. In December 2013, HCD certified the County's 2014-2021 Housing Element as being in compliance with State housing law.

The horizon year for the County's General Plan is 2020. Therefore, the County is also beginning the scoping process for the next General Plan update.

Section D below also describes ongoing and/or pending amendments to the General Plan, and Attachment 1 details the way in which the uniquely structured Ventura County General Plan integrates the mandatory elements into various chapters and appendices. Attachment 2 lists adoption dates of the most recent revisions to various chapters of the General Plan and associated Area Plans. In addition to the General Plan, the Planning Division maintains ten Area Plans that incorporate community-specific goals and policies. As shown in Attachment 2, dates for the most recent *comprehensive* update to the County's Area Plans ranges from 1988 to 2008.

## **B. Review of Ventura County's Progress in Meeting the Regional Housing Needs Objectives**

On December 2013, HCD certified the County's 2014-2021 Housing Element, which has an eight year projection period from January 2014 to October 2021. This report contains the final progress report for the 2006-2013 Housing Element. The 2015 annual report will initiate the start of the reporting period for the 2014-2021 housing cycle.

### **Housing Objectives**

The Southern California Association of Governments (SCAG) adopted the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the region for the period from January 1, 2006 to December 31, 2013. The RHNA dwelling unit (DU) numbers by income category for the unincorporated area of Ventura County (including extremely low-income) are shown in Table 1 below:

**Table 1**  
**2006-2013 RHNA for Unincorporated Ventura County**

<b>Income Category</b>	<b>SCAG's Regional Housing Need Allocation Plan 1/2006- 6/2014 (DUs)</b>	<b>Approximate Annual Housing Need (DUs)</b>
Extremely Low (<30% median)	152	18
Very Low (>30%-<50% median)	153	18
Low (>50%-<80% median)	250	29
Moderate (>80%-<120% median)	291	34
Upper (>120% median)	558	66
<b>Totals</b>	<b>1,404</b>	<b>165</b>

**Ventura County's Progress in Meeting Housing Needs**

Table 2 illustrates the housing units that were completed within the unincorporated area by dwelling unit type between January 1, 2006 and December 31, 2013.

**Table 2**  
**Housing Completions by Dwelling Unit Type (1/06-12/13)**

<b>Dwelling Unit Type</b>	<b>2006 (DUs)</b>	<b>2007 (DUs)</b>	<b>2008 (DUs)</b>	<b>2009 (DUs)</b>	<b>2010 (DUs)</b>	<b>2011 (DUs)</b>	<b>2012 (DUs)</b>	<b>2013 (DUs)</b>	<b>Total DUs</b>
Single-Family Conventional Dwellings	159	119	102	77	62	46	28	38	631
Single-Family Mobile Homes	24	21	11	8	5	4	3	4	80
Second DU's	38	26	33	24	14	9	7	13	164
Farmworker Units	1	4	9	1	0	1	8	3	27
Apartments	130	58	0	0	0	0	66	0	254
Townhomes	114	2	4	0	0	0	0	0	120
<b>Total</b>	<b>466</b>	<b>230</b>	<b>159</b>	<b>110</b>	<b>81</b>	<b>60</b>	<b>112</b>	<b>58</b>	<b>1,276</b>

Of the 58 dwelling units completed within the unincorporated County in 2013, approximately 19 percent were located near Camarillo, 10 percent were located near Moorpark, 28 percent were located near Thousand Oaks, and 21 percent were located in the Ojai Valley area. The remaining 22 percent were scattered throughout the unincorporated area of the County.

As shown in Table 2, the economic recession that occurred during the past five years continued to result in reduced housing construction in unincorporated Ventura County in

2013. For example, the number of dwelling units built in 2013 (58) is only 12 percent of the number of dwelling units built in 2006 (466). Although construction of most dwelling unit types decreased between 2006 and 2013, in 2012 there was a rise in apartment units due to the completion of the Valle Naranjal project, which is a 66 unit farmworker housing complex in Piru. No substantial residential developments were constructed in the unincorporated County in 2013.

### Housing Completions by Income Category

A summary of housing completions by income category is provided in Table 4 of the next section. At the end of the current, eight-year Housing Element cycle, 1,276 dwelling units were constructed, or about 91% of the total RHNA allocation for the 2006-2013 Housing Element cycle. Although a deficit of 229 units remains for lower-income households, a surplus of 46 units (about 116 percent of the RHNA allocation) was constructed for moderate-income households during this cycle. In addition, if the 35 uncategorized units are placed in the upper-income category, there is a surplus of 55 units (about 110% of the RHNA allocation) for upper-income households this cycle.

### Determining Affordability

In order to determine the affordability of housing units, both household income and cost of the new housing units must be determined. First, gross income by affordability is calculated based on annual median income for a family of four. According to the U.S. Department of Housing and Urban Development (HUD), the median family income (for a family of four) in Ventura County in FY 2013 was \$89,300. Utilizing the County median income, the monthly gross income for the four income categories can be calculated and are shown in Table 3 below.

**Table 3  
Estimated 2013 Income and Maximum Affordable For-Sale Unit Cost**

<b>Income Category</b>	<b>Estimated 2013 Monthly Gross Income for Family of Four</b>	<b>Maximum Monthly Affordable Housing Payment</b>	<b>Maximum Affordable For-Sale Unit Cost</b>
<b>Extremely Low</b> ( < 30% of median)	Up to \$26,790	Up to \$670	Up to \$210,350
<b>Very Low</b> ( >30% - <50% of median)	\$26,790 to \$44,650	\$671 to \$1,116	\$210,351 to \$350,580
<b>Low</b> ( >50% - <80% of median)	\$44,650 to \$71,440	\$1,117 to \$1,786	\$350,581 to \$560,930
<b>Moderate</b> ( >80% - <120% of median)	\$71,440 to \$107,160	\$1,787 to \$2,679	\$560,931 to \$841,390
<b>Upper</b> ( >120% of median)	Over \$107,160	Over \$2,679	Over \$841,390

Estimates of the ability of households to pay for housing based on 2013 income categories are also shown in Table 3 above. The maximum affordable monthly housing payment assumes that no more than 30 percent of a household's gross income is

devoted to rent or home loan payment. Maximum affordable unit cost is the maximum cost of a for-sale residential unit, assumes a 20 percent down payment with 30 percent maximum gross monthly income payment and a fixed 3.98 percent Annual Percentage Rate (APR) for a 30-year loan (APR from [www.fhfb.gov](http://www.fhfb.gov)). Using the maximum monthly affordable housing payment, the maximum affordable for-sale unit cost is calculated as shown in the last column of Table 3.

### **Annual Housing Completions Report (2013)**

Based on the information in Table 3, staff categorized most of the dwelling units completed between January 2006 and December 2013 by affordability category. Where actual sales data could not be attained, staff researched online 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 upper income category due to their location. In instances where complete or consistent information is not available, staff has placed the units in the unknown category. Of the 1,276 dwelling units completed between 2006 and 2013, 35 units (approximately 3 percent of total) are listed in the unknown category due to the unavailability of sales data as required by HCD. A summary of completed units by affordability category is provided in Table 4.

HCD adopted definitions and forms in March 2010 for use in reporting status of housing elements pursuant to Government Code Section 65400. The forms require information concerning annual number of housing units constructed and their affordability. Completed forms, including the 2013 new housing construction information, are provided in Attachment 3 (HCD Tables A, A2 and A3) and are summarized below.

- Annual building activity: Attachment 3, Table A shows the annual building activity including new construction of very low, low and mixed-income multifamily projects for 2013. As shown, in the year 2013 a total of 58 dwelling units were constructed. Of those units, a total of 15 lower-income dwelling units (including extremely low, very low and low-income categories) were constructed in 2013. The types of lower-income dwelling units constructed in 2013 included 4 single-family dwellings, 8 second dwelling units and 3 farmworker dwelling units. As requested by HCD, a list of lower-income dwelling units by assessor parcel number is provided in Attachment 4.
- Units rehabilitated, preserved and acquired: Attachment 3, Table A2 is designed to report the annual number of units that were rehabilitated, preserved and acquired pursuant to GC Section 65583.1(c)(1). As reported by the 2012-2013 Consolidated Annual Performance and Evaluation Report (CAPER), a reported 1 unit in the unincorporated areas fell into this category, but the unit could be counted towards the RHNA as it did not meet all of HCD’s criteria. For example, for any dwelling unit to be eligible, long-term affordability covenants and restrictions ensuring affordability for lower-income households for at least 20 years are required. In most cases, there is no mechanism or entity to ensure affordability. More detail regarding the location and funding for these efforts is provided below under *Housing Assistance, Rehabilitation, and Preservation Programs*.
- Moderate/ above-moderate income units: Attachment 3, Table A3 summarizes annual building activity for moderate and above moderate income units not

reported in Table A. As shown, there were a total of 11 moderate-income and 31 above-moderate income level units constructed in 2013. The moderate-income level units consisted of 3 single-family, 4 second dwelling units and 4 mobile-home units. The above-moderate income level units were comprised of 31 single family (1 unknown unit was placed in this category) and one second dwelling unit.

- Progress towards RHNA: Attachment 5 (HCD Table B) summarizes the Regional Housing Needs Allocation Progress by year. The very low income level category shown in Attachment 5 includes both extremely low and very low categories.

Table 4 below provides a summary of the information presented in Attachments 3 and 5 including the dwelling units completed between 2006 – 2013 by income category as established by the RHNA.

**Table 4  
Remaining Housing Need by Income Category  
(2006-2013 Housing Element Cycle)**

	Lower Income (<80% of median)			Moderate Income (80-120% of median)	Upper Income (>120% of median)	Unknown	Total
	Extremely-Low Income (<30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)				
2006-2013 Housing Need	152	153	250	291	558	--	1,404
2006 - 2013 Housing Completions	54	95	177	337	578	35	1,276
<b>Remaining Housing Need</b>	<b>98</b>	<b>58</b>	<b>73</b>	<b>(46)</b>	<b>(20)</b>	<b>(35)</b>	<b>229</b>

Approximate 91% of the total RHNA allocation was constructed by the end of the eight-year 2006-2013 Housing Element cycle. However, a deficit of 229 dwelling units remains for lower-income households and a surplus of 66 units was constructed for moderate- or upper-income households. In addition, there are 35 units that were not categorized due to lack of reliable data.

#### **Housing Assistance, Rehabilitation, and Preservation Programs:**

Every year, Ventura County prepares a Consolidated Plan that identifies the unmet needs for affordable and supportive housing, community development programs, social service programs and economic development opportunities for low-income residents. In 2009-2010, County of Ventura staff, with input from member jurisdictions of the Community Development Block Grant (CDBG) Entitlement Area (EA) and area organizations (Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula), collectively prepared the 2010-12 Consolidated Plan to address unmet needs of low-income persons in the EA and proposed a three-year strategy to meet those needs. The 2012-13 Consolidated Annual Performance and Evaluation Report (CAPER) represents the third year of the 2010-2015 Consolidated Plan Extension period. The Consolidated Plan must

be approved by the U.S. Department of Housing and Urban Development (HUD) in order for the County to receive a variety of federal grants including CDBG, Emergency Shelter Grant (ESG) and the HOME Investment Partnership Act (HOME) grant.

The Ventura County 2012-2013 Consolidated Annual Performance and Evaluation Report (CAPER) contains information regarding accomplishments funded by and in keeping with the intent of the CDBG, HOME, American Dream Down-payment Initiative (ADDI) (which is considered part of the HOME program), ESG and other funding sources for the period of July 1, 2012 through June 30, 2013.

On April 6, 2010 the Board of Supervisors allocated \$3,100,000 in one-time funding to support three programs. The allocation included \$2,000,000 in two-to-one matching funds for the construction of year-round emergency shelters. However, with no applications forthcoming, and the demonstrated success of the Homeless prevention and Rapid Re-Housing Program (HPRP) funded with a one-time federal grant, the Board of Supervisors allocated \$750,000 of those funds to extend the HPRP program for what is expected to be another two years. In June 2013, with the \$1,250,000 left after the HPRP program award, the Board allocated \$300,000 to the Housing Authority of the City of San Buenaventura for construction of the 40-unit Castillo del Sol project. The remaining \$950,000 remains set aside for its intended purpose towards the construction of year-round emergency shelters.

From the remaining \$1,100,000 from the initial \$3,100,000 award, \$600,000 was used by the Behavioral Health Department for two projects – one targeted for men and one for women – both social model detoxification facilities. The success of these projects will be re-evaluated after three years to determine whether social model detoxification is something to be pursued long term. \$500,000 was used for the creation of the Ventura County Housing Trust Fund (VCHTF), which was recently designated a 501(c)(3) organization and was awarded \$2 million in funds from the Department of Housing and Community Development (HCD).

A Notice of Funding Availability (NOFA) for \$750,000 in short-term financing through the Trust Fund was issued in the Fall 2012, which resulted in three short-term financing loans for low-income housing during the Spring of 2013. Projects included the Santa Paula Housing Authority's new construction of 6 units for seniors and two loans to the Housing Authority of San Buenaventura, one for the Castillo del Sol project (mentioned above) and one for the purchase of three distressed condominiums in San Buenaventura (only one unit was acquired, the balance of funds were returned to the loan fund for subsequent award). Another NOFA for \$1,000,000 was issued in the Fall of 2013, which resulted in four preliminary applicants being invited to submit detailed applications. Awards will be announced in the Spring of 2014.

The VCHTF continues its fundraising activities to ensure access to the entire \$2 Million award from HCD that must be matched dollar for dollar. They also continue efforts to develop a permanent source of funding for the Housing Trust Fund.

The Consolidated Plan and the 2012-13 CAPER are available on the Ventura County website at <http://ceo.countyofventura.org> under Community Development, HUD Grants. The CAPER is the source document for this summary. The County is involved in housing programs for various low-income and other special needs groups. The following programs, projects and activities illustrate the County's progress towards meeting the

identified housing needs for the 2012-13 fiscal year. Major programs and projects are summarized below:

Housing located within cities of Ventura County:

- County – Housing Rehabilitation: Habitat for Humanity Neighborhood Revitalization Program grants, CDBG (1)
- Piru – New Rental: Valle Naranjal Farmworker Housing, CDBG (65) and HOME (11)

Housing located within cities of Ventura County:

- Fillmore – New Construction: Fillmore Central Station Townhomes, HOME (8 mortgage assistance grants)
- Port Hueneme – Code Enforcement: Neighborhood Strategy Area (759 cases)
- Santa Paula – Code Enforcement: Code Enforcement Program (261 cases)
- Fillmore – Code Enforcement: Code Enforcement Program (89 cases)
- Port Hueneme – Rehabilitation of Rental: Jane Drive Duplex, CDBG/HOME (2)

As noted above, Ventura County funds housing programs and facilities outside the unincorporated County, consistent with its mission and the Guidelines for Orderly Development. While programs located outside the County's jurisdictional boundary are not included in Annual Report summary data, they do address the County's unmet needs for affordable and supportive housing, community development programs, and social service programs for low-income residents. Additional funding and accomplishments related to the Super NOFA- Continuum of Care and the Ventura County Housing and Homeless Coalition can also be found on the CEO website, cited above.

### **C. Summary of Housing Element Programs and Implementation Status**

All Housing Element programs and their implementation status are summarized in Attachment 6 (HCD Table C). Housing Element programs are either implemented through the County's Resource Management Agency (Planning Division) or through the Community Development Division of the County Executive Office. The Resource Management Agency's Planning Division currently encourages the construction of affordable housing in the unincorporated areas of the County through implementation of programs identified in the 2014-2021 Housing Element.

The Board of Supervisors adopted the 2014-2021 Housing Element in October 2013, and HCD certified it in December 2013 as being in compliance with California Housing Element law. As described in elsewhere within the Annual Report (see Sections B, C and D), the Planning Division continues to process amendments to the Coastal and Non-Coastal Zoning Ordinance that implement programs identified in the Housing Element.

### **D. Summary of General Plan and Zoning Ordinance Amendments**

This section presents a summary of amendments to the Housing Element or other Elements of the General Plan as well as its implementing ordinances. The summary is

divided into four sections: (1) recently completed amendments (2013), (2) active projects, (3) pending projects, and (4) inactive projects.

## COMPLETED PROJECTS

The following General Plan or Ordinance amendments were completed in 2013 or during the early months of 2014:

- **2014-2021 Housing Element** (Countywide): The State-mandated 2014-2021 Housing Element includes housing-related goals, policies and programs that are incorporated into the Land Use Element of the General Plan. The Land Use Appendix of the General Plan serves as the associated technical appendix for the Housing Element. The 2014-2021 Housing Element was adopted by the Board of Supervisors on October 22, 2013 and it was subsequently certified by the State Department of Housing and Community Development (HCD) in December 2013. The new Housing Element will be effective through 2021. (Case Planners: Kari Finley, Jennifer Choi)
- **Density Bonus Ordinance** (Non-Coastal Zoning Ordinance): This program involved updating Articles 16 and 19 of the Non-Coastal Zoning Ordinance (NCZO) pertaining to density bonuses. The updated ordinance is referred to as Article 16 Density Bonus and Affordable Housing Incentives Program, or Density Bonus Ordinance. The update was necessary to bring the County's density bonus provisions into compliance with state density bonus law.

The Density Bonus Ordinance was adopted by the Board of Supervisors on October 22, 2013. At that time, the Board directed staff to bring back minor amendments for their consideration that would allow a non-mandatory additional density bonus on property zoned Residential High Density. The updated Density Bonus Ordinance was reviewed by the Planning Commission on February 13, and it was subsequently adopted by the Board of Supervisors on March 18, 2014. (Case Planner: Kari Finley)

- **Coastal Zoning Ordinance:** On February 7, 2013 the California Coastal Commission certified Phase 1 amendments to the Coastal Zoning Ordinance (CZO), which are intended to bring the County's Coastal Zoning Ordinance in line with changes to State regulations, technology, and standard practices that occurred since the adoption of the ordinance in 1983. The CZO amendments went into effect on March 9, 2013. (Case Planner: Jennifer Welch)
- **Colton Lee Communities** (Santa Susana Knolls): This privately-initiated GPA application was initiated by the Board in July 2004 for post-screening processing to designate a 23.67 acre area from Existing Community (RE-5 ac., RE-1 ac., and RE-20,000 sq. ft.) to Existing Community (RPD-8 du/ac or the average density of RE-10,000 sq. ft. zoned portion of Santa Susana Existing Community, whichever is less) and a 20% lower-income housing set-aside. The project description differed from the original request, as it allowed the applicant to subdivide the property into 60 single-family lots. The Board of Supervisors denied the project on appeal during a public hearing on November 12, 2013. (Case Planner: Dan Klemann)
- **LAFCO:** The following actions taken by LAFCO required updates to GIS land use

layers (General Plan, Zoning) in 2013: (a) On December 12, 2013 LAFCO approved the annexation of approximately 3 acres in the El Rio/Del Norte area along Ventura Boulevard and Santa Clara Avenue to the City of Oxnard; and (b) On August 22, 2013 LAFCO approved the annexation of approximately 105 acres of East Area 2 to the City of Santa Paula. (Case Planners: Ruchita Kadakia, Jose Moreno)

## **ACTIVE PROJECTS**

The following General Plan or Ordinance amendments are currently in progress. Estimated completion dates are shown for each active amendment. In the case of grant-funded projects, completion dates are mandated by the grant program.

### **(1) Local Coastal Program (Coastal Area Plan, Coastal Zoning Ordinance):**

The projects listed below are funded through a grant from the federal Coastal Impact Assistance Program, or CIAP. The Board of Supervisors approved funding and work program proposals for these projects in 2007, and the County subsequently received funding in 2010 and 2011 for projects that meet grant objectives, which generally focus on protection and improvement of coastal resources and habitats. Projects are divided as follows:

- a) Coastal Biological Resources – Examines the coastal habitat of the Santa Monica Mountains, and is focused on procedural and/or policy changes necessary to help preserve the coastal habitat. Work is divided into eleven (11) tasks, and current work is focused on defining a standard methodology for assessing habitat value for Environmentally Sensitive Habitat Areas, or ESHA. Due to staff resource issues, a contract extension was requested in 2014. (Estimated Completion Date: Mid-2015; Case Planner: Mark Ogonowski, Planning Staff Biologist)
- b) Local Coastal Plan – Staff is currently working on Phase 2 amendments to the Coastal Area Plan and Coastal Zoning Ordinance, which includes the following subject areas: tree protection, coastal trail, coastal biology, film permits, parking standards, archaeology/paleontology, and sign standards. A public outreach component is included as part of this project which (due to the large number of topics) will take place in two segments. The first set of public meetings took place in March 2014 and the second set is scheduled for the fall of 2014. (Estimated Board Hearing Date: Summer 2015; Project Completion Date: December 2016 (completion date depends upon certification process by California Coastal Commission); Case Planners: Jennifer Welch, Jennifer Choi)
- c) Landscape Guidelines – This CIAP-funded work program includes an update to the coastal landscape standards/guidelines to comply with State law. However, as the guidelines would also apply within non-coastal areas, they will be processed separately from the Phase 2 LCP amendments and would apply countywide. (Estimated Board Hearing Date: Spring 2016; Case Planner: Jennifer Welch)

### **(2) Saticoy Area Plan Update:**

One of the Planning Division's grant-funded General Plan amendments is a comprehensive update to the Saticoy Area Plan. Pursuant to Board direction in April 2010, the Planning Division obtained two grants to fund a two-phased approach to the

Saticoy Area Plan update: (a) a \$125,000 grant from the Southern California Association of Governments and (b) a \$413,000 grant from the State's Strategic Growth Council. Work conducted under the first grant (Phase 1) was completed in June 2012, and that work focused on land use and mobility plans for Old Town Saticoy. Work conducted under the second grant (Phase 2) will incorporate work products prepared for Old Town Saticoy into a complete Area Plan Update that includes a new Development Code for Old Town Saticoy.

As anticipated and as previously reported to the Board, existing funds do not cover all costs for the CEQA document, and the Planning Division will submit a supplemental budget request to the Board in mid-2014 to cover the remaining portion of the costs for the CEQA document. Staff is also working with the GPA applicants to fill the funding gap.

On March 6, 2014 the Planning Division presented its preliminary results for this project to the Ventura County Planning Commission. Based on recommendations received from the Planning Commission, the Planning Division will proceed with the following work products:

- a) *Land Use Map*: The Alternative 2 land use map was selected as the preferred map. This map establishes a commercial core, retains/enhances an existing residential neighborhood, establishes a mixed-use district (Residential Mixed Use) south of the commercial core, and expands the industrial district.
- b) *Mobility Map*: A multi-modal mobility map was adopted that includes vehicular and multi-modal (pedestrian, bicycle, and transit) improvements designed to improve connectivity, enhance safety, and support economic revitalization.
- c) *Development Code / Design Guidelines*: A development code was selected that is similar to the approach used for Piru and the City of Ventura (form-based code).

Existing implementation barriers include County policies that limit the development and maintenance of multi-modal circulation systems and the City of Ventura's extraterritorial water policy, which limits service extensions within Saticoy to a ¾ inch pipe that does not support the type of commercial, residential and industrial development envisioned by the City's Saticoy & Wells Community Plan or the County's preliminary draft plan for Saticoy. Planning Division staff will continue to monitor the City's discussions regarding the extension of an in-lieu fee program to Saticoy.

Illustrative maps, overall project goals and objectives, and additional information on the work products listed above are available on the Planning Division website at:

<http://www.ventura.org/rma/planning/>

See Planning Commission Hearings, March 6, 2014. (Estimated Board Hearing Date: Mid- 2015; Case Planners: Shelley Sussman/ Ruchita Kadakia)

### **(3) Wireless Communications Facilities Ordinance (Non-Coastal and Coastal Zoning Ordinance):**

Ventura County does not currently have a comprehensive set of regulations for wireless communication facilities (WCF), which can make processing applications challenging and

time consuming. On November 13, 2012, the Board directed staff to prepare and process amendments to the Non-Coastal and Coastal Zoning Ordinances that would provide a comprehensive set of regulations for WCFs. The Board action also directed that any relevant General Plan or Area Plan policies also be amended to ensure consistency with the proposed ordinance amendments. (Estimated Board Hearing Date for NCZO Amendment: Fall 2014. Estimated Board Hearing Date for CZO Amendment: Spring-2015. Case Planner: Aaron Engstrom)

#### **(4) Piru Motorcross (Non-Coastal Zoning Ordinance):**

A privately-initiated amendment to the NCZO is needed for the project applicant to continue processing a Conditional Use Permit for an existing motor-cross facility located outside Piru within the Fillmore-Piru Greenbelt. A pre-screening is scheduled for the Board's April 15, 2014 meeting. (Case Planners: Jay Dobrowalski, Kari Finley)

#### **PENDING OR INACTIVE PROJECTS**

The following General Plan or Ordinance amendments were previously assigned by the Board of Supervisors or were previously submitted as privately-initiated amendments. However, these projects are on hold pending available funding, available staff resources, or (in the case of housing programs) a decision from the State Supreme Court on related legal issues. Estimated hearing dates and staff assignments are not provided for pending or inactive projects.

- **Housing Impact Mitigation Fee Ordinance (Countywide):** This new ordinance would eliminate project-by-project assessment of the indirect housing impacts generated by new commercial/industrial uses and substitute a programmatic approach through payment of in-lieu fees. This ordinance is included in the adopted 2014-2021 Housing Element, with an estimated time frame for project completion in FY 2014-15. However, due to pending litigation at the State Supreme Court, the Board of Supervisors directed staff to put this project on hold until a legal decision is rendered.
- **Inclusionary Housing Ordinance (Countywide):** This ordinance will require new housing projects to set aside a percentage of dwelling units for lower-income households. This ordinance is included in the adopted 2014-2021 Housing Element, with an estimated time frame for project completion in FY 2014-15. However, due to pending litigation at the State Supreme Court, the Board of Supervisors directed staff to put this project on hold until a legal decision is rendered.
- **Habitat Connectivity Protection Overlay Zone (Countywide):** Between late 2008 and early 2010, staff completed preliminary recommendations and alternatives for a proposed Habitat Connectivity Protection Overlay Zone. However, the project was put on hold in early 2010 due to competing priorities, such as the Get to Excellence Program, Initial Study Assessment Guidelines update, and Coastal Biology project. Pending available staff resources, the Planning Division will bring forward optional approaches that address habitat connectivity, seek Board direction, and if directed seek funds to complete the project.
- **Nathan Borin (Lake Sherwood):** This GPA application (GP07-0005) was initiated by

the Board in February 2008 for post-screening processing to amend the water and sewer policies of the Lake Sherwood/Hidden Valley Area Plan to allow the extension of water and sewer service to existing lots contiguous to the Lake Sherwood Community for which a service easement was granted. The application is incomplete, and the applicant elected to test alternative solutions for septic systems and water wells.

## **PROJECTS WITHOUT BOARD-DESIGNATED FUNDING OR ALLOCATED STAFF RESOURCES**

The following General Plan or Ordinance amendments are projects identified by the Planning Division that have not yet been brought forward for Board of Supervisors direction and/or funding due to competing priorities. Projects listed below have no estimated hearing date or staff assignments at this time.

- **Subdivision Ordinance Update (Countywide):** This project would update the Subdivision Ordinance to more accurately reflect the current standards and practices involved in processing subdivision requests. The Subdivision Map Act has been amended a number of times since the Board adopted the current County Subdivision Ordinance, and recent court cases have clarified certain requirements of the Subdivision Map Act that should be incorporated as amendments to the ordinance. Planning Division staff is currently working on a scope of work, budget, and schedule for these amendments that will be presented in the future to the Board of Supervisors for consideration.
- **General Plan Update (Scope of Work, Budget, Etc.):** The Ventura County General Plan has a horizon year of 2020, and a General Plan update will be required. General Plan updates typically include the following components:
  - a) Forecast Models (land use, transportation, population forecasts)
  - b) Existing Conditions Reports (Technical Appendices)
  - c) Public Outreach Program / Inter-Agency Coordination
  - d) *Land Use Maps (General Plan, Zoning):* Updates to the County's land use maps will require concurrent rezoning that includes revisions to zoning for parcels that are currently not consistent with the General Plan (300 plus parcels).
  - e) *Mobility Maps:* Updates to the Circulation Element maps/road classifications and multi-modal maps or standards that address the State's "complete streets" legislation.
  - f) *Policy Document Revisions:* Revisions to the Goals, Policies, and Programs (GPP) and (tentatively) to select Area Plan documents. Potential modifications to the GPP would address military-related issues, public health, grant-funded topics, and the next RHNA and Housing Element. State mandated changes will also be incorporated into the General Plan update.
  - g) Environment Documentation (Environmental Impact Report)

Staff is participating in the State Office of Planning and Research's efforts to update the

General Plan Guidelines, which we anticipate will be completed by the end of summer 2014. Updated guidelines will address issues such as Climate Change, Economics and Healthy communities. Staff anticipates that a report and budget request will be presented to the Board of Supervisors in the 2014-15 FY. (Manager: Kim Prillhart/Rosemary Rowan)

- **Zoning Ordinance Amendments for Consistency with the General Plan (Countywide):** This project is necessary to bring existing regulations into compliance with State law. Since the County's rezoning program in the mid-1980s, changes occurred to the General Plan that resulted in inconsistencies between the Zoning Ordinance and General Plan. For example, about 300 parcels have zoning that is inconsistent with the General Plan land use designation. In addition, the minimum parcel size for Rural-designated land was increased from one acre to two acres in the General Plan but the associated RA (Rural Agricultural) and CR (Coastal Rural) zones still specify a one-acre minimum. Resolving these problems will require map and text amendments to the Coastal and Non-Coastal Zoning Ordinances. This project would be processed concurrently with zoning map revisions for the General Plan Update unless funds/staffing become available to complete this project in advance of the update.
- **Building Coverage Standards (General Plan, Area Plans, Coastal and Non-Coastal Zoning Ordinance, Countywide):** This project would remove the building coverage standards from the General Plan and Area Plans, and replace them with simplified standards in the Non-Coastal (and Coastal) Zoning Ordinances. This project will be reviewed and considered for inclusion within the scope of work for the General Plan Update.
- **Area Plan Updates:** The County has adopted ten Area Plans<sup>1</sup> that regulate land uses and discretionary development in specific geographical communities/areas within the unincorporated area of the County. Attachment 2 lists each of the Area Plans and the date of adoption or last major amendment. In particular, comprehensive Area Plan updates are needed for the North Ventura Avenue Area Plan and El Rio/Del Norte Area Plan. A targeted update is also under consideration for the Casitas Springs area of the Ojai Valley Area Plan, and a text amendment is needed for the Oak Park Area Plan to accurately reflect the maximum number of second dwelling units
- **LCP Update:** New issues that were identified during the process of preparing Phase 2 amendments to the LCP that could not be incorporated into the current work program due to limited staff resources or limitations posed by the grant program. These issues could be addressed at a future time should funding become available.
- **Resources Chapter/Appendix of the General Plan (Countywide):** The SEIR for the focused update of the County General Plan illuminated the need to update certain sections within the Resources Chapter and Appendix; some of which have not been updated since the early 1980's. Specifically, the Biological Resources, Water Resources and Farmland Resources sections are in need of updating. This project would be incorporated into the General Plan Update.

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<sup>1</sup> Coastal Area Plan, Piru Area Plan, Ojai Valley Area Plan, El Rio/Del Norte Area Plan, North Ventura Avenue Area Plan, Saticoy Area Plan, Ahmanson Ranch Area Plan, Oak Park Area Plan, Lake Sherwood/Hidden Valley Area Plan, and Thousand Oaks Area Plan.

- **Non-Coastal Zoning Ordinance, (Countywide):** This is an ongoing project that would amend select provisions of the Non-Coastal Zoning Ordinance.
- **Greenbelt Agreements:** Advisory Measure A, initiated by the Board of Supervisors in 1998, recommended that the County and the ten cities adopt existing and future greenbelts by ordinance. However, three Greenbelt agreements remain in Resolution form. In addition, Program 3.1.3 of the Goals, Policies and Programs of the General Plan states that four additional greenbelt agreements should be considered by the County and appropriate cities for Las Posas Valley, Hidden Valley, Upper Ojai, and between Moorpark and Simi Valley north of Hwy 118. Budget reductions in FY2004 eliminated the planner position responsible for overseeing this program.

## E. Summary of New State Legislation and Court Decisions

### State Legislation

The following is a summary of State land use-related legislation, enacted in 2013, that may affect the County General Plan or its implementing ordinances.

- **AB 116 (Bocanegra) Automatic Two-Year Extension on Newer Subdivision Maps** – Provides an automatic 24-month extension for subdivision maps approved after January 1, 2000 that have not yet expired and specifies a process for the approval of the extension of maps approved before January 1, 2000. *Signed into law. Chaptered 62, Statutes of 2013.*
- **AB 325 (Alejo) Extended Statute of Limitations (SOL) on Housing Element Adoption & Ordinances** – Extends the amount of time for an entity in support of affordable housing to initiate a challenge to a housing element or a specified city or county housing ordinance. The time period varies for HCD and non-HCD approved housing elements. *Signed into law. Chaptered 767, Statutes of 2013.*
- **AB 551 (Ting) New Urban Agriculture Incentive Zones** – Enacts the Urban Agriculture Incentive Zones Act and authorizes a jurisdiction and a landowner to enter into a contract to restrict the use of vacant, unimproved, or otherwise blighted lands for small-scale commercial production of agriculture crops and animal husbandry. This bill requires a contract entered into pursuant to these provisions to, among other things, be for a term of no less than 5 years and to restrict property that is at least 0.10 acres in size. *Signed into law. Chaptered 406, Statutes of 2013.*
- **AB 1092 (Levine) Mandated Electric Vehicle Charging Infrastructure** – Requires the Building Standards Commission, as part of the next building code adoption cycle, to include mandatory building standards for the installation of electric vehicle charging infrastructure in multifamily dwellings and non-residential development. *Signed into law. Chaptered 410, Statutes of 2013.*
- **AB 1359 (Hernandez) Quimby Act Fees** – Authorizes Quimby Act fees to be used for the purpose of developing a new or rehabilitating existing park or recreational facilities in a neighborhood other than the neighborhood in which the fees are paid, as long as the park or facilities would still serve those paying the fee and other requirements are met. This bill allows the use of joint or shared use agreement to

facilitate access to park or recreational facilities for residents in specified areas. *Signed into law. Chaptered 412, Statutes of 2013.*

- **SB 510 (Jackson) Mobilehome Park Conversion to Resident Ownership** – Authorizes a local government to disapprove the conversion of a mobilehome park to resident ownership if the required survey of park residents does not show that a majority of them support the conversion. *Signed into law. Chapter 201, Statutes of 2013.*
- **AB 379 (Brown) Mobilheomes: Real Property** – Changes the process whereby the law deems a mobilehome a fixture or improvement to real property. *Signed into law. Chapter 137, Statutes of 2013.*
- **SB 684 (Hill) Outdoor Advertising Act: former redevelopment agency project areas** – Amends the redevelopment agency exemption to the Outdoor Advertising Act to reflect the elimination of redevelopment agencies. *Signed into law. Chapter 544, Statutes of 2013.*
- **AB 1253 (Blumenfield) Mobile Billboards** – Clarifies that a city or county may establish civil penalties for violation of a local ordinance or resolution regulating mobile billboards. *Signed into law. Chapter 544, Statutes of 2013.*

## **Court Decisions**

The following is a summary of court decisions in 2013 that may affect implementation of the County's General Plan:

- **Latinos Unidos de Napa v. City of Napa (2013) 221 Cal. App. 4th 192.** Affordable housing association petitioned for writ of mandate challenging city's approval of revisions to the housing element of its general plan, and related general plan and zoning amendments, on the ground that an environmental impact report (EIR) was required. The city relied on its 1998 General Plan EIR ("1998 GP EIR") to update its housing element in 2009 concluding that the housing element project would not result in any new significant environmental effects that were not identified and mitigated in the 1998 GP EIR.

Petitioners objected to the initial study asserting the City should prepare a supplemental EIR for several reasons, including an outdated traffic study. The petitioners argued the "Fair argument standard" applied to the decision to refrain from preparing an EIR because the project was not adequately mitigated in the 1998 GP EIR. City argued that the deferential substantial evidence applies when reviewing the decision whether or not to require a supplemental or subsequent EIR. The court agreed with the City noting that the project contained only limited amendments to the general plan and no approval of development.

- **Lockaway Storage v. County. of Alameda (2013) 216 Cal. App. 4th 161.** The County of Alameda (County) determined that an amendment to its General Plan adopted by voters as Measure D prohibited petitioner Lockaway Storage from completing a project to develop a self-storage facility in the County. Lockaway sued for inverse condemnation and civil rights violations. After issuing a writ of mandate that authorized the project to proceed, the superior court conducted a nonjury trial which resulted in a judgment holding the County liable for a temporary regulatory

taking and awarding Lockaway damages of \$989,640.96. Pursuant to a separate order, the court awarded Lockaway attorney fees totaling \$728,015.50.

The County appealed contending (1) Lockaway's development plan violated Measure D; and (2) even if the court correctly allowed Lockaway to proceed with the project, the County's conduct did not effect a regulatory taking. The appellate court affirmed concluded the County's change of position and interpretation of its general plan (via Measured D) was unreasonable and unjust and its actions effectuated a regulatory taking. The court also upheld the award of attorney fees.

**Attachments:**

Attachment 1 – Ventura County General Plan Compliance with State of California General Plan Guidelines

Attachment 2 – Amendment Dates of Ventura County General Plan and Area Plans

Attachment 3 – HCD Tables A, A2, and A3 – Annual Building Report Summary

Attachment 4 – List of 2013 Building Completions in the Lower-income Category by Assessor Parcel Numbers

Attachment 5 – HCD Table B – Regional Housing Needs Allocation Progress

Attachment 6 – HCD Table C – Program Implementation Status

# Attachment 1

## Ventura County General Plan Compliance with State General Plan Guidelines

State Requirements	Ventura County General Plan Chapters And Appendices			
	Resources	Hazards	Land Use	Public Facilities and Services
<b>Land Use Element:</b>				
Housing			X	
Business			X	
Industry			X	
Open Space	X	X	X	X
Agriculture	X		X	
Scenic Beauty	X			
Education				X
Public Buildings & Grounds				X
Solid & Liquid Wastes		X		X
Population Density/Building Intensity			X	
Flooding		X		X
Timberland Production	X		X	
<b>Circulation Element:</b>				
Major Thoroughfares				X
Transportation Routes				X
Terminals				X
Utilities				X
<b>Housing Element</b>			X	
<b>Conservation Element:</b>				
Water	X			X
Hydraulic Force		X		X
Forests	X			
Soils	X			
Rivers	X	X		X
Harbors				X
Fisheries	X			
Wildlife	X			
Minerals	X			
<b>Open Space Element</b>	X		X	
<b>Noise Element</b>		X		
<b>Safety Element</b>		X		X

## Attachment 2

### Last Amendment Date of Ventura County General Plan and Area Plans

Document Title	Date of <i>Comprehensive</i> Amendment	Date adopted or last amended
<b>Countywide General Plan:</b>	2005	
Goals, Policies and Programs		10-22-13
Resources Appendix		06-28-11
Hazards Appendix		10-22-13
Land Use Appendix		10-22-13
Public Facilities and Services Appendix		05-08-07
<b>Area Plans:</b>		
Ahmanson Ranch Area Plan <sup>2</sup>	1998	12-15-92
Coastal Area Plan	1989	09-16-08
El Rio/Del Norte Area Plan	1996	06-28-11
Lake Sherwood/Hidden Valley Area Plan	2005*	04-06-10
North Ventura Avenue Area Plan	1988	12-11-90
Oak Park Area Plan	1988	11-15-05
Ojai Valley Area Plan	1996	11-15-05
Piru Area Plan	2008	06-28-11
Saticoy Area Plan	1992	05-04-04
Thousand Oaks Area Plan	2005*	04-06-10

\* Updates included revisions to population and density tables as well as land use maps. Amendments were significant but not comprehensive.

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<sup>2</sup> Ahmanson Ranch Area Plan should be rescinded when Development Agreement expires (2017).

# Attachment 3

## HCD Tables A, A2 and A3

### 2012 Annual Building Report Summary

Jurisdiction County of Ventura  
 Reporting Period January 1, 2013 - December 31, 2013

**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					
All Single-family - see attached for list of APNs	SF	<i>Owner</i> Unknown	2	2	3	31	38				see GP Annual Report text
All mobilehomes - see attached for list of APNs	MH	<i>Owner</i> Unknown			4		4				
All Second Dwelling Units - see attached for list of APNs	SU	<i>Renter</i> Unknown	1	5	4	1	11				
All Multi-family Dwelling Units - See attached for list of APNs	MF	<i>Renter</i> Unknown									
All Caretaker Dwelling Units - See attached for list of APNs	<i>50</i> CU	<i>Renter</i> Unknown	2				2				
(9) Total of Moderate and Above Moderate from Table A3 ▶					0	0	0				
(10) Total by income Table A/A3 ▶ ▶			5	7	11	32	55				
(11) Total Extremely Low-Income Units*			3								

\* Note: These fields are voluntary

**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 which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(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			
(1) Rehabilitation Activity	0	0	0	0	0	Although the County provided funding for the rehabilitation of 12 dwelling units in 2009-10, none of the units meet all of the requirements of section 65583.1 (c) (1) of the GC.
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

\* 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 <b>Moderate</b>												0		
No. of Units Permitted for <b>Above Moderate</b>												0		

\* Note: This field is voluntary

## Attachment 4

### List of 2013 Building Completions in the Lower-income Category by Assessor Parcel Numbers

This information supplements Attachment 3, HCD Table A.

#### Single Family Dwelling Units

155-0-020-205  
063-0-172-475  
155-0-100-335  
505-0-010-470

#### Second Dwelling Units

(60% of these are counted towards lower-income inventory as documented in section 3.3.7.1 of the General Plan Land Use Appendix)

011-0-240-105	850-0-141-025
152-0-160-085	695-0-350-105
503-0-060-315	030-0-130-275
505-0-010-470	061-0-110-145
063-0-172-475	505-0-052-070
109-0-401-045	701-0-030-100
700-0-010-615	

#### Farmworker/Animal Caretaker Dwelling Units

(Farmworker/Animal Caretaker Dwelling Units are divided in half between extremely low and very low categories documented in section 3.3.5 of the General Plan *Land Use Appendix*)

011-0-052-300  
108-0-180-035  
694-0-160-030

## Attachment 5 – HCD 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.		RHNA Allocation by Income Level	Year 1 - 2006	Year 2 - 2007	Year 3 - 2008	Year 4 - 2009	Year 5 - 2010	Year 6 - 2011	Year 7 - 2012	Year 8 - 2013	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			Year 1 - 2006	Year 2 - 2007	Year 3 - 2008	Year 4 - 2009	Year 5 - 2010	Year 6 - 2011	Year 7 - 2012	Year 8 - 2013	Year 9		
Very Low	Deed	305											156
	Restricted Non-deed		10	10	18	7	10	8	78	8		149	
	restricted Deed												
Low	Deed	250											73
	Restricted Non-deed		101	13	12	14	13	9	8	7		177	
	restricted Deed												
Moderate	Deed	291											-46
	Restricted Non-deed		185	74	18	20	14	9	6	11		337	
	restricted Deed												
Above Moderate	Deed	558	164	128	97	62	43	33	20	31		578	-20
	Restricted Non-deed		6	5	14	7	1	1	1	0	1	35	
Unknown													
Total RHNA by COG. Enter allocation number:		1,404	466	230	159	110	81	60	112	58		1,276	163
Total Units													
Remaining Need for RHNA Period													

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

## Attachment 6 – HCD Table C

### Housing Element Program Implementation Status

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Population and Dwelling Unit Forecast:</b> The 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. (Program 3.3.3-1)</p>	<p>Ensure General Plan Consistency and provision of adequate public services and facilities.</p>	N/A	<p>Ongoing; Updates to population and dwelling unit forecasts were completed for the recently adopted and certified (2011) Housing Element. The 2014-2021 Housing Element will again be updated with even newer data including 2010 Census data.</p>
<p><b>Population and Dwelling Unit Monitoring:</b> The 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 discretionary development would individually or cumulatively exceed the forecasts in a given subarea, the Planning Division will bring the information to the attention of the decision-making body. (Program 3.3.3-2)</p>	<p>Ensure General Plan Consistency and provision of adequate public services and facilities.</p>	N/A	<p>Ongoing; Updates to population and dwelling unit forecasts were completed for the recently adopted and certified (2011) Housing Element. The 2014-2021 Housing Element will again be updated with even newer data including 2010 Census data.</p>
<p><b>Housing Preservation:</b> 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). (Program 3.3.3-3(1))</p>	<p>Preservation of existing housing stock.</p>	N/A	<p>This program has been and continues to be implemented on an ongoing basis in the code enforcement section of RMA.</p>
<p><b>Housing Preservation:</b> To the extent that Federal and State housing grants 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). (Program 3.3.3- 3 (2))</p>	<p>Preservation of existing housing stock.</p>	N/A	<p>This program was successfully implemented. The County Executive Office pursued numerous funding sources in an effort to preserve the existing housing stock, including CalHOME funds for mobile home rehabilitation and replacement. The successes of this program are discussed in more detail in Section</p>

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Preservation:</b> 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). (Program 3.3.3-3(3))</p>	<p>Preservation of existing housing stock.</p>	<p>N/A</p>	<p>The Planning Division administers this program on an ongoing basis. The tri-annual report to the Board of Supervisors regarding this program indicates that 143 requests for rent increases were processed through the Mobilehome Park Rent Review Board during the reporting period.</p>
<p><b>Housing Rehabilitation:</b> The Resource Management Agency (Planning, Building and Safety, 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 low cost loans to lower-income households for the rehabilitation of housing units that have health and safety code violations (ongoing). (Program 3.3.3-4(1))</p>	<p>Preservation and rehabilitation of existing housing stock.</p>	<p>N/A</p>	<p>Ongoing. The County Executive Office utilized federal, state and local funds for rehabilitation programs administered by other organizations for rehabilitation of lower-income owner occupied households in order to maintain suitable living environments.</p> <p>The County Executive Office did not provide or seek assistance for renter-occupied housing units due to the logistical problems associated with monitoring, reporting, etc.</p>
<p><b>Housing Rehabilitation:</b> 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. The Community Action of Ventura County 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).(Program 3.3.3-4(2))</p>	<p>Preservation of existing housing stock; Encourage energy- and resource- efficient building practices.</p>	<p>N/A</p>	<p>Ongoing</p>
<p><b>Housing Rehabilitation:</b> To the extent that Federal, State or local funds are available, the County Executive Office will provide low cost loans to lower-income households for room additions or second dwelling units to help reduce overcrowding (ongoing). (Program 3.3.3-4(3))</p>	<p>Rehabilitation of existing housing stock and relief from over-crowding.</p>	<p>N/A</p>	<p>Ongoing. The Community Action Ventura County (CAVC) implements this program using a State Community Services Block Grant, private sources of donations, American Recovery and Reinvestment Act funds, as well as Home Energy Assistance Program (HEAP) funds for financial assistance to low-income households with either their monthly gas or electric bills. During the 2009-2010 timer period, CAVC's revenues totaled \$6,473,097.</p>

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Opportunity and Diversity:</b> 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, and for those households with identified special needs (farmworkers, elderly, mentally ill, handicapped, homeless), and notify other interested housing agencies and non-profit organizations annually and as funding becomes available for lower-income and special needs housing (ongoing). (Program 3.3.3.-5(1))</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>N/A</p>	<p>During the planning period, the County Executive Office utilized federal grant and RDA funding towards the development of 70 units of affordable owner-occupied and rental farmworker housing in the unincorporated area.</p>
<p><b>Housing Opportunity and Diversity:</b> The Area Housing Authority should continue to administer subsidies to assist eligible <i>lower-income</i> households in renting affordable housing. (Program 3.3.3-5(2))</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households</p>	<p>N/A</p>	<p>The Area Housing Authority of the County of Ventura (AHA) provides Section 8 Vouchers to the areas of Fillmore, Moorpark, Ojai and the unincorporated areas of Ventura County. The AHA also provides assistance to cities outside the Entitlement Area including Camarillo, Thousand Oaks and Simi Valley. In the AHA service area, there are a total of 355 public housing units (including 193 for elderly and/or disabled; 18 are specifically for disabled). As of the end of the Fiscal Year, the number of units leased averaged 2,469.</p>

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions during 2010 - 2011 to promote special needs housing:</p> <ul style="list-style-type: none"> <li>• Process an amendment to the Non-Coastal and Coastal Zoning Ordinances to clarify which zones allow</li> <li>• Special needs housing (e.g., emergency shelters, transitional housing, supportive housing, SROs), and to expressly establish a process to approve deviations from zoning standards to meet the reasonable accommodation requirements of the Federal Fair Housing Act, and the California Fair Employment and Housing Act.</li> <li>• Process an amendment to the Non-Coastal Zoning Ordinance to comply with CA Government Code section 65583(a)(4) to permit emergency shelters in the Commercial Planned Development zone without a conditional use permit or other discretionary permits and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing in the same zone.</li> <li>• Update the Planning Division's website to include information regarding special needs housing. (Program 3.3.3-5(3))</li> </ul>	<p>Ensure diversity of housing types and housing opportunities for special needs households and ensure compliance with state and federal laws.</p>	<p>N/A</p>	<p>All components of this program were implemented with adoption of the Housing Element in June 2011.</p>
<p><b>Housing Opportunity and Diversity:</b> Appropriate non- profit organizations (e.g., Community Action of Ventura County and Project Understanding) should continue to provide loans and/or grants to <i>lower-income</i> individuals, families, senior citizens, handicapped or disabled persons who are either homeless or "at risk of becoming homeless" 3.3.3-5 (4)</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>N/A</p>	<p>Ongoing; CDBG was the source of funding for this program during the planning period. The Commission and Project Understanding successfully utilized \$821,323 for food and motel vouchers and grants for rental assistance for persons at risk of becoming homeless.</p>

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Opportunity and Diversity:</b> The Ventura County Homeless and Housing Coalition Community Action of Ventura County should continue to:</p> <ul style="list-style-type: none"> <li>Annually survey the number of homeless persons in the County;</li> <li>Seek feasible and effective strategies to prevent homelessness and house homeless persons and families;</li> <li>Research the funding sources available to deal with homelessness; and</li> <li>Participate on the Interagency Council on Homelessness to implement the 10-Year Strategy to End Homelessness for Ventura County. (Program 3.3.3-5(5))</li> </ul>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>N/A</p>	<p>Ongoing; The Ventura County Homeless and Housing Coalition (VCHHC) turned over the responsibility for the annual homeless count and survey and management of the annual Continuum of Care NOFA process to the County Executive Office. The VCHHC also began the process of updating the 10-Year Strategy to End Homelessness in Ventura County to reflect progress and new federal policies and requirements.</p>
<p><b>Housing Opportunity and Diversity:</b> Ventura County Human Services Agency will continue to financially support, and 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. (Program 3.3.3-5(6))</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>N/A</p>	<p>Ongoing; During the planning period, the Ventura Council of Governments agreed to assume the role of the Interagency Council on Homelessness. Therefore, the County Human Services Agency is no longer financially supporting the former Council. Otherwise, this activity is ongoing.</p>
<p><b>Housing Opportunity and Diversity:</b> During FY 2008- 2009, the County Executive Office and Planning Division will complete the recommended actions of the County Redevelopment Agency's Piru Housing Plan. Residential projects within the Redevelopment Area and Piru expansion area will provide for the construction or rehabilitation of very low-income, low-income and/or moderate-income housing per the requirements of California Redevelopment Law and Piru Area Plan policies, as applicable. (Program 3.3.3.-5(7))</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>N/A</p>	<p>This program was completed during the planning period.</p>
<p><b>Housing Opportunity and Diversity:</b> During 2011, the Planning Division will process an amendment to Articles 16 and 19 of the Non-Coastal Zoning Ordinance to conform with the provisions of State law, and evaluate the deferment of processing fees (excluding EIRs), reduction of development standards, and improvement fees (e.g., Park, Flood Control, Sheriff, Fire, Water Service and Sanitation) for qualified affordable housing. (Program 3.3.3-5(10))</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>During FY 2012-13</p>	<p>In 2012-13 (concurrent with the Housing Element update), the Planning Division updated and the Board adopted revisions to Articles 16 and 19 that incorporated the density bonus provisions for condominium conversions into Article 16, the Density Bonus Program.</p>

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Opportunity and Diversity:</b> The Planning Division, in consultation with farmworker housing organizations, will pursue the following actions to encourage the construction of extremely low-income and very low-income farmworker housing:</p> <ul style="list-style-type: none"> <li>• Process an amendment to the General Plan and Non-Coastal Zoning Ordinance to allow for the creation of parcels less than 40 acres in the AE zone for Farmworker Housing Complexes within or adjacent to City Spheres of Influence or adjacent to city boundaries (2010-11).</li> <li>• Prepare informational brochure and website information regarding Farmworker and Animal Caretaker Dwelling Units and Farmworker Housing Complexes (2011-12). (Program 3.3.3-5(8))</li> </ul>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>N/A</p>	<p>These programs were completed during the planning period.</p>
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions to promote the construction of second dwelling units for lower-income households:</p> <ul style="list-style-type: none"> <li>• Solicit and assemble pre-approved building plans for Second Dwelling Units, and update informational brochures and website to include this information (2011-12). (Program 3.3.3-5(9))</li> <li>• Process an amendment to the Non-Coastal Zoning Ordinance to allow second dwelling units on non- conforming lots subject to the same standards as conforming lots, and increase the size of second dwelling units to 1,800 square feet on parcels of 40 acres or farmworker families (2010-11).</li> </ul>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>Part II - 2012</p>	<p>The first component of this program was initiated by meeting with an interested architect to discuss ways to implement this action. However due to lack of funding and competing priorities, this component has not been completed.</p> <p>The second component was completed concurrently with the adoption of the updated Housing Element in June 2011. Therefore, the second component of this program was successfully completed.</p>
<p><b>Housing Opportunity and Diversity:</b> During 2011, the Planning Division will prepare and process an amendment to the Non-Coastal and Coastal Zoning Ordinances to require that residential development projects of 10 or more dwelling units provide lower-income residential units. (Program 3.3.3-5 (12))</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>2011</p>	<p>Ongoing; The Planning Division initiated research on this program in 2011, including, the feasibility of implementing an inclusionary housing ordinance that targets housing projects of 10 or more units. In addition, the Division researched costs and developed a timeline for this program. However, this project was put on hold pending a legal determination by the State Supreme Court on a related legal issue.</p>

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions to increase the supply of unincorporated vacant land zoned for a minimum of 20 dwelling units per acre, subject to lower-income housing requirements for extremely low-income, very low-income, and low-income households:</p> <ul style="list-style-type: none"> <li>• Inventory, assess and propose to the Board of Supervisors a list of potential parcels suitable for residential development of 16 or more dwelling units with a minimum density of 20 dwelling units per acre (July 2009).</li> <li>• Prepare an EIR covering the development impacts of the Board-selected parcels (2009-2010).</li> <li>• Process amendments to a) the General Plan and Area Plans to increase density on selected parcels and incorporate lower-income housing requirements, b) Non-Coastal Zoning Ordinance Code text to allow ministerial residential permits on selected parcels (e.g., overlay zone, commercial/residential mixed-use) and c) change the zoning of the selected parcels (2010).3.3.3-5(11))</li> </ul>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>N/A</p>	<p>All components of this program were implemented concurrently with adoption of the Housing Element in June 2011. In summary, six parcels were re-zoned to high density residential (20du/ac) for a potential of 250 low-income units. Therefore, this program was successfully completed.</p>
<p><b>Housing Opportunity and Diversity:</b> 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. (Program 3.3.3-5 (13))</p>	<p>Ensure Housing Element and General Plan remains consistent with State law.</p>	<p>N/A</p>	<p>Ongoing; In 2012, the Planning Division participated in the 5th cycle RHNA process and processed amendments to update the Housing Element.</p> <p>In 2012-13 (concurrently with the Housing Element update), the Planning Division processed amendments to Articles 16 and 19 to update the County's Density Bonus provisions to be consistent with state law.</p>
<p><b>Housing Equality:</b> 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. (Program 3.3.3-6 (1))</p>	<p>Ensure housing equality.</p>	<p>N/A</p>	<p>The County Executive Office maintains an annual contact with the Housing Rights Center to promote, encourage, and support equal opportunity in the housing market and enforce laws and regulations prohibiting discrimination.</p>

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Equality:</b> Community Action of Ventura County's legal department should continue to advise, or refer for legal counseling, constituents regarding tenant- landlord rights (Program 3.3.3-6(2)).</p>	<p>Ensure housing equality.</p>	<p>N/A</p>	<p>The Legal Department of the Community Action of Ventura County (CAVC) is funded by grants from the State of California and several cities in Ventura County. The California Department of Community Services &amp; Development, the cities of Ventura, Santa Paula, and Simi Valley provide these grants to CAVC to enable CAVC to provide "no cost" legal assistance to the "low income," "homeless," or needy residents of their respective cities/ counties.</p> <p>The Legal Department of CAVC also provides legal assistance at reasonable rates where clients do not qualify for "no cost" services under the CSBG or CDBG grants.</p>
<p><b>Population and Housing Section Update:</b> Planning Division, with the help of other public and private organizations, will continue to monitor Countywide construction and demolitions and estimate population trends, and periodically assess the progress in attaining County's housing goals, policies, and programs. Housing factors that should be monitored and estimated include:</p> <ul style="list-style-type: none"> <li>• Housing construction and demolition by dwelling unit type and affordability category.</li> <li>• Housing tenure and vacancy rates.</li> <li>• Population increases and distribution.</li> <li>• Employment generation and housing demand of proposed projects.</li> <li>• Number of homeless persons and their distribution.</li> <li>• Land available for the construction of lower- and moderate-income housing and farmworker housing.</li> <li>• Evaluation of General Plan housing goals, policies and programs annually as required Government Code. (Program 3.3.3-7 (1))</li> </ul>	<p>Ensure that Housing Element goals, policies, and programs meet the requirements of State housing law.</p>	<p>N/A</p>	<p>The County continues to implement the Development Monitoring Program. The Monitoring program tracks residential development from the time plans are submitted through plan approval, recordation and eventual build-out. The program monitors the number and type of dwelling units for tract maps, parcel maps, and other land divisions. This data is used to determine consistency with the Air Quality Management Plan (AQMP), 208 Water Quality Management Plan, population and dwelling unit projections, transportation planning programs, and for other planning purposes.</p> <p>The Planning Division prepares a General Plan Annual Report that assesses the status of the General Plan and the progress of its implementation every year. This report also includes Ventura County's progress in meeting its share of the regional housing needs.</p>
<p><b>Population and Housing Section Update:</b> The Planning Division will periodically prepare an update to the Population and Housing Section of the General Plan as appropriate, but not less than that required by State law, to reflect the results of the periodic reassessment of the County's housing needs, objectives, and implementation programs. (Program 3.3.3-7(2))</p>	<p>Ensure that Housing Element goals, policies, and programs meet the requirements of State housing law.</p>	<p>N/A</p>	<p>The County revised the Population and Housing Section of the General Plan in June of 2011, and again updated this data in 2013, as required by the California Government Code for the 2014-2021 Housing Element.</p>

