

**CITY OF OJAI**

**RESOLUTION NO. 21-\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OJAI,  
CALIFORNIA, APPROVING THE  
2021-2029 HOUSING ELEMENT UPDATE  
AND DETERMINATION THE ACTION IS  
EXEMPT FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, on September 28, 2021 and October 12, 2021, the City Council conducted duly noticed public hearings regarding the Draft 2021-2029 Housing Element, which is attached as “Exhibit 1” to this Resolution and incorporated by this reference as though set forth in full. At the public hearings, all interested persons were allowed to speak on this matter. Based on the record of the proceeding, including the written staff reports, staff presentations, public testimony, and the recommendations of the Planning Commission, the City Council hereby finds as follows:

A. The State of California requires every municipality to periodically update the Housing Element of its General Plan to review the housing needs of the community and revise its policies, programs and objectives to address those needs. Jurisdictions such as the City of Ojai that are within the Southern California Association of Governments region are required to update their Housing Elements for the 6th planning cycle, which covers the 2021-2029 planning period.

B. Between May 5, 2021 and July 14, 2021 the Planning Commission discussed the Housing Element Update for the 6<sup>th</sup> planning cycle.

C. At a noticed public hearing on July 14, 2021 the Planning Commission made a recommendation to the City Council regarding the Housing Element Update for the 6<sup>th</sup> planning cycle.

D. On July 20, 2021, the City submitted the Draft 2021-2029 Housing Element for review to the California Department of Housing and Community Development (“HCD”) pursuant to Section 65585(b) of the California Government Code.

E. On September 17, 2021 HCD issued comments regarding the Draft 2021-2029 Housing Element Update pursuant to Section 65585 of the Government Code.

F. The City revised the Draft 2021-2029 Housing Element Update in response to the findings of HCD and comments received by the community and City Council. Those revisions are summarized in “Exhibit 1” to this Resolution, which is attached hereto and incorporated by this reference as though set out in full.

F. In accordance with Section 65585 of the Government Code, the City Council has reviewed the comments of HCD and finds that the Draft 2021-2029 Housing Element has been revised to fully address each of the comments provided by HCD and to comply with all applicable law.

G. Pursuant to the California Environmental Quality Act (Public Resources Code 21000

et. seq.) the proposed 2021-2029 Housing Element, prepared for the 6<sup>th</sup> planning cycle is exempt from review under the California Environmental Quality Act per CEQA Guidelines Title 24, California Code of Regulations Section 15061(b)(3), as the activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, as here given the proposed Housing Element adds no new sites for housing beyond the City's existing Affordable Housing Special Overlay Zone. The 2021-2029 Housing Element is further exempt from additional environmental review because the list of Housing Opportunity Zone sites is the same as the list of previously designated sites minus several previously listed sites, with no new sites added, and thus the City Council relies on the Environmental Impact Report prepared for the Housing Element prepared for the 5th planning cycle, which is hereby incorporated by reference, as any possible environmental impacts are the same as previously analyzed.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OJAI, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1. Findings.** Based on the evidence presented in the staff reports, testimony and comments received on this item, the City Council does hereby declare as follows:

**1. Procedural Compliance.**

a. Finding. All administrative procedures and public participation requirements concerning the proposed 2021-2029 Housing Element for the 6<sup>th</sup> planning cycle have been lawfully satisfied.

b. General Plan Consistency. The proposed 2021-2029 Housing Element for the 6<sup>th</sup> planning cycle is consistent with the general plan, as it carries out the purposes of the general plan and is consistent with the land use and development designation in such plans. Should there be any conflict between the City of Ojai 2021-2029 Housing Element Update for the 6th planning cycle and any other provision of the City's General Plan, the 2021-2029 Housing Element Update for the 6th planning cycle shall prevail.

c. Public Interest, Health, Safety, and Welfare of the City. The proposed housing element update is mandated by the State to assure that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The City of Ojai's 2021-2029 Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing housing; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental constraints to housing development; 5) promoting opportunities for the legalization and improvement of existing substandard housing, and 6) promoting fair and equal housing opportunities. The housing element update is beneficial to the public interest, convenience, and welfare of the City and, therefore meets this finding.

d. Physical Suitability. The City plans to fulfill its share of regional housing needs using a combination of vacant residential sites, underutilized residentially zoned and mixed-use zoned sites, and accessory dwelling units. As detailed in the proposed 2021-2029 Housing Element, the City has zoned for its entire share of the Regional Housing Needs Allocation from the Southern California Association of Governments using existing sites and existing zoning,

specifically through the City's existing special affordable housing overlay zone ("SPL Overlay Zone") and the City's zoning allowing accessory dwelling units. The City has prepared a list of sites within the SPL Overlay zone which are suitable for residential projects based on HCD guiding policies and California Government Code parameters, within the parameters specified for each site and subject to review through the site-specific planning process. The SPL Overlay zone list includes one site (408-410 Montgomery Street; Assessor Parcel Number 021-0-092-010) that is less half an acre. This site has been included because it is a City owned property, a project of similar size and density has been approved within the 5th cycle of the Housing Element, and because there is an existing development proposal to develop the site as affordable housing currently in the approval process. The City Council further finds that, as result of obsolescent buildings, design, and market placement, declining uses, the significant impact of the COVID-19 pandemic and related shifts in the commercial and residential real estate markets and development expectations, and as further evidenced by recent site development inquiries, each as further specified on a site-by-site basis in the 2021-2029 Housing Element Update, that the existing uses on each existing, non-vacant site identified for inclusion within the SPL Overlay Zone, and thereby zoned to accommodate a portion of the City's needed lower income housing needs, are likely to be discontinued during the planning period, and thereby the fact that these sites are not currently vacant is not an impediment to additional residential development during the planning period for the 2021-2029 Housing Element. The City Council thereby finds that the 2021-2029 Housing Element Update meets all applicable requirements of state law.

e. Rationale. The City Council has followed all required notice and public hearing requirements requisite to making a decision to adopt an amendment to the Housing Element of the Ojai General Plan. Notice of the City Council Hearing was published in as a 1/8 page display ad in a newspaper of general circulation on October 1, 2021 a minimum of ten (10) days in advance of the hearing in compliance with California Government Code Section 65090 and 65091.

## **2. California Environmental Quality Act ("CEQA") Compliance.**

a. Finding: The 2021-2029 Housing Element is a "project" within the meaning of CEQA and appropriate environmental reviews have been completed before action was taken on this matter.

b. Rationale: Pursuant to the California Environmental Quality Act (Public Resources Code 21000 et. seq.) the proposed 2021-2029 Housing Element, prepared for the 6<sup>th</sup> planning cycle is exempt from review under the California Environmental Quality Act per CEQA Guidelines Title 24, California Code of Regulations Section 15061(b)(3), as the activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, as here given the proposed Housing Element adds no new sites for housing beyond the City's existing Affordable Housing Special Overlay Zone. The 2021-2029 Housing Element is further exempt from review because the list of Housing Opportunity Zone sites in the SPL Overlay Zone is the same as the list of previously designated sites minus several previously listed sites, with no new sites added, and thus the City Council relies on the Environmental Impact Report prepared for the Housing Element prepared for the 5th planning cycle, which is hereby incorporated by reference, as any possible environmental impacts are the same as previously analyzed for the existing, continuing SPL Overlay Zone sites. The

exemption reflects the independent judgment of the City Council. Therefore no further environmental review is necessary.

**SECTION 2. Housing Element Adoption.** Based on the findings set forth in Section 1 hereof, the City Council hereby adopts the 2021-2029 Housing Element Update for the 6<sup>th</sup> planning cycle as presented in Exhibit 1 to this Resolution. The City further hereby declares that, in the event of any conflict between the City of Ojai 2021-2029 Housing Element Update for the 6th planning cycle and any other provision of the City's General Plan, the 2021-2029 Housing Element Update for the 6th planning cycle shall prevail. In accordance with applicable law, the Housing Element shall be submitted to the California Department of Housing and Community Development (HCD) for certification. The City Manager, with the concurrence of the City Attorney, is hereby authorized to make non-substantive changes in the 2021-2029 Housing Element if requested by HCD. However, substantive, policy-based, changes shall be submitted to the City Council for approval.

**SECTION 3. Certification.** The City Clerk shall certify to the passage and adoption of this Resolution and shall cause the same to be published or posted according to law.

**PASSED, APPROVED, and ADOPTED** this \_\_\_\_ day of October 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF OJAI, CALIFORNIA

By \_\_\_\_\_  
Betsy Stix, Mayor

ATTEST:

\_\_\_\_\_  
Gail Davis, Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Matthew T. Summers, City Attorney



# CITY OF OJAI

## 2021 - 2029 HOUSING ELEMENT



ADOPTED  
OCTOBER 12, 2021

## **Acknowledgements**

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William Weirick, Mayor Pro Tem

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Randy Haney

Suza Francina

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## **I. INTRODUCTION**

### **A. Purpose of the Housing Element**

Statutory Overview: All cities and counties in the State of California are required to affirmatively further affordable housing opportunities within their respective jurisdictions. Principal requirements of California Land Use Law include: adoption of Housing Elements as part of each community's General Plan; inducements to provide affordable housing through density bonuses and accessory dwelling units; limitations on local land use authority to deny affordable projects or impose conditional use requirements on multifamily housing; and prohibitions on down zoning or impose development standards that prevent attainment of Housing Element goals.

Housing Element Law: Housing Element law is codified in Article 10.6 of the California Government Code commencing with Section 65580. Under these statutes, all communities in California are required to have a Housing Element as part of their adopted General Plan. These Elements are to be updated periodically. The law further stipulates that Housing Elements consist of an identification and analysis of existing and projected housing needs along with a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. In summary, the Housing Element is required to contain: (i) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs; (ii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iii) a program that sets forth a schedule of actions to implement relevant Housing Element policies and achieve stated goals.

Housing Element Contents: The Housing Element consists of the following major components:

- An analysis of the city's demographic and housing characteristics and trends (Chapter II);
- A review of potential constraints, both governmental and non-governmental, to meeting Ojai's identified housing needs (Chapter III);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter IV); and
- The Housing Action Plan for addressing the City's identified housing needs, including housing goals, policies and programs (Chapter V).

### **B. Community Context**

The City of Ojai is a community of 7,557 persons (as of 2020) intersected by California State Route 33 and California State Route 150 in the Ojai Valley of Ventura County; approximately 12 miles north of the City of Ventura. The City is a predominately low density residential community contained within four square miles and surrounded by a rural landscape of large lot estates, orchards and picturesque hillsides. The community has long been known as a haven for artists, musicians and health enthusiasts: a "village" as locals call it. Its beauty gained fame decades ago when the area was photographed

to represent Shangri-La in the 1939 movie, The Lost Horizon. The community is built around a quaint downtown commercial district filled with boutique shops, art galleries and a host of places to retreat from the fast-paced lifestyle of more urbanized areas. A fundamental goal of the Housing Element is to address the housing needs of current and future residents in ways that respect and enhance the quality of life which is “only in Ojai.”

### **C. Public Participation**

Public participation is an important component of the planning process in Ojai, and this update to the Housing Element has provided residents and other interested parties multiple opportunities for involvement. Appendix C contains a summary of these opportunities as well as a list of persons and organizations that were notified during the Housing Element update process and a summary of comments and issues raised.

### **D. Consistency with Other Elements of the General Plan**

State law requires that all portions of the General Plan be internally consistent. The City of Ojai General Plan consists of nine elements: Land Use; Circulation; Housing; Air Quality; Open Space; Conservation; Recreation; Noise; and Safety. This Housing Element builds upon the other elements and is consistent with the policies and proposals set forth by the General Plan. Examples of inter-element consistency include: residential development capacities established in the Land Use Element are incorporated within the Housing Element, and the discussion of infrastructure and public services in the Housing Element is consistent with the Land Use and Safety elements.

The City is also concurrently embarking on a comprehensive update to the General Plan, which is anticipated to be completed by 2023. As the General Plan is updated or amended in the future, the City will review the Housing Element for internal consistency, and make any necessary revisions.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

## **I. HOUSING NEEDS ASSESSMENT**

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city's projected housing growth needs based on the latest Regional Housing Needs Assessment (RHNA) are examined. The purpose of the Housing Needs Assessment is to identify housing related issues through quantitative data provided through State and Federal sources, which are used as a basis for future housing policy.

The Housing Needs Assessment utilizes data from the American Community Survey (ACS), California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained from other agencies and organizations. In addition, Ventura County's Consolidated Plan provides some useful information for this update of the Housing Element.

Based on the data and analysis presented in this section, key findings are summarized below:

- Older population compared to the County (25.6% seniors in Ojai vs. 14.6% countywide),
- Single-person households represent 37.9% of all households in Ojai, compared to 21.6% countywide,
- Lower homeownership rate in Ojai (53%) than in the County (63%),
- 58.6% of renter-households in Ojai had housing cost burden, compared to 29.4% of owner-households in the county,
- Majority of housing stock is single-family units (78%), slightly higher than countywide (74%),
- With 53% of households being homeowners and 78% of units being single-family homes, a large portion of the City's single-family homes are being used as rentals,
- Overall vacancy rate of 8.7%, highest in the County,
- Highest 2020 median home price (\$934,500) in the County, and
- Future growth need as determined by SCAG is 53 units.



## A. Population Characteristics

### 1. Population Growth Trends

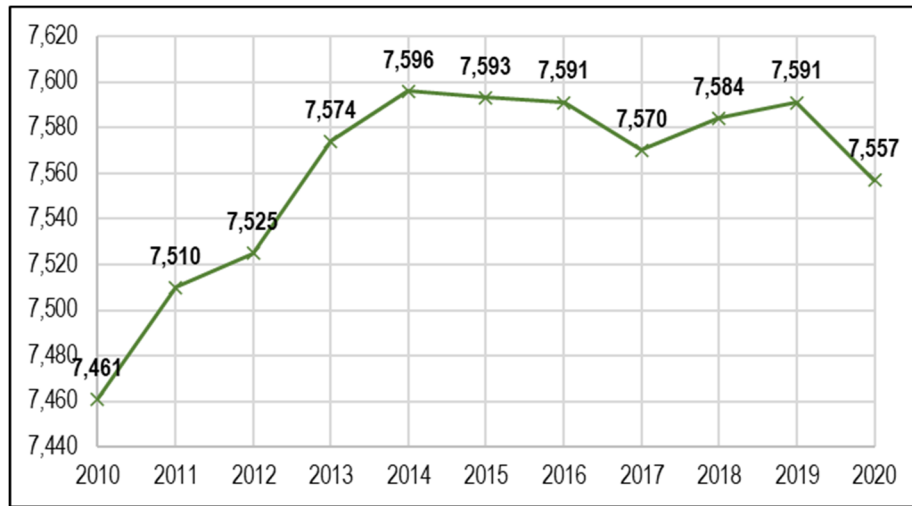
Ojai experienced modest growth during the 1990s, but between 2000 and 2010 the population declined by 5.1%. Since 2010, the population in the City increased slightly by 1.3%. Population growth in Ojai has been significantly lower than the growth experienced countywide over the past 20 years (see Table I-1 and Figure I-1)

**Table I-1: Population Trends 2000-2020**

Jurisdiction	2000	2010	2020	Growth 2000-2010	Growth 2010-2020
Ojai	7,862	7,461	7,557	-5.10%	1.29%
Ventura County	753,197	823,318	842,886	9.31%	2.38%

Sources: U.S. Census, 2000; Calif. Dept. of Finance (DOF) Table E-5: Population and Housing Estimates, 2010 and 2020.

**Figure I-1: Ojai Population 2010-2020**



Source: DOF Table E-5: Population and Housing Estimates, 2020.

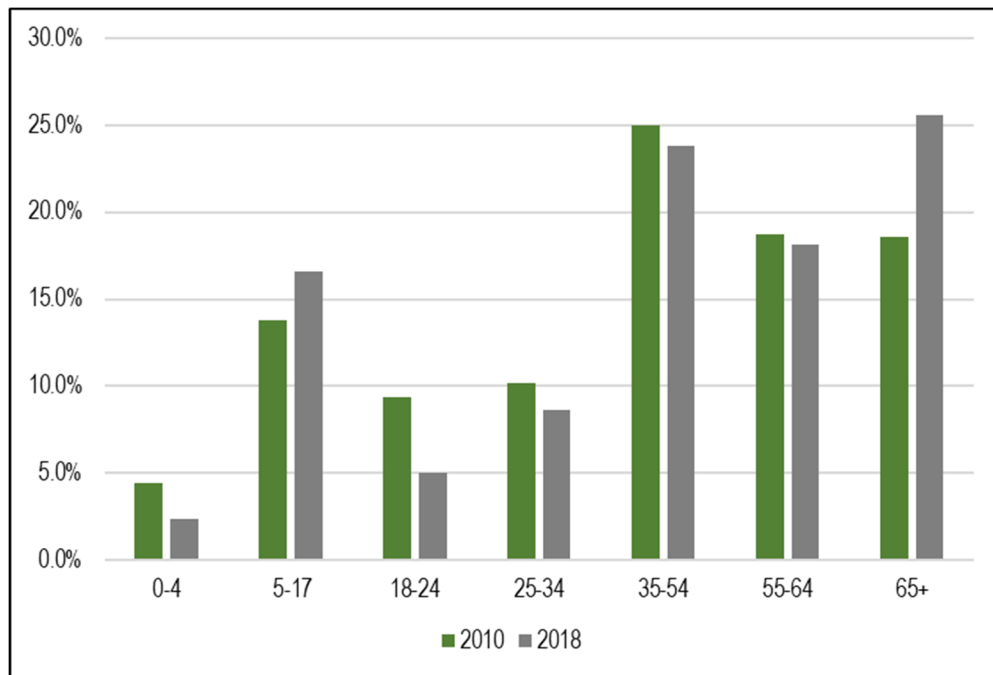
### 2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table I-2 provides a comparison of the City's and County's population by age group from 2014 to 2018. This table shows that the age distribution of the City's population is, overall, older than Ventura County (median age of 49.2 vs. 37.9, respectively). Children age 19 and under represent about 20% of the City's population compared to 26% for the County as a whole. Ojai also has a larger percentage of seniors (65+) compared to the County (25.6% City vs. 14.6% County). Figure I-2 shows the trend in age distribution using the 2006-2010 and 2014-2018 ACS.

**Table I-2: Age Distribution**

Age Group	Ojai		Ventura County	
	Persons	%	Persons	%
Under 5 years	185	2.45%	51,709	6.10%
5 to 9 years	593	7.85%	53,476	6.31%
10 to 14 years	447	5.92%	59,175	6.98%
15 to 19 years	280	3.71%	57,639	6.80%
20 to 24 years	312	4.13%	59,428	7.01%
25 to 29 years	285	3.77%	57,730	6.81%
30 to 34 years	361	4.78%	54,421	6.42%
35 to 39 years	400	5.29%	53,013	6.25%
40 to 44 years	403	5.33%	52,606	6.20%
45 to 49 years	598	7.92%	56,752	6.69%
50 to 54 years	395	5.23%	59,450	7.01%
55 to 59 years	638	8.44%	59,504	7.02%
60 to 64 years	726	9.61%	49,774	5.87%
65 to 69 years	692	9.16%	41,519	4.90%
70 to 74 years	378	5.00%	29,634	3.49%
75 to 79 years	264	3.49%	20,562	2.42%
80 to 84 years	208	2.75%	14,454	1.70%
85+ years	390	5.16%	17,266	2.04%
Total	7,555	100.00%	848,112	100.00%
Median age	49.2		37.9	
Source: American Community Survey (ACS) 2014-2018 (5-Year Estimates), Table S0101.				

**Figure I-2: Ojai Age Distribution 2010-2018**



Source: ACS 2006-2010 and 2014-2018 (5-Year Estimates), Table S0101.

### 3. Race and Ethnicity

The racial and ethnic composition of Ojai differs from Ventura County in that a smaller proportion of city residents are of Hispanic/Latino origin. Approximately 15% of City residents reported Hispanic/Latino ancestry, contrasted with about 40% for the County as a whole. The White population makes up the majority in both the City (90.3%) and the County (80.2%) (Table I-3).

**Table I-3: Race/Ethnicity**

Race/Ethnicity	Ojai		Ventura County	
	Population	% Total	Population	% Total
White	6,822	90.30%	680,197	80.20%
Black	41	0.50%	14,835	1.70%
American Indian/Alaska Native	43	0.60%	7,069	0.80%
Asian	147	1.90%	61,772	7.30%
Native Hawaiian and Other Pacific Islander	0	0.00%	1,771	0.20%
Other race	176	2.30%	44,907	5.30%
2 or more races	326	4.30%	37,561	4.40%
Total	7,555	100.00%	848,112	100.00%
Hispanic/Latino	1,135	15.00%	360,017	42.40%

Source: ACS 2014-2018 (5-Year Estimates), Table DP05.

## B. Household Characteristics

### 1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table I-4 provides a comparison of households by type for the city and Ventura County as a whole, as reported in the 2014-2018 American Community Survey (ACS). Family households, meaning households with married residents or with children under 18 years of age living with a parent or guardian, comprised approximately 55% of all households in the City, compared to about 73% for the County as a whole. The City’s average household size is significantly smaller than the average household size countywide (2.37 persons per household vs. 3.08 persons per household, respectively). Nearly 38% of City households are persons living alone. These statistics suggest that there is a lesser need for large units in Ojai than in other areas of Ventura County.

**Table I-4: Household Composition**

Household Type	Ojai		Ventura County	
	Households	%	Households	%
<b>Family households:</b>	1,690	55.00%	197,226	72.70%
Married-couple family	1,406	45.80%	150,646	55.50%
With own children under 18 years	569	18.50%	63,468	23.40%
Male householder, no wife present	65	2.10%	14,457	5.30%
With own children under 18 years	39	1.30%	6,014	2.20%
Female householder, no husband present	219	7.10%	32,123	11.80%
With own children under 18 years	66	2.10%	14,983	5.50%
<b>Nonfamily households:</b>	1,383	45.00%	74,000	27.30%
Householder living alone	1,166	37.90%	58,566	21.60%
Households with individuals under 18 years	753	24.50%	95,920	35.40%
Households with individuals 65 years and over	1,306	42.50%	84,664	31.20%
<b>Total households</b>	3,073	100%	271,226	100%
Average household size	2.37		3.08	

Source: ACS 2014-2018 (5-Year Estimates), Table DP02.

## 2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table I-5 provides a comparison of the number of owner-occupied and renter-occupied units in the City from 2014 to 2018 as compared to the County. It reveals a lower level of homeownership in the City, approximately 10 percentage points lower than for the County as a whole (53% vs. 63%, respectively).

**Table I-5: Household Tenure**

Tenure	Ojai		Ventura County	
	Units	%	Units	%
Owner Occupied	1,632	53%	171,554	63%
Renter Occupied	1,441	47%	99,672	37%
Total occupied units	3,073	100%	271,226	100%
Source: ACS 2014-2018 (5-Year Estimates), Table DP04.				

## 3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table I-6 indicates that overcrowding in the City of Ojai is less prevalent than in Ventura County as a whole.

According to ACS estimates, overcrowding is more likely to affect renters. Approximately 1.6% of renter-households in the city were overcrowded. There was no occurrence of overcrowding among owner-occupied households.

**Table I-6: Overcrowding**

Household Type	Ojai		Ventura County	
	Households	Percent	Households	Percent
Owner-Occupied	1,632	100.00%	171,554	100.00%
Overcrowded (1.01 to 1.50)	0	0.00%	4,189	2.40%
Severely overcrowded (1.51+)	0	0.00%	1,235	0.70%
Renter-Occupied	1,441	100.00%	99,672	100.00%
Overcrowded (1.01 to 1.50)	23	1.60%	8,145	8.20%
Severely overcrowded (1.51+)	0	0.00%	4,323	4.30%
Source: ACS 2014-2018 (5-Year Estimates), Table S2501.				

## 4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to the U.S. Department of Housing and Urban Development (HUD), about 40% of households in Ojai fell into the lower-income categories (earning under 80% of the HUD area median income (AMI) for Ventura County), which is comparable to Ventura County as a whole (Table I-7).

**Table I-7: Household Income Distribution**

Income Group	Ojai		Ventura County	
	Households	Percent	Households	Percent
<=30% AMI	440	15%	31,100	12%
31-50% AMI	345	12%	31,720	12%
51-80% AMI	390	13%	45,325	17%
81-100% AMI	460	16%	26,540	10%
>100% AMI	1,300	44%	135,355	50%
<b>Total</b>	<b>2,930</b>	<b>100%</b>	<b>270,045</b>	<b>100%</b>
AMI = Ventura County Area Median Income. Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, 2020.				

## 5. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table I-8 displays recent estimates for overpayment in Ojai for owners and renters. It is estimated that 29.4% of owner-households and 58.6% of renter households were overpaying for housing. Countywide, 32.5% of owner households and 55.3% of renter households were overpaying for housing during the 2014-2018 ACS.

Lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

**Table I-8: Overpayment by Income Category**

% of Income Paid for Housing	Owners		Renters	
	Households	Percent	Households	Percent
Earning less than \$20,000	77	4.70%	362	25.10%
Less than 20%	0	0.00%	18	1.20%
20-29%	0	0.00%	42	2.90%
30% or more	77	4.70%	302	21.00%
Earning \$20,000-\$34,999	84	5.10%	221	15.30%
Less than 20%	0	0.00%	5	0.30%
20-29%	30	1.80%	5	0.30%
30% or more	54	3.30%	211	14.60%
Earning \$35,000-\$49,999	57	3.50%	190	13.20%
Less than 20%	18	1.10%	22	1.50%
20-29%	17	1.00%	53	3.70%
30% or more	22	1.30%	115	8.00%
Earning \$50,000-\$74,999	278	17.00%	371	25.70%
Less than 20%	166	10.20%	80	5.60%
20-29%	35	2.10%	91	6.30%
30% or more	77	4.70%	200	13.90%
Earning \$75,000 or more	1,131	69.30%	240	16.70%
Less than 20%	569	34.90%	85	5.90%
20-29%	313	19.20%	138	9.60%
30% or more	249	15.30%	17	1.20%
Zero or negative income	5	0.30%	25	1.70%
No cash rent	-	-	32	2.20%
Total Households	1,632	100.00%	1,441	100.00%
<b>Total Overpaying (30%+)</b>	<b>479</b>	<b>29.35%</b>	<b>845</b>	<b>58.64%</b>
Source: ACS 2014-2018 (5-Year Estimates), Table S2503.				

## 6. Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low income is defined as households with income less than 30% of area median income. The 2020 area median income for Ventura County is \$97,800 (see Table I-17). For extremely-low-income households, this means an income of \$33,850 or less for a four-person household. Households with extremely-low-income have a variety of housing needs.

### Existing Needs

According to the HUD CHAS estimates shown in Table I-7, 15% of the households in Ojai earned 30% or less than the area median family income. Table I-9 shows that over a quarter of renter households earn 30% or less than the Ventura County AMI and are considered extremely low income. According to 2020 HUD CHAS data, 85.2% of extremely low income households experience one or more housing affordability or

access difficulties, including 91.3% of extremely low income owner households and 83.1% of extremely low income renter households. As presented in Table I-10, 91.3% of extremely low income owner households and 83.1% of extremely low income renter households spend more than 30% of their income on housing costs.

**Table I-9: Low Income Household Distribution by Tenure**

Income Group	Renters		Owners		Total
	Households	Percent	Households	Percent	
Extremely Low ≤30% AMI	325	25.4%	115	7.0%	440
Very Low 31-50% AMI	215	16.8%	130	7.9%	345
Low 51-80% AMI	175	13.7%	175	10.6%	390
<b>Total</b>	<b>1,280</b>	<b>100.0%</b>	<b>1,650</b>	<b>100.0%</b>	<b>2,930</b>
AMI = Ventura County Area Median Income. Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, 2020.					

**Table I-10: Cost Burdened Extremely Low Income (ELI) Households**

Income Group	Cost Burdened (>30%)		Severely Cost Burdened (>50%)		Total
	Households	Percent	Households	Percent	
ELI Renters	270	83.1%	255	78.5%	325
ELI Owners	105	91.3%	105	91.3%	115
<b>Total ELI</b>	<b>375</b>	<b>85.2%</b>	<b>360</b>	<b>81.8%</b>	<b>440</b>
Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, 2020.					

### **Projected Needs**

The regional housing need for very low income households, which includes extremely low income households, is 13 units during the 2021-2029 planning period. The projected housing need for extremely low income households is estimated based on the proportion of extremely low to very low income households Citywide. Based on the distribution of extremely low and very low income households in the City, the regional housing need for extremely low income households is 7 units. The remaining 6 units are allocated towards the very low income need. The resources and programs to address this need are similar to those for other low-income households and are discussed throughout the Housing Element, including Chapter V, the Housing Action Plan. Because the needs of extremely low income households overlap extensively with other special needs groups, further analysis and resources for extremely-low-income households can be found in Chapter II, Housing Needs Assessment, Section E, Special Needs, and Chapter IV, Constraints, Section g. Special Needs Housing.



## C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

### 1. Current Employment Characteristics

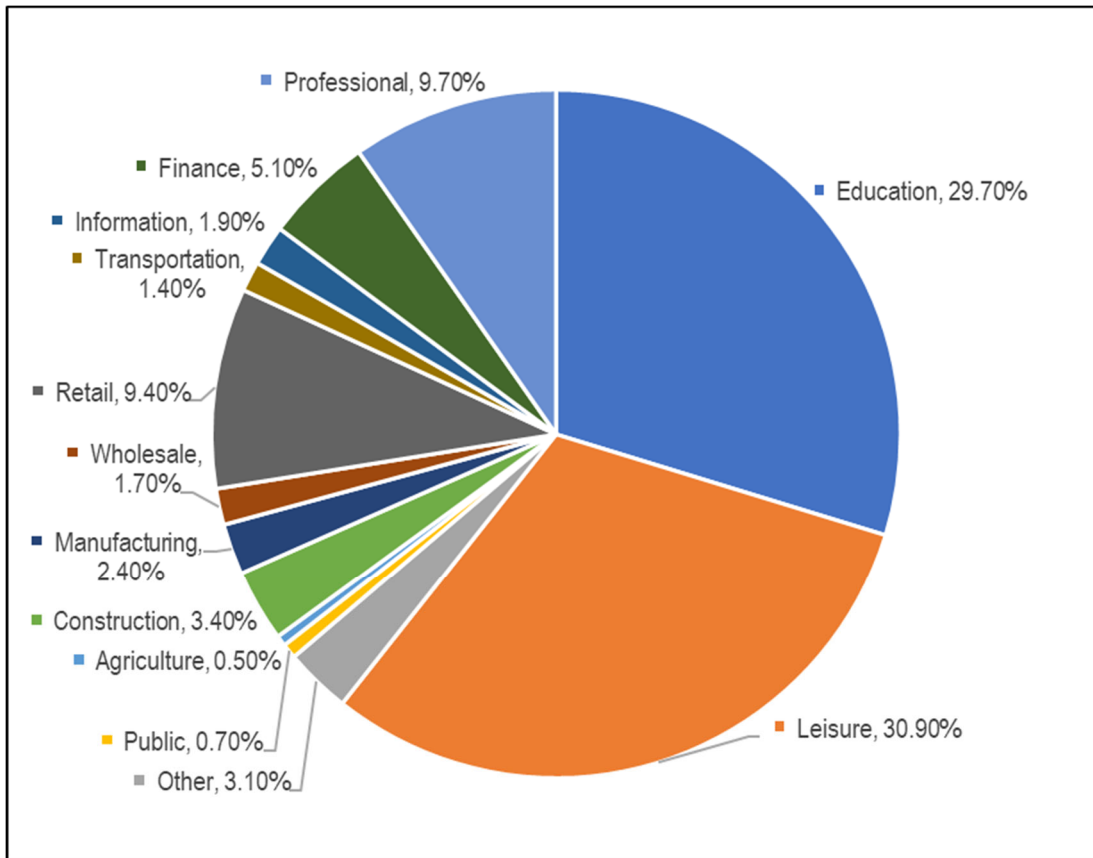
Current employment and projected job growth have a significant influence on housing needs during this planning period. Table I-11 shows that the city's estimated labor participation rate was approximately 59% of the working-age (16 years and older) population, which is lower than the estimated 66% for the county as a whole.

**Table I-11: Labor Force**

Labor Force Status	Ojai		Ventura County	
	Persons	Percent	Persons	Percent
Population 16 years and over	6,242	100%	672,054	100%
In labor force	3,655	58.60%	441,330	65.70%
Civilian labor force	3,644	58.40%	438,081	65.20%
Employed	3,477	55.70%	412,228	61.30%
Unemployed	167	2.70%	25,853	3.80%
Armed Forces	11	0.20%	3,249	0.50%
Not in labor force <sup>1</sup>	2,587	41.40%	230,724	34.30%
1. Includes all people 16 years and over who are not classified as members of the labor force including students, stay-at-home parents, retired workers, seasonal workers not looking for work, and institutionalized people. Source: ACS 2014-2018 (5-Year Estimates), Table DP03.				

According to recent Employment Development Department data, the largest industry sectors for city residents were education (30%) and leisure (31%) (Figure I-3). A substantial proportion of the city's working residents were also employed in the professional (9.7%), retail (9.4%) and finance (5.1%) sectors.

Figure I-3: Ojai Employment Sectors



Source: California Employment Development Department (EDD), 2018; SCAG Local Profiles: City of Ojai, 2019.

## 2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table I-12 shows projected job growth by industry for Ventura County for the 2016-2026 period. Total employment in Ventura County is expected to grow by 13.7% during this 10-year period. The overall growth is expected to add 48,000 new jobs and bring the employment of Ventura County to 397,500 by 2026. The industries with the largest projected job growth are Manufacturing (+35%), Construction (+32.2%), Leisure and Hospitality (+24.5%), Accommodation and Food Services (+22.4%), and Educational Services, Health Care and Social Assistance (+21.6%).

As shown in Figure I-3, only a small proportion of Ojai residents are employed in the manufacturing and construction sectors, 2.4% and 3.4% respectively. However, according to the 2014-2018 ACS, nearly half (49.2%) of employed Ojai residents do not work in the City. Therefore, projected job growth County-wide will likely influence employment in Ojai.

**Table I-12: 2016-2026 Industry Employment Projections, Ventura County**

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2016	2026	Jobs	Percent
	Total Employment	349,500	397,500	48,000	13.70%
	Self Employment (A)	23,400	26,900	3,500	15.00%
	Private Household Workers (B)	25,200	27,300	2,100	8.30%
	Total Farm	300,400	342,800	42,400	14.10%
	Total Nonfarm	900	1,000	100	11.10%
1133,21	Mining and Logging	14,600	19,300	4,700	32.20%
23	Construction	10,000	13,500	3,500	35.00%
31-33	Manufacturing	6,000	6,900	900	15.00%
22, 48-49	Transportation, Warehousing, and Utilities	1,000	1,100	100	10.00%
22	Utilities	5,000	5,800	800	16.00%
48-49	Transportation and Warehousing	5,000	5,300	300	6.00%
51	Information	17,400	18,000	600	3.40%
52-53	Financial Activities	35,900	41,600	5,700	15.90%
54-56	Professional and Business Services	44,400	54,000	9,600	21.60%
61-62	Education Services (Private), Health Care, and Social Assistance	36,400	45,300	8,900	24.50%
71-72	Leisure and Hospitality	31,200	38,200	7,000	22.40%
72	Accommodation and Food Services	46,600	49,700	3,100	6.70%
81	Other Services (excludes 814-Private Household Workers)	7,400	7,500	100	1.40%
	Government	39,200	42,200	3,000	7.70%
	Federal Government	349,500	397,500	48,000	13.70%
	State and Local Government	23,400	26,900	3,500	15.00%
<p>Notes:</p> <p>(A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.</p> <p>(B) Private Household Workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on the Quarterly Census of Employment and Wages (QCEW) program.</p> <p>Source: California Employment Development Department (EDD), 2016-2026 Industry Employment Projections, May 2019.</p>					

## D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing housing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

### 1. Housing Type

As of 2020, the housing stock in Ojai was comprised mostly of single-family detached homes, which made up nearly 69% of all units, while multi-family units comprised about 22% of housing units. About 9% of units were single-family attached (condo) units. Table I-13 provides a breakdown of the housing stock by type in 2020.

In recent years, housing construction in the City has been primarily through the creation of Accessory Dwelling Units (ADUs), which are attributed to housing programs which promote conversion of existing structures to be habitable, ground-up construction, and through the compliance program. During the 5<sup>th</sup> planning cycle of the Housing Element the City of Ojai approved over 120 ADUs.

**Table I-13: Housing by Type (2020)**

Structure Type	Ojai		Ventura County	
	Units	%	Units	%
Single-family detached	2,398	68.89%	185,184	63.59%
Single-family attached <sup>1</sup>	320	9.19%	31,834	10.93%
Multi-family 2-4 units	448	12.87%	16,075	5.52%
Multi-family 5+ units	315	9.05%	46,759	16.06%
Mobile Homes	0	0.00%	11,358	3.90%
Total units	3,481	100%	291,210	100%
1. One unit structure with one or more walls extending from ground to roof separating it from adjoining structures. In townhouses, double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof. Source: DOF Table E-5: Population and Housing Estimates, 2020.				

### 2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by lead-based paint coated windows and doors opening and closing. Housing units that are 30 or more years old, built before 1990, are the most likely to need rehabilitation.

Table I-14 shows the age distribution of the housing stock in Ojai as reported in the 2014-2018 ACS. This table shows that the majority of units were constructed prior to 1990. These

findings suggest that there may be a strong need for maintenance and rehabilitation, including remediation of lead-based paint, for a large proportion of the City's housing stock.

**Table I-14: Age of Housing Stock**

Year Built	Units	% of Total
2014 or later	0	0.00%
2010-2013	5	0.10%
2000-2009	109	3.20%
1990-1999	109	3.20%
1980-1989	438	12.80%
1970-1979	594	17.40%
1960-1969	632	18.50%
1950-1959	854	25.00%
1940-1949	316	9.30%
1939 or earlier	357	10.50%
Total Units	3,414	100%
Source: ACS 2014-2018 (5-Year Estimates), Table DP-4.		

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to the 2014-2018 ACS, 23 occupied units in Ojai lacked complete plumbing facilities (Table I-15). Additionally, 117 occupied units lacked complete kitchen facilities. None of the owner-occupied units in the City had a lack of kitchen or plumbing facilities. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

According to the City's Community Development Department, an estimated 6% (about 220 units) in the City may be considered substandard, suitable for some form of rehabilitation.

**Table I-15: Substandard Conditions**

Condition	Owner-Occupied	% Owner-Occupied	Renter-Occupied	% Renter-Occupied	Total	% Total
Lacking complete plumbing facilities	0	0.00%	23	1.60%	23	0.75%
Lacking complete kitchen facilities	0	0.00%	117	8.12%	117	3.81%
No telephone service available	5	0.31%	78	5.41%	83	2.70%
Source: ACS 2014-2018 (5-Year Estimates), Table S2504.						

### 3. Vacancy

According to the State Department of Finance, the housing vacancy rate in Ojai was approximately 8.7% in 2020. The vacancy rate county-wide was estimated to be just over 5% (Table I-16). The vacancy rate in Ojai is the highest in comparison to the other jurisdictions in Ventura County. The relatively high vacancy may be a result of homes being seasonally occupied as second homes. In 2016, the City adopted an ordinance to prohibit short-term rentals (less than 30 days) within the City, and have been aggressively pursuing compliance. The seasonally occupied homes could be contributing to the high vacancy rate.

**Table I-16: Housing Vacancy Rates**

Jurisdiction	Vacancy Rate
Camarillo	3.70%
Fillmore	6.30%
Moorpark	2.40%
<b>Ojai</b>	<b>8.70%</b>
Oxnard	6.40%
Port Hueneme	6.00%
San Buenaventura	5.70%
Santa Paula	3.10%
Simi Valley	3.60%
Thousand Oaks	3.70%
Unincorporated Area	8.40%
County Total	5.20%
Note: Vacancy rates are based on 2010 Census benchmark data, adjusted to incorporate the directional changes described by the latest available ACS data. Exact data on foreclosures or other housing market indicators are not reliably available to adjust vacancy rates and are not used. Source: California Department of Finance (DOF) Table E-5: Population and Housing Estimates, 2020.	

### 4. Housing Cost

#### ***Housing Affordability Criteria***

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely low (30% or less of AMI), very low (30-50% of AMI), low (50-80% of AMI), and moderate (80-120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income.

Table I-17 shows 2020 affordable rent levels and estimated affordable purchase prices for housing in Ventura County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely low income households is \$667 for a 5-person household, while the maximum affordable rent for very low income households is \$1,277 for a 5-person household. The maximum affordable rent for a 5-person low

income household is \$2,192, while the maximum for 5-person moderate income households is \$2,921. These figures are adjusted for different household sizes.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table I-17 have been estimated based on typical conditions.

**Table I-17: Income Categories and Affordable Housing Cost, Ventura County 2020**

Income Category	Annual Income Limits	Affordable Monthly Cost	Utilities	Taxes, Ins., HOA (Ownership)	Affordable Rent	Affordable Home Price
<b>Extremely Low Income (0-30% AMI)</b>						
1-Person (studio)	\$23,700	\$593	\$175	\$207	\$418	\$55,377
2-Person (1 bedroom)	\$27,100	\$678	\$181	\$237	\$497	\$68,357
3-Person (2 bedroom)	\$30,500	\$763	\$203	\$267	\$560	\$77,119
4-Person (3 bedroom)	\$33,850	\$846	\$223	\$296	\$623	\$86,195
5-Person (4 bedroom)	\$36,600	\$915	\$248	\$320	\$667	\$91,384
<b>Very Low Income (30-50% AMI)</b>						
1-Person (studio)	\$39,550	\$989	\$175	\$346	\$814	\$123,256
2-Person (1 bedroom)	\$45,200	\$1,130	\$181	\$396	\$949	\$145,871
3-Person (2 bedroom)	\$50,850	\$1,271	\$203	\$445	\$1,068	\$164,270
4-Person (3 bedroom)	\$56,450	\$1,411	\$223	\$494	\$1,188	\$182,982
5-Person (4 bedroom)	\$61,000	\$1,525	\$248	\$534	\$1,277	\$195,879
<b>Low Income (50-80% AMI)</b>						
1-Person (studio)	\$63,250	\$1,581	\$175	\$553	\$1,406	\$224,753
2-Person (1 bedroom)	\$72,300	\$1,808	\$181	\$633	\$1,627	\$261,930
3-Person (2 bedroom)	\$81,350	\$2,034	\$203	\$712	\$1,831	\$294,889
4-Person (3 bedroom)	\$90,350	\$2,259	\$223	\$791	\$2,036	\$328,161
5-Person (4 bedroom)	\$97,600	\$2,440	\$248	\$854	\$2,192	\$352,622
<b>Median Income (80-100% AMI)</b>						
1-Person (studio)	\$68,450	\$1,711	\$175	\$599	\$1,536	\$247,023
2-Person (1 bedroom)	\$78,250	\$1,956	\$181	\$685	\$1,775	\$287,411
3-Person (2 bedroom)	\$88,000	\$2,200	\$203	\$770	\$1,997	\$323,368
4-Person (3 bedroom)	\$97,800	\$2,445	\$223	\$856	\$2,222	\$360,067
5-Person (4 bedroom)	\$105,600	\$2,640	\$248	\$924	\$2,392	\$386,882
<b>Moderate Income (100-120% AMI)</b>						
1-Person (studio)	\$82,150	\$2,054	\$175	\$719	\$1,879	\$305,694
2-Person (1 bedroom)	\$93,900	\$2,348	\$181	\$822	\$2,167	\$354,433
3-Person (2 bedroom)	\$105,600	\$2,640	\$203	\$924	\$2,437	\$398,742
4-Person (3 bedroom)	\$117,350	\$2,934	\$223	\$1,027	\$2,711	\$443,791
5-Person (4 bedroom)	\$126,750	\$3,169	\$248	\$1,109	\$2,921	\$477,459
Assumptions: 2020 HCD income limits; Health and Safety code definitions of affordable housing costs (30% of household income); Ventura County utility allowances; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance. Sources: State Department of Housing and Community Development 2020 Income Limits; Ventura County Housing Authority Utility Allowances, 2020; Veronica Tam and Associates, 2020.						

## For-Sale Housing

Median housing sales price statistics for Ventura County in 2020 (Table I-18) show that housing in Ojai is generally more expensive than most areas of the County. The City's desirable location, quality of housing stock, and limited supply all contribute to the high cost of housing. Construction costs do not vary significantly within the same region and therefore is less likely a factor. The median sales price was \$934,500, while the median price countywide was \$655,000. Based on the estimated affordable purchase prices shown in Table I-17, single-family homes are not affordable for Ojai residents of any income category, but may be affordable for market income residents.

**Table I-18: Median Housing Sales Price, Ventura County 2020**

Jurisdiction	# Sold	Median 2020	Median 2019	% Change
Countywide	1,149	\$655,000	\$580,000	12.90%
Camarillo	112	\$657,000	\$605,000	8.60%
Fillmore	16	\$515,000	\$467,500	10.20%
Moorpark	57	\$682,500	\$672,500	1.50%
Newbury Park	67	\$820,000	\$675,000	21.50%
Oak Park	24	\$900,000	\$700,000	28.60%
Oak View	9	\$749,000	\$625,000	19.80%
<b>Ojai</b>	<b>22</b>	<b>\$934,500</b>	<b>\$675,000</b>	<b>38.40%</b>
Oxnard	226	\$578,750	\$489,000	18.40%
Piru	5	\$526,500	\$460,500	14.30%
Port Hueneme	33	\$395,000	\$435,000	-9.20%
Santa Paula	39	\$572,000	\$500,000	14.40%
Simi Valley	205	\$635,000	\$580,000	9.50%
Somis	4	\$810,500	\$980,000	-17.30%
Thousand Oaks	129	\$742,000	\$724,500	2.40%
Ventura	157	\$678,000	\$590,000	14.90%
Westlake Village	31	\$1,250,000	\$935,000	33.70%
Source: Corelogic.com California Home Sale Activity by City, October 2020.				

## Rental Housing

An Apartment Market Rental Survey was conducted in Ventura County in January 2019. According to the survey, the average rental prices in Ojai ranged from \$1,395 for a studio apartment to \$1,746 for a 2-bedroom unit (Table I-19). A survey of rental apartments in Ojai listed on Zillow.com was conducted in June 2021. There were only two apartments and one condo listed as available to rent. A one-bedroom apartment (201-207 N. Ventura Street) was listed at \$1,600 per month, a two-bedroom apartment (506 N. Signal Street) was listed at \$1,800 per month, and a 5-bedroom condo (1002 Country Club Drive) was listed at \$13,000 per month.

When market rents are compared to the amounts lower-income households can afford to pay (Table I-17), it is clear that extremely low and very low income households have difficulty finding rental housing without overpaying. However, most rental units fall within the affordable range for low and moderate income households.



**Table I-19: Average Rent, Ventura County 2019**

Jurisdiction	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall		
	Units Surveyed	Price	Units Surveyed	Price	Units Surveyed	Price	Units Surveyed	Price	Units Surveyed	Price	% Change*
Countywide	728	\$1,440	8,391	\$1,740	10,782	\$2,081	1,416	\$2,496	21,317	\$1,953	3.88%
Camarillo	12	\$1,582	1,449	\$1,842	1,577	\$2,181	77	\$2,728	3,115	\$2,035	1.80%
Fillmore	-	-	87	\$1,128	70	\$1,410	16	\$1,484	173	\$1,275	5.55%
Moorpark	2	\$1,240	186	\$1,831	560	\$2,025	120	\$2,418	868	\$2,036	0.39%
<b>Ojai Valley</b>	<b>8</b>	<b>\$1,395</b>	<b>55</b>	<b>\$1,418</b>	<b>72</b>	<b>\$1,746</b>	<b>-</b>	<b>-</b>	<b>135</b>	<b>\$1,592</b>	<b>12.03%</b>
Oxnard/Port Hueneme	270	\$1,443	2,043	\$1,557	2,133	\$1,991	172	\$2,426	4,618	\$1,783	3.42%
Santa Paula	-	-	22	\$1,133	209	\$1,361	16	\$1,550	247	\$1,353	7.04%
Simi Valley	-	-	1,330	\$1,803	1,812	\$2,017	308	\$2,300	3,450	\$1,960	0.31%
Thousand Oaks/Westlake	117	\$1,555	1,607	\$1,955	2,465	\$2,276	455	\$2,833	4,644	\$2,201	7.52%
Ventura	319	\$1,392	1,612	\$1,658	1,884	\$2,041	252	\$2,267	4,067	\$1,852	4.34%

\* = Percent change since January 2018.

Note: The Housing Element is required to provide information on the rental housing market for references only. While the precise geographic coverage of Ojai Valley is not defined in this third party report, it gives a general order of magnitude compared to surrounding communities.

Source: Dyer Sheehan Group, Inc. Ventura County Apartment Market Rental Survey, January 2019.

## E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and Income, family characteristics, disability, or other condition(s). As a result, some Ojai residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

### 1. Persons with Disabilities

Disabilities may include sensory difficulties (vision, hearing, etc.), cognitive difficulties, ambulatory difficulties, self-care difficulties, or independent living difficulties. Such issues may make independent living problematic.

According to the 2014-2018 ACS, approximately 15.6% of the Ojai population had a disability. As shown in Table I-20, independent living and ambulatory difficulties were the most prevalent types of disabilities in the City.

**Table I-20: Disability Tallied by Type**

Type	Under Age 18	Age 18-64	Age 65+	% of Total Population
Hearing difficulty	0	86	221	4.10%
Vision difficulty	0	117	54	2.30%
Cognitive difficulty	51	231	133	5.70%
Ambulatory difficulty	9	210	362	8.00%
Self-care difficulty	30	151	184	5.00%
Independent difficulty	--	287	258	9.10%
Note: A person may have multiple disabilities. Source: ACS 2014-2018 (5-Year Estimates), Table S1810.				

### **Developmentally Disabled**

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

As of June 2020, the State Department of Developmental Services (DDS) provided community- based services to approximately 304,044 persons with developmental disabilities and their families through a statewide system of 21 regional centers. Ojai is served by the Tri-Counties Regional Center (TCRC) which is based in Santa Barbara and operates a field office in Oxnard. As of 2020 the Center served approximately 12,252

clients.<sup>1</sup> Within ZIP Code 93023 which includes the City of Ojai and the unincorporated communities of Mira Monte, Meiners Oaks, and Upper Ojai, 169 residents utilized services provided by the Regional Center. Among these residents, 62 were under the age of 18 and 107 were age 18 and above. Any resident who has a developmental disability that originated before age 18 is eligible for services.

### **Resources Available**

Housing opportunities for persons with disabilities can be expanded through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. During the prior planning period the City amended the Municipal Code to establish procedures to ensure reasonable accommodations for persons with disabilities pursuant to Government Code Section 65008 and 65583 (SB 520). The Housing Choice Voucher (HCV) program also represents a significant housing resource for persons with disabilities. The Housing Authority of the County of Ventura has established preference for elderly and disabled applicants.

Services are offered at the Regional Center to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the State-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

## **2. Elderly**

According to 2014-2018 ACS estimates, residents aged 65 and older make up 25.6% of the Ojai population, significantly more than 14.6% in the County. Approximately 43.3% of owner-households and 34.5% of renter-households in Ojai were headed by someone age 65 or older (Table I-21). Many elderly persons are dependent on fixed incomes and many have disabilities. As shown previously in Table I-20, elderly persons with ambulatory, self-care, and independent disabilities represent a significant portion of the elderly population. Elderly homeowners may be physically unable to maintain their homes or cope with living alone.

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<sup>1</sup> California Department of Developmental Services (DDS), December 2020.

**Table I-21: Persons 65 Years and Over**

Elderly Group	Households	% of Total Households
<b>Ojai</b>		
Households with Seniors	1,306	42.50%
Senior-Headed Households	1,206	39.30%
Seniors Living Alone	598	19.50%
<b>Ventura County</b>		
Households with Seniors	84,664	31.20%
Senior-Headed Households	70,983	26.20%
Seniors Living Alone	26,157	9.60%
Source: ACS 2014-2018 (5-Year Estimates), Tables S2501, DP05, and DP02.		

### **Resources Available**

The housing needs of this group can be partially addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs. As of October 2021, there are five assisted living facilities in Ojai with a total capacity of 320 beds.

The 101-unit public housing project (Whispering Oaks) in Ojai serves lower income seniors. The Housing Choice Voucher (HCV) program provides preferences for seniors and persons with disabilities. The City of Ojai Recreation Department also provides a range of wellness programs for seniors.

### **3. Large Households**

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Recent ACS data reported that about 4% of owner-households and 6% of renter-households had five or more members (Table I-22). This distribution indicates a relatively low need for large units with four or more bedrooms. However, affordable housing available to this group may still be limited.

**Table I-22: Household Size by Tenure**

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	398	23.33%	741	53.70%
2 persons	605	35.46%	278	20.14%
3 persons	324	18.99%	134	9.71%
4 persons	317	18.58%	144	10.43%
<b>5+ persons</b>	<b>62</b>	<b>3.63%</b>	<b>83</b>	<b>6.01%</b>
Total households	1,706	100%	1,380	100%
Source: ACS 2015-2019 (5-Year Estimates), Table B25009.				

## Resources Available

Four housing projects in the City (Table I-28) provide affordable housing to 61 lower income households. Specifically, Montgomery Oaks Family Apartments include three-bedroom units that are suitable for large households. The Housing Choice Voucher program also benefit large households. The Mortgage Credit Certificate and resources such as the Home Ownership Center operated by the Ventura County Community Development Corporation can assist households achieve homeownership. The City also provides financial support to the Community Assistance Program that provides rental assistance to households in need.

## 4. Female-Headed Households

According to ACS estimates, about 6% of owner households and 9% of renter households were headed by a female (Table I-23). While female-headed households represent a relatively small portion of all households, they often have special challenges of balancing work and childcare responsibilities, and often earn lower incomes.

**Table I-23: Household Type by Tenure**

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	1,049	64.28%	357	24.77%
Male householder, no wife present	51	3.13%	14	0.97%
<b>Female householder, no husband present</b>	<b>91</b>	<b>5.58%</b>	<b>128</b>	<b>8.88%</b>
Non-family households	441	27.02%	942	65.37%
Total households	1,632	100.00%	1,441	100.00%
Source: ACS 2014-2018 (5-Year Estimates), Table S1101.				

## Resources Available

All of the City's efforts to increase the supply of affordable housing respond to the needs of female-headed households. The four affordable housing projects in the City serve the affordable housing needs of lower income households, including female-headed households. The City also provides financial support to the Community Assistance Program that provides rental assistance to households in need.

## 5. Farm Workers

Farm workers are a special needs group identified in Housing Element law, and, because of this classification, the Housing Element must provide a discussion of the nature and extent of farm workers housing needs locally as well as in the region.

There are no agricultural industries in the City of Ojai. However, unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in Ventura County, with a total annual crop value of nearly \$2 billion in 2019.<sup>2</sup> There is strong public sentiment for retaining agricultural production, as reflected in the

<sup>2</sup> Ventura County Agricultural Commissioner, Crop and Livestock Report, 2019.

Save Open Space and Agricultural Resources (SOAR) initiatives that have been approved by voters. In 1998, the County SOAR initiative was approved with 63% of the vote in Ventura County. In 2016, citizens renewed SOAR until 2050 with 59% of the vote. The countywide SOAR initiative clearly expressed a core value of the people of Ventura County at large.

Accurate statistics regarding agricultural workers in Ventura County, especially migrant workers, are difficult to obtain. One source of data for the Ventura County farmworker population is the National Center for Farmworker Health. In their most recent survey (2017), researchers estimated the number of farm workers in several categories: total number of farm workers, the number of contract farm workers, and the number of directly hired farm workers (Table I-24).

**Table I-24: Ventura County Farmworkers, 2017**

	Contract Workers	Directly Hired Workers	Total Workers
Totals	10,166	22,694	32,860
Source: National Center for Farmworker Health, Migratory & Seasonal Farmworker Population Estimates, 2017.			

The ACS includes statistics related to farm worker employment. According to the 2014-2018 ACS, approximately 18,319 persons living in Ventura County are employed in agricultural occupations (Table I-25). Of these, 32 reported Ojai as their place of residence (0.17% of the County total). According to House Farm Workers, the average annual income of a farmworker in Ventura County is only \$22,000 (i.e., at the extremely low income level). Affordable housing options for farmworkers are therefore extremely limited.

**Table I-25: Agricultural Employment, Ojai and Ventura County**

Farm Workers	Workers	% of County Total
Agricultural workers living in Ventura County	18,319	100%
Agricultural workers who live in Ojai	32	0.17%
Note: Accounts for all farming, fishing, and forestry occupations. Source: ACS 2014-2018 (5-Year Estimates), Table S2401.		

## Resources Available

With its mild climate, agriculture is a year-round activity in Ventura County, and most farm laborers are permanent non-migrant and seasonal laborers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as lower-cost apartments and single-family homes. The four affordable housing projects and Housing Choice Vouchers are important affordable housing resources that can benefit farmworkers.

In compliance with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the Municipal Code allows farmworker housing for up to 12 units or 36 persons by-right (i.e., without a CUP or other discretionary approval) in zones allowing agricultural uses.

## 6. Homeless Persons

Homelessness is a continuing national problem that persists within local cities and communities including Ventura County. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The homeless count conducted by the Ventura County Social Services Task Force (VSSTF) in April 2020 reported 49 homeless persons in Ojai, which represents about 2.8% of the County total (Table I-26). Of the 49 homeless persons in Ojai, 36 were unsheltered. The homeless population was calculated using a mobile application. Volunteers utilized the mobile app to submit survey results including the following identifiers: first initial, last initial, gender, race, age, and presence of physical disability. If the same identifier appeared more than once, it was assumed that it was the same person and was only counted a single time. The most recent survey by VSSTF identified a number of sub-populations of the homeless, as shown in Table I-27. These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, or persons suffering from mental illness.

The City has an unsheltered homeless population of 36 persons per the most recently available Point in Time Count, potentially requiring two sites to accommodate the unsheltered homeless by-right. The BP zone contains approximately 35 parcels, totaling approximately 16.76 acres, adequate to accommodate two shelters.

Furthermore, given the City's location and funding availability, smaller shelters that take advantage of adaptive reuse of existing buildings are potentially more feasible than larger facilities. However, the Housing Plan includes an action for the City to re-evaluate bed limit for emergency shelters.

**Table I-26: Ventura County Homeless Count, 2020**

Jurisdiction	Number	% of Total
Camarillo	30	1.72%
Fillmore	10	0.57%
Moorpark	0	0.00%
<b>Ojai</b>	<b>49</b>	<b>2.81%</b>
Oxnard	567	32.53%
Port Hueneme	19	1.09%
Santa Paula	95	5.45%
Simi Valley	162	9.29%
Thousand Oaks	152	8.72%
Ventura	531	30.46%
Unincorporated County	128	7.34%
Total	1,743	100.00%
Source: Ventura County Homeless Count and Subpopulation Survey, April 2020.		

**Table I-27: Ventura County Homeless Sub-Populations, 2020**

Sub-Population	% of Total
Chronic Homeless Adults	27.40%
Men	70.10%
Women	29.10%
Transgender	0.40%
Gender Non-Conforming	0.40%
Persons with Chronic Health Conditions	34.50%
Persons with a Developmental Disability	9.90%
Persons with a Physical Disability	27.20%
Persons with HIV/AIDS	0.10%
Persons with Mental Health Problems	22.60%
Substance Users	39.70%
Veterans	7.50%
Victims of Domestic Violence	7.60%
Youth Ages 18 - 24	27.40%
Source: Ventura County Homeless Count and Subpopulation Survey, April 2020.	

Although there are myriad causes of homelessness, among the most common causes are the following:

### **Substance Use**

The 2020 Ventura County survey found that nearly 40% of homeless persons reported using substances. Homeless Count volunteers were able to survey 25 of the 36 unsheltered homeless persons in Ojai, 32% of which experienced a substance abuse problem (8 individuals). The Ventura County Housing and Homeless Coalition has identified a need for additional treatment facilities with supportive housing. They also recommend that a treatment facility be established for youth with drug and alcohol addiction. The State of California Department of Alcohol and Drug Programs licenses residential facilities and/or certified alcohol and drug programs in Ventura County. There are eleven residential facilities and two residential detoxification facilities in the County, including one residential detoxification facility in Ojai.

### **Domestic Violence**

Approximately 7.6% of homeless persons in Ventura County reported being victims of domestic violence. Of the 25 homeless persons surveyed in Ojai, one reported they were homeless due to domestic violence, dating violence, sexual assault or stalking. The Ventura County Housing and Homeless Coalition has identified a need for additional shelters for battered women and runaway youth. These individuals also require counseling and assistance to become self-sufficient or return to their families. Victims of household violence can become homeless as a result of escaping abusive living environments. They also suffer physical and psychological trauma as a result of the abuse. Many of these persons (almost exclusively women) are ill equipped to fend for themselves and their children. Without access to low-income housing, reliable transportation and supportive counseling they are at a greater disadvantage and create



special homeless needs. Common issues faced by battered women are lack of jobs, lack of child care, lack of affordable housing, underemployment, codependent substance abuse, and a need for marketable skills.

### **Mental Illness**

Persons who are homeless and mentally ill have special needs that may not be served in traditional homeless shelters. Many are at risk in the community, frequently being victimized and often suffering from physical and mental illnesses due to lack of proper nourishment and shelter. Many of the homeless mentally ill do not avail themselves of services or cannot be served by traditional services due to their untreated psychiatric symptoms, active substance abuse, histories of abusive behaviors.

The 2020 survey reported that 22.6% of homeless persons in Ventura County experienced mental health problems. Of the 25 homeless persons surveyed in Ojai, 12% reported having mental health problems (3 individuals). Ojai, as part of the Ventura County service area, receives assistance with the homeless mentally ill from the Ventura County Behavioral Health Department.

### **Other Causes**

According to the 2020 Ventura County Survey, of the 25 homeless Ojai residents surveyed, 56% (14 individuals) reported they experienced chronic health conditions, 12% had development disabilities (3 individuals), 40% were released from correctional facilities within the last year (10 individuals), 36% reported having a physical disability (9 individuals), and 24% were veterans (6 individuals).

### **Resources**

Though there are no year-round homeless shelters in Ojai, the Ojai Valley Family Shelter, located in the unincorporated community of Mira Monte, offers meals, beds, and showers to Ojai residents during the winter months. The Ojai Valley Family Shelter requires proof of residency for 6 months or more in the Ojai Valley.

Although there are currently no emergency shelters within the City of Ojai, there are services for the homeless and year-round shelters located in the larger population centers of Ventura and Oxnard, where most homeless persons congregate. Also Ojai area churches have provided cold-weather shelters for the homeless, except during the pandemic.

Senate Bill (SB) 2 of 2007 amended Government Code Secs. 65582, 65583 and 65589.5 to strengthen the planning requirements for emergency shelters and transitional/supportive housing. SB 2 requires that shelters be allowed “by-right” (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. In accordance with SB 2, the City amended the Municipal Code to allow emergency shelters in the Business Professional Commercial (BP) zone. A zone is considered appropriate if it contains vacant or underutilized properties with the potential to accommodate a shelter either via new construction or adaptive reuse. The zone should also be located close to services and public transportation.

## F. Assisted Housing at Risk of Conversion

As part of the Housing Element, jurisdictions must evaluate the potential for deed-restricted low income housing units to convert from affordable to market rate status within the ten-year period 2021-2031. The inventory includes all multi-family rental units assisted under federal, state and/or local programs including federal and state grants, bond programs, redevelopment projects, local in-lieu fees, housing trusts funds, inclusionary housing and density bonuses. The inventory covers all units that are eligible for conversion to market rate housing due to termination of subsidy contracts, mortgage prepayment, or expiring use restrictions.

This inventory was compiled through City staff, Ventura County Area Housing Authority and California Housing Partnership Corporation. There are five assisted projects in the City:

- Whispering Oaks - 101-unit senior rental project owned and managed by the Ventura County Area Housing Authority;
- Montgomery Oaks - 21-unit family rental project owned and managed by Cabrillo Economic Development Corporation;
- Sycamore Homes – 25-unit family rental project owned and managed by Cabrillo Economic Development Corporation; and
- Section 8 property-based family rental projects include 210 Grand Avenue (five units) and 211 East Summer Street (10 units) - totaling 15 units owned and managed by the Ventura County Area Housing Authority.

None of the properties are at risk of conversion within the 2021-2029 time period (Table I-28).

**Table I-28: Assisted Affordable Housing Developments**

Project	Address	Property Owner	Assisted Units	Target Group	Expiration	Program Type
Whispering Oaks	999 East Ojai Avenue	VCAHA	101	Very Low and Low Income Seniors	None	Public Housing
Montgomery Oaks	508 Montgomery Street	CEDC	21	Very Low and Low Income Family	2063	Tax Credits and Tax Increment
Project Based Section 8	211 East Summer Street	VCAHA	10	Very Low and Low Income Family	2043	Tax Increment & Section 8
Project Based Section 8	210 Grand Avenue	VCAHA	5	Very Low and Low Income Family	2043	Tax Increment & Section 8
Sycamore Homes	107-213 Olive Mill Lane	CEDC	25	Very Low and Low Income Family	2033	Tax Credits and Tax Increment

Notes: VCAHA = Ventura County Area Housing Authority CEDC = Cabrillo Economic Development Corporation  
Source: City of Ojai, 2021.

## G. Future Growth Needs

### 1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The latest RHNA was adopted by the Southern California Association of Governments (SCAG) in March 2021 and covers the projection period of June 2021 to October 2029. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.<sup>3</sup>

### 2. 2021-2029 Ojai Growth Needs

The total housing growth need for the City of Ojai during the 2021-2029 projection period is 53 units. This total is distributed by income category as shown in Table I-29.

**Table I-29: 2021-2029 Regional Housing Needs Allocation (RHNA)**

RHNA	Very Low*	Low	Moderate	Above Mod	Total
Units	13	9	10	21	53
% of Total	24.53%	16.98%	18.87%	39.62%	100%
* = Includes extremely low category. 7 are assumed to be extremely low income units. Source: Southern California Association of Governments (SCAG) 6th Cycle RHNA Allocation, 2020.					

<sup>3</sup> Although AB 2634 requires Housing Elements to consider the needs of extremely-low-income households, the RHNA does not quantify the need for this category. State law allows individual jurisdictions to establish the extremely-low-income need as one-half of the very-low-income RHNA allocation.

## **II. CONSTRAINTS**

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Potential constraints to housing are discussed below, and include governmental constraints and non-governmental constraints.

### **A. Governmental Constraints**

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in Ojai.

#### **1. Land Use Plans and Regulations**

##### ***General Plan***

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Land Use Element provides for five residential land use designations and three flexible designations, as shown in Table II-1. The Special Housing Overlay (SPL) designation offers density and development standards that can facilitate very low and low income housing in any zoning designation, as described in the following discussion of zoning regulations.

**Table II-1: Residential Land Use Categories**

Designation	Maximum Density
Very Low Density Residential	1 du/acre
Low Density Residential	2 du/acre
Medium Density Residential	4 du/acre
Medium High Density Residential	8 du/acre
High Density Residential	15 du/acre
Village Mixed Use	8 du/acre
Special Housing Overlay	No maximum (20 du/acre minimum)
Specific Plan	Determined individually
Source: Ojai General Plan, Land Use Element.	

## **2. Zoning Designations and Development Standards**

As is typical for most California jurisdictions, Ojai has adopted a variety of development standards for all of its zone districts. These standards are codified in Title 10 of the Ojai Municipal Code and include requirements for lot area, off-street parking, lot coverage, density, building height and setbacks. Standards particular to residential construction are set forth in Table II-2. With the exception of density and height limits (discussed below), the City's development standards are not dissimilar to those imposed in other Ventura County jurisdictions. Of the principal zone districts that allow residential construction, the Village Mixed Use (VMU) district and Special Housing (SPL) Overlay district provides the most flexibility.

As shown in Table II-2, height limits in the City's multiple-family zones are limited to two-story construction except in the VMU zone. Currently zones other than VMU are also subject to a 25- to 30-foot height limit. VMU is the only zone district that allows residential units and does not expressly limit the number of building stories, but does limit the default height of new or remodeled buildings to 35-feet, unless a different height limit is set through the planned development permit process on a project-specific basis. Input provided by developers and property owners did not identify height as a constraint to housing development.

**Table II-2: Residential Development Standards**

Zoning District	Minimum Lot Area (Sq. Ft.)	Building Setbacks	Intensity		Maximum Density (units/acre)	Height Limit
			Lot Coverage	FAR		
<b>R-O-4</b>	174,240	Front - 40 ft; Sides - 25 ft; Rear - 25 ft	N/A	None	0.25	Two Stories (25 ft.)
<b>R-O-2</b>	87,120	Front - 40 ft; Sides - 25 ft; Rear - 25 ft	N/A	None	0.5	Two Stories (25 ft.)
<b>R-O-1</b>	43,560	Front - 40 ft; Sides - 12 ft; Rear - 25 ft	N/A	None	1	Two Stories (25 ft.)
<b>R-O-1/2</b>	20,000	Front - 25 ft; Sides - 12 ft; Rear - 25 ft	35%	None	2	Two Stories (25 ft.)
<b>R-O</b>	12,000	Front - 25 ft; Sides - 12 ft access, 5 ft other side; Rear - 25 ft	35%	None	3	Two Stories (25 ft.)
<b>R-1</b>	10,000	Front - 20 ft; Sides - 12 ft access, 5 ft other side; Rear - 25 ft	35%	None	4	Two Stories (25 ft.)
<b>R-2</b>	10,000	Front - 20 ft; Sides - 12 ft access, 5 ft other side; Rear - 25 ft	35%	None	5,000 sf/unit	Two Stories (25 ft.)
<b>R-3</b>	9,600	Front - 15 ft; Sides - 10 ft access, 15 ft on reverse corner lot street side; Rear - 15 ft	60%	None	3,000 sf/unit	Two Stories (25 ft.)
<b>R-S</b>	9,600	Front - 15 ft; Sides - 10 ft access, 15 ft on reverse corner lot street side; Rear - 15 ft	60%	None	3,000 sf/unit	Two Stories (25 ft.)
<b>VMU</b>	8,500	Front - Median setback, 20 ft max. required; Sides - 10% lot width, 10 ft max. required; Rear - 25 % lot depth, 25 ft max. required	50%	To be determined through design review; >0.5 requires commission approval	5,445 sf/unit	35 ft.
<b>SPL Overlay</b>	N/A	Varies	No limit specified	No limit specified	20+	Two Stories (30 ft.)
Source: City of Ojai, Community Development Department, Title 10 (Zoning) of the Ojai Municipal Code.						

### 3. Provision of Housing for Lower-Income Households

Low-income housing can be accommodated in all zones permitting residential use, provided they meet site development standards. These may include multi-family units in residential or mixed-use zones, or accessory dwelling units that are permitted within all residential zones pursuant to State law. In order to expand opportunities for lower-income housing, the Special Housing Overlay (SPL) regulations were previously amended to include a lot consolidation incentive and “no net loss of capacity” requirement. The SPL amendment also included an update to affordable housing standards related to occupancy, production, and affordable housing agreements.

The City amended Municipal Code Title 10, Chapter 2, Article 9, Affordable Housing Requirements and Incentives, to further encourage the development and preservation of affordable housing. The Ordinance includes replacement housing requirements for converted or demolished affordable units. In 2018, the Density Bonus law was amended to grant any residential or mixed-use development projects of five or more multi-family units in the R-2, R-3, R-S, VMU, or SPL districts eligibility for a density bonus. However, the State has amended the Density Bonus law recently, including increased bonus for 100% affordable projects. The City will review and amend the Density Bonus Ordinance as necessary to ensure compliance with State law.

### 4. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely low-income households. The City's provisions for these housing types are discussed below.

- **Residential Care Facilities** – Section 10-2.3602 of the Ojai Municipal Code defines a “residential care home” as: *“Facilities providing residential social and personal care for children, the elderly and people with limited ability for self-care, but where medical care is not a major element. Includes children’s homes; transitional houses; orphanages; rehabilitation centers; and self-help group homes.”* While the City's Municipal Code does not make expressed reference to shared living arrangements for disabled persons, such arrangements are clearly embodied within the definition of residential care homes. The Municipal Code allows residential care facilities for six persons or less as a permitted use in any residential zone in conformance with state law. Residential care facilities for seven or more persons are conditionally permitted in the R2 and R3 zones.
- **Housing for Persons with Disabilities** – Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Ojai incorporate accessibility standards contained in Title 24 of the California Administrative Code. For example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to

accessibility standards. A Reasonable Accommodation Ordinance was also adopted in 2013 in conformance with state law.

The Density Bonus Ordinance adopted in 2013 and amended in 2018 granted density bonus eligibility to developers providing 10% of units to transitional foster youth, disabled veterans, or homeless persons.

- **Farm Worker Housing** – Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

The majority of farm laborers in Ventura County are permanent non-migrant and seasonal workers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes.

The state Employee Housing Act regulates farmworker housing and generally requires that facilities with no more than 36 beds (as group quarters) or 12 separate units be treated as an agricultural land use that is not subject to any conditional use permit that is not required of other agricultural uses in the same zone.<sup>4</sup> In accordance with state law, the Municipal Code was amended to permit agricultural employee housing by-right in the Agriculture and Open Space zoning districts.

- **Emergency Shelters and Transitional/Supportive Housing** – An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Supportive housing has no limit on length of stay and includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

SB 2 of 2007 strengthened the requirements for local government regulations regarding emergency shelters and transitional/supportive housing. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where shelters are a permitted use (i.e., do not require a conditional use permit or other discretionary review).

The Municipal Code was amended to allow emergency shelters with up to 27 beds by-right, and larger by CUP, in the Business Professional (BP) zone; emergency shelters are also allowed by CUP in all commercial and manufacturing zones.

Additional shelter beds may be permitted in the BP zone subject to a conditional use permit. Small residential care homes and employee housing for up to six persons are permitted by-right in any residential zone. During the previous

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<sup>4</sup> California Health and Safety Code Sec. 17021.5 and 17021.6



planning period, the Municipal Code was amended to allow emergency shelters with a conditional use permit throughout all commercial and industrial zones.

A recent change in State law (AB 139) requires that the parking standards for emergency shelters be set based on staffing level only. The City will review and revise its BP zone emergency shelter requirements to be consistent with State law. Furthermore, AB 101 requires jurisdictions to allow a Low Barrier Navigation Center (LBNC) development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets the law's definition. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. The Housing Plan of this Housing Element includes a program to amend the Municipal Code to allow Low Barrier Navigation Centers by right in mixed use and nonresidential zones permitting multi-family uses.

The Municipal Code also specifies that transitional and supportive housing are residential uses subject to only those requirements that apply to other residential uses of the same type in the same zone. Recent changes to State law (AB 2162) further identify supportive housing meeting certain criteria as a permitted use in all zones where multi-family housing is also permitted, including mixed use and nonresidential zones. The City will review and amend as necessary, the Municipal Code to comply with these recent changes.

## **5. Off-Street Parking Requirements**

As shown in Table II-3, required off-street parking within multiple family zone districts range from two to three spaces per dwelling. Particularly noteworthy are the standards applicable to higher density rental units (i.e., 9+ units per acre) which require as many as two and one-half spaces per dwelling. In order to reduce potential constraints on affordable housing and housing for persons with special needs, the Municipal Code was amended to allow reduced parking requirements for projects that include off-setting considerations such as senior projects with alternative transportation options.

**Table II-3: Residential Parking Requirements**

Unit Type	Zoning District			
	R-2	R-3	R-S	VMU
Duplex	2 covered spaces for each unit.			N/A
Triplex	2 covered spaces for each unit.			N/A
Condominiums	2 covered spaces plus 1 uncovered guest parking space for each dwelling unit.			N/A
Multiple Units (4-8)	2 covered spaces for each unit, plus 0.5 uncovered guest parking space for each dwelling unit.			N/A
Multiple Units (9+)	1.5 covered spaces for each dwelling unit plus 0.5 uncovered guest parking space for each 1 bedroom unit and 1 uncovered guest parking space for each dwelling unit containing 2 or more bedrooms.			N/A
Mixed Use	N/A			Determined by Design Review Permit
Senior Projects	1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units.			N/A
Source: City of Ojai, Community Development Department, Title 10 (Zoning) of the Ojai Municipal Code.				

## 6. Accessory Dwelling Units (ADUs) and Junior ADUs

Pursuant to Government Code Section 65585.2 and 65852.22, accessory Dwelling Units (ADUs) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, located on the same lot as the primary structure. The City permits the development of ADUs in all residential zones and the Village Mixed Use district. In order to encourage construction of additional ADUs, the City does not require a Design Review Permit for new ADUs that do not involve two-story construction or the alteration of the second story of an existing two-story residence.

In addition, the construction of ADUs is exempt from the requirements of the City's Growth Management regulations, which is suspended by operation of State-law until 2030. The Code also allows Home Splits, the division of a single-family home of at least 2,000 square feet into two separate units without a Design Review Permit when the project does not involve two-story construction or the alteration of the second story of an existing two-story residence. In 2013 the Ojai Municipal Code was also amended to create a program by which unpermitted ADUs that existed prior to 2006 may obtain legal non-conforming status. These provisions would have sunset on June March 8, 2021. However, City Council approved an extension to the sunset date of March 8, 2023; at the February 23, 2021 City Council meeting.

The City last updated its ADU Ordinance in 2020 to reflect several State-law changes, including the allowance of junior accessory dwelling units, the conversion/demolition of onsite covered parking for new or converted accessory dwelling units, the allowance of ADU's in existing multi-family sites, and other minor revisions in compliance with State-law.

## **7. Mobile Homes and Manufactured Housing**

There is an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

The Municipal Code allows mobile homes and manufactured housing on permanent foundations as a single-family residential use in any zone where single-family homes are permitted. Mobile homes not on permanent foundations are permitted in the R-1 zone. Mobile home parks are a conditionally permitted use in all residential zones.

## **8. Density Bonus**

Pursuant to state law (Government Code Sec. 65915 et seq.), cities and counties must provide a density increase over the otherwise maximum allowable residential density under the zoning regulations and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low or moderate income households. The Municipal Code was amended in conformance with state density bonus law at the time in 2018. As mentioned before, the State has amended the Density Bonus law recently, including increased bonus (up to 80%) for 100% affordable projects (AB 1763). The City will review and amend the Density Bonus Ordinance as necessary to ensure compliance with State law.

## **9. Growth Management Ordinance**

The City's Growth Management Ordinance (GMO) regulates residential construction through an annual permit allocation process. The GMO is presently not in effect by operation of State-law, and remains in the City's code should the State-law exemption expire or otherwise be rendered ineffective (Government Code 66300). Similar traffic management-related policies are embodied in the Air Quality Element and Circulation Element of the City's General Plan and limit the amount and intensity of future development through the establishment of minimum acceptable traffic volumes. In 2013, the GMO was amended to exempt second/accessory dwelling units and home splits from the program. The GMO was also amended to eliminate the differentiation between single-family and multi-family allocation categories by consolidating these into a single permit allocation pool, and to establish a special pool to allow future use of unallocated units.

Current interlocking County and City General Plan policies passed in 1988 prohibits discretionary development that may add any un-mitigable traffic on State Highway 33 through Casitas Springs during critical weekday commuter peak travel periods. This roadway segment has experienced unacceptable roadway service levels (Level of Service F) for several years and continues to worsen. Companion traffic management policies are embodied in the Circulation Element of the City's General Plan. Policies 1, 2 and 3 have direct impact on residential growth by limiting the amount and intensity of future development through the establishment of minimum acceptable traffic volumes. Separate yet related policies appear in the City's Air Quality Element and are translated

in the form of a Growth Management Program; remaining enforceable as Air Quality standards, to the extent not preempted by this Housing Element or applicable law.

- (i) Residential Permit Allocations. Under the residential component of the Growth Management Program and enabling ordinances, residential construction is regulated through an annual permit allocation process. As shown in Table II-4, annual allocations have consistently exceeded actual construction, resulting in a cumulative unused balance of 215 units. It is further noted that second/accessory dwelling units, affordable housing projects, as well as projects intended for seniors and the disabled, are expressly exempt from the allocation process. Together, these factors provide evidence that the GMO does not impede housing production.
- (ii) Permit Allocation Process. The process by which annual permit allocations are made is dictated by criteria specified in the City's Municipal Code. First and foremost, all projects for which GMO permits are sought must meet the following thresholds: (i) consistency with the City's General Plan and Ojai Municipal Code; and (ii) availability of adequate public services and infrastructure. For projects meeting these baseline thresholds, the Planning Director is delegated authority to issue permits for single-family dwellings, while the Planning Commission is responsible for issuance of multiple-family permits. Single family permits are issued on a "first come, first served" basis, while multiple-family permits are allocated on a quarterly basis. When more projects are proposed than there are permit allocations available, the Municipal Code specifies preferences that guide the Planning Commission's allotments (e.g., infill development, project readiness, social balance, design excellence and environmental compatibility). Decisions of the Planning Director and Planning Commission are appealable to the City Council.
- (iii) Project Exemptions. As previously noted, second/accessory dwelling units, affordable housing projects, and housing for seniors and disabled are expressly exempt from the allocation process. This includes projects that qualify for a density bonus in accordance with Government Code Section 65915 and applicable regulations of the City (per Section 10-6.401 (e) of the Ojai Municipal Code).

**Table II-4: Growth Management Allocations 2015-2020**

Year	Allocation			Construction			Balance	
	Total	S.F.	M.F.	S.F.	M.F.	Exempt	S.F.	M.F.
2015	16	9	5	0	0	2	9	5
2016	16	9	5	0	0	1	9	5
2017	16	10	5	0	0	2	10	5
2018	16	10	5	0	0	8	10	5
2019	16	11	5	0	0	9	11	5
2020	16	11	5	0	0	13	11	5
<b>Total</b>	<b>96</b>	<b>66</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>60</b>	<b>30</b>
Sources: Dwelling Unit Allocations: State Department of Finance, State of California, Population and Housing Estimates 2015-2020. Unit tabulations are based on Growth Management Ordinance formulas. Actual Construction: Building Records, City of Ojai								

## 10. Building Codes

State law allows the imposition of building standards that are necessitated by local geographic, climatic or topographic conditions but requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Fire, Mechanical, Electrical, Housing, Building Conservation and Energy Codes, and the International Property Maintenance Code. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed by the City that would unnecessarily add to housing costs.

## 11. Residential Development Processing Procedures

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

The City's permit process is codified in Title 10 of the Ojai Municipal Code and provides, in regard to residential projects, three levels of governmental review: (i) approvals by the Planning Director for Zoning Clearances and Minor Use Permits; (ii) approvals by the Planning Commission for Design Review and Conditional Use Permits; and (iii) approvals by the City Council when projects entail tentative maps, zone changes or other legislative acts. With the limited exception of single-family dwellings within the R-O and R-1 zone districts, all projects, at a minimum, are subject to Design Review.

**Design Review** – The City's Design Guidelines are codified in Title 10, Chapter 2, Article 20 (Design Review Permits) of the Ojai Municipal Code and provide objective and measurable criteria by which to evaluate projects. The Planning Commission is charged with the responsibility for administering the Design Guidelines and issuing relevant permits for all but the following types of development: (i) single-family dwellings limited to one story (including ADUs); and (ii) routine maintenance to all structures. The Design Review process entails discretion in the application of prescribed standards; however, decision-making authority is expressly limited to physical attributes of design as opposed to use or occupancy considerations. Pursuant to the Special housing overlay district standards, objective development standards are applied to a proposed affordable housing project with a Special Housing Overlay designation.

**Permit Processing Time** – The time required to process discretionary land use applications has ranged from one to 33 months depending upon complexity, with an overall average of 19 months. The types of discretionary approvals vary from project to project but are typically processed concurrently, thereby improving overall time efficiency. Regarding multi-family residential projects, the process and timeline can typically range from nine months to 18-months to process projects of this nature. Additionally, the process would include applications which address building design, site design, landscape design (aesthetics), land-use, and potential exceptions (Density Bonus Law) to increase density and promote affordable housing actions. The process includes design principles would

include:

- (1) Context - new structures should employ materials, colors, textures, styles, building mass, and scale that are compatible with the architectural character and form of surrounding buildings, as appropriate;
- (2) Continuity - buildings should be set back from the street consistent with the pattern of existing development located in the vicinity of the property;
- (3) Scale - building forms should maintain a human scale at the street and an appropriate height transition to adjacent properties; and
- (4) Architectural Design - high quality architecture should be employed to avoid monotonous building elevations and create architectural interest.

Regarding land use, such actions or findings regarding the consideration of projects within the City include:

- (1) Preserving Ojai's small town character;
- (2) Balancing small town life with a vibrant tourist economy;
- (3) Managing the pace of growth and development; and
- (4) Integrating Ojai's vision with actions taken by other agencies.

**Transparency in Development Process** - To increase transparency and certainty in the development application process as required by law, the City has a variety of tools available for developers. The City's Community Development Department provides a Document Center (<https://ojai.ca.gov/document-center/>) that provides many City plans, guidelines, and resources to help homeowners and developers navigate through the development process, including:

- General Plan and Zoning,
- Design Guidelines,
- Municipal Code,
- Instruction for Submitting Applications,
- Master fee schedule,
- Accessory Dwelling Unit (ADU) Package, and
- Various Development Permit Applications.

## **12. Development Fees and Improvement Requirements**

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and off-site improvement requirements are levied by the City (as well as other agencies) to cover processing costs, provide services and construct facilities such as utilities, schools and supporting infrastructure. These fees and public improvements are assessed through a pro rata share system based on the magnitude of the project's impact or the extent of benefit that will be derived. Table II-5 summarizes typical fee assessments and exactions for residential projects. Total fees amount to approximately \$14,810 for a new single-family residence, and \$20,280 for a typical multi-family residential development. Fees and

exactions imposed on housing projects in Ojai are comparable to those charged elsewhere within the County. Specifically, these fees are approximately 50 percent of the fees charged by Santa Paula, and comparable but lower than those charged by Port Hueneme and Ventura County.

**Table II-5: Summary of Development Fees**

Fees	Multi-family	Single-Family
Ojai Unified School District	\$3.20/sf	\$3.20/sf
Traffic Mitigation Fees	County - \$84 City - \$415.38 (for non-single family, non-senior housing)	County - \$117; City - \$593.40
Flood Hazard - Plan Check/Permit	actual costs w/ TBD initial deposit	actual costs w/ TBD initial deposit
Park Fees	\$70/du + \$35 for each additional bedroom if >1	\$70/du + \$35 for each additional bedroom if >1
Will Serve (Sanitary)	Determined by District	Determined by District
Will Serve (Water)	Determined by District	
Drainage Services	actual costs w/ TBD initial deposit	actual costs w/ TBD initial deposit
Address Change/Assignment	\$450 + \$225/hr (for multiple addresses)	\$225 (for single address)
In-Lieu Parking Fees	\$7,134.19	\$7,134.19
Environmental Review - Categorical Exemption	\$225	\$225
Environmental Review - All Other	\$450 + \$225/hr	\$450 + \$225/hr
Design Review	\$450 + \$225/hr	\$450 + \$225/hr
Building Growth Allocation	\$450 + \$225/hr (for multiple family)	\$225
Zoning Clearance	\$2,025 (for 16+ unit multi-family residential)	\$281
General Plan Amendment	\$450 + \$225/hr	\$450 + \$225/hr
Lot Line Adjustment	\$450 + \$225/hr	\$450 + \$225/hr
Subdivision	\$450 + \$225/hr	\$450 + \$225/hr
Variance	\$450 + \$225/hr	\$450 + \$225/hr
Grading - Plan Review	\$789 to \$2,725 + \$1,875 for each additional 5,000 CY over 10,000 CY	\$789 to \$2,725 + \$1,875 for each additional 5,000 CY over 10,000 CY
Grading Permit	\$599 to \$2,180 + \$389 for each additional 5,000 CY over 10,000 CY	\$599 to \$2,180 + \$389 for each additional 5,000 CY over 10,000 CY
Building Type A/B - Building Plan Review and Permit	\$21,359 + \$78.77/additional 100 sf (for 20,000 sf multifamily in R-1 or R-2)	
Building Type FR - Building Plan Review and Permit	\$22,428 + \$105.56/additional 100 sf (for 20,000 sf multifamily in R-1 or R-2)	
Permit Issuance Fee	\$103	\$103
Source: City of Ojai Master Fee Schedule, 2019.		

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

## **B. Non-Governmental Constraints**

### **1. Environmental Constraints**

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). The City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies.

### **2. Infrastructure Constraints**

The infrastructure issues that most directly affect future housing development are water supply, wastewater treatment and roadway capacity. These issues are discussed below.

#### **Water**

Like all jurisdictions in Southern California, water supply is a serious concern in Ojai. According to the Ventura County Watershed Protection District, water demand in Ventura County has nearly tripled over the last 25 years, and is expected to double again by 2050. In addition, according to the U.S. Drought Monitor data provided by the National Oceanic and Atmospheric Administration, identifies that 100% of Ventura County is considered abnormally dry and 44.7% of the County is experiencing moderate drought. In 2020, rainfall in the County was down eight inches from the annual average.<sup>5</sup>

Groundwater is the largest single source of water in Ventura County, and provides about

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<sup>5</sup> National Oceanic and Atmospheric Administration (NOAA), Drought Conditions for Ventura County. <https://www.drought.gov/states/California/county/Ventura>.



67% of the locally utilized water in the County. Agricultural demand accounts for 68% of the total demand for groundwater in the County.<sup>6</sup> Imported water from the State Water Project represents about one-quarter of Ventura County's total water supply, but under normal circumstances is only available in the southern and eastern portions of the County and does not contribute to water supplies in the City of Ojai.

The Casitas Municipal Water District operates the water system for the City of Ojai, Upper Ojai, the Ventura River Valley area, part of the unincorporated areas of western Ventura County, the City of Ventura to Mills Road, and the Rincon and beach areas to the ocean and Santa Barbara County line.

The Environmental Impact Report (EIR) prepared in 2012 for the City's Housing Element concluded that anticipated water supplies are adequate to serve the projected level of growth for the fifth cycle Housing Element (371 SPL Overlay units). An addendum to the Housing Element's Certified EIR will be prepared once the Draft Housing Element has been sent to the Department of Housing and Community Development and comments have been received which will address the proposed SPL overlay sites.

Also, it should be recognized that the City's obligations under state Housing Element Law are to provide adequate capacity in its land use plans and zoning regulations to accommodate residential development consistent with the RHNA allocation, to analyze infrastructure limitations that could hinder development, and to identify potential methods for removing infrastructure constraints. Since other agencies (Casitas Municipal Water District) have the primary authority for providing water, the City's ability to address this issue is limited. Under State-law, the RHNA allocations for the sixth cycle are final and not subject to revisions or further review.

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted Housing Element, the City of Ojai is responsible for immediately distributing a copy of the Housing Element to area water and sewer providers. The water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Additionally, in 2017 the Ojai City Council adopted Ordinance No. 869 which prohibits the issuance of water well permits within the City of Ojai due to the drought conditions which have been in place since 2014. Certain exceptions and procedures for waivers were provided within the Ordinance. The Ordinance is in effect until terminated by further action of the City Council in accordance with applicable law.

## **Wastewater**

Wastewater collection and treatment is provided to City residents by the Ojai Valley Sanitary District ("OVSD") or by individual parcel septic tanks. OVSD operates a sewage treatment plant with a rated capacity of 3.0 million gallons per day average dry weather flow ("MGD"). Adequate capacity is available to accommodate the City's RHNA. Additionally, the City is aware of a number of properties which are currently on private

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<sup>6</sup> Ventura County Public Works Department: Groundwater Resources.  
<https://www.vcpbublicworks.org/wp/waterresourcesdivision/groundwaterresources/>.

septic systems. Any new or replacement systems require review and determination by the Los Angeles County Regional Water Quality Board (LCRWQB).

Based on LCRWQB review there may be additional restrictions placed on the septic system including discharge permitting, annual reapplication, on-going reporting, and regular sampling of the septic system, which can be very expensive to maintain.

### **Transportation**

Access to the Ojai Valley is severely constrained by the limited number of routes connecting the valley to surrounding areas, as well as the poor levels of service on State Highway 33, the main route in and out of the Ojai Valley, and significant physical and financial impediments to improving segments of this route. Under traffic-related policies in the City's General Plan, this situation poses a constraint on market-rate development. However, affordable housing projects, second units and special needs housing are expressly exempt from the City's traffic impact-related policies.

### **Summary**

Water availability and roadway capacity pose the most significant potential impediments to future housing production in Ojai. While there are various strategies and Capital improvements that can help to mitigate these conditions, the cost and jurisdictional means of implementing these actions are not wholly within the City's control. This suggests a blended approach that matches capacity with low-impact development and programs that maximize opportunities through existing housing, while at the same time pursuing projects and partnerships that provide requisite capacity for managed growth. Toward that end, the following actions are included in Program 18 of the Housing Action Plan (Chapter V):

- Facilitate RHNA objectives through new construction projects in which the City retains a financial and/or real property interest to best control design, development and occupancy; gear housing production toward small unit sizes and transit-oriented occupants; institute job-based occupancy preferences to minimize commute traffic; promote programs that achieve affordability through existing housing.
- Work in partnership with Casitas Municipal Water District, OBGMA, CMWD and the County of Ventura on the following initiatives: (i) develop a detailed hydrological model to more accurately predict the effects of drought, increased pumping, and new wells in the Ojai Basin; and (ii) participate in an inter-agency watershed management plan for the Ventura River Watershed to achieve an accurate accounting of supply and demand.
- Work in partnership with Caltrans and the County of Ventura on the following initiatives: (i) conduct updated traffic counts and evaluate future growth impacts and mitigation measures that include entirety of SR-33 within Ojai Valley; (ii) implement a fully integrated traffic management program with consistent policy application; and (iii) implement roadway improvements to improve traffic flow on SR-33 throughout the Ojai Valley.

### **3. Land and Construction Costs**

Land represents one of the most significant components of the cost of new housing. Changes in land prices reflect the cyclical nature of the residential real estate market. Current (2021) listings for residential land on Realtor.com on February 5, 2021 ranged from \$9,314 per acre to \$4 million per acre. The average cost of all listings was \$700,407 per acre.

Construction cost is affected by the price of materials, labor, development standards and general market conditions. Since the pandemic, construction materials, especially the cost of lumber has skyrocketed. The City has no influence over materials and labor costs, and the building codes and development standards in Ojai are not substantially different from most other cities in Ventura County.

### **4. Cost and Availability of Financing**

Ojai is similar to most other communities with regard to private sector home financing programs. In the last ten years, real estate loan interest rates have decreased from 4.69% in 2010 to 3.11% in 2020. The 2020 Ventura County Regional Analysis of Impediments to Fair Housing Choice identifies disparities in access to homeownership opportunities, due partially to access to financing, exist in the region, though this issue is not unique to Ojai.

## **C. Fair Housing**

The California Fair Employment and Housing Act: (i) prohibits discrimination and harassment in all aspects of housing including; (ii) requires housing providers to make reasonable accommodation for persons with disabilities; and (iii) prohibits retaliation against any person who has filed a complaint with the State. In furtherance of these provisions and anti-discriminatory practices in general, the City participates in fair housing initiatives including continued financial support of the Housing Rights Center; promotes equal opportunity for all residents; and provides, to the extent legally permissible, preferences to persons and households currently residing or employed in Ojai in regard to occupying new affordable housing. A complete analysis of fair housing and actions to affirmatively further fair housing is included in Appendix D.

### **III. RESOURCES AND OPPORTUNITIES**

#### **A. Land Resources**

##### **1. Regional Housing Needs Assessment (RHNA)**

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment, or RHNA. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles. The major goal of the RHNA is to assure a distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The current RHNA for the SCAG region covers an eight-year planning period (June 30, 2021 to October 15, 2029) and is divided into four income categories: very low (including extremely low), low, moderate, and above moderate. As determined by SCAG, the City of Ojai's allocation is 53 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table III-1.

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." A detailed analysis of sites with potential for housing development is provided in Appendix B. The results of this analysis are summarized in Table III-1, below. This analysis demonstrates that with projected ADUs and existing SPL Overlay sites, the City's land inventory exceeds the RHNA allocation in all income categories for the 2021-2029 planning period. Specifically, 95 lower income units can be accommodated on existing SPL Overlay sites. The SPL offers flexible standards on FAR and lot coverage. A parking reduction may be requested based on considerations such as alternative transportation options and parking requirement. Through a development agreement (which is often used for more complex projects which could include affordable housing), the height limit may also be adjusted to potentially address height as well as other constraining development standards – creating needed flexibility to ensure that a proposed development provides the levels of affordable housing as required by the SPL Overlay zone while conforming to the City's development standards to the extend feasible.

These flexibilities would allow a project to achieve the allowable density. However, this Housing Element uses a density factor of 70 percent in estimating development

potential as a conservative assumption. Nevertheless, the City will re-evaluate the development standards for the SPL Overlay as part of the General Plan update.

The Housing Action Plan (Chapter V) contains programs to encourage and facilitate development of housing for all economic segments of the community.

A discussion of public facilities and infrastructure needed to serve future development is contained in Section III.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

**Table III-1: Land Inventory Summary**

Category	Income Category				
	Very Low	Low	Mod	Above	Total
RHNA 2021-2029	13	9	10	21	53
Potential ADUs	18	37	51	14	120
Existing SPL Overlay Sites (70% of Maximum)	95		---		95
Adequate Sites for RHNA?	Yes		Yes		Yes
Source: City of Ojai Planning Dept., 2021.					

## **B. Financial and Administrative Resources**

### **1. Community Development Block Grant Program (CDBG)**

The City of Ojai is eligible to receive federal Community Development Block Grant (CDBG) funding annually through the Urban County program administered by the County of Ventura. The Urban County is comprised of small cities with population under 50,000. These include the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula. CDBG funds are available for affordable housing projects and public facilities serving low income residents, including ownership and rental rehabilitation, infrastructure improvements and the provision of public facilities and services for low income residents. These funds are allocated on a formula basis with Ojai's share being about 3% of the annual allocation, amounting to less than \$500,000 over the next 8 years, based on FY 2021 allocation of \$1.48 million for the Urban County.

### **2. HOME Investment Partnership Program (HOME)**

Federal HOME funds can be used for a variety of activities that promote affordable rental housing and homeownership for low and very low income households. Funds may be used for land and/or building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance. Grant recipients must provide a local match ranging between 25% and 50% depending on program activity. The City participates in the HOME program also through the Urban County program. However, unlike CDBG monies that are allocated to the City by formula, HOME funds are made available for affordable housing projects on a competitive basis.

### **3. SB2/LEAP Grants**

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Ojai received \$160,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). As a non-entitlement jurisdiction participating in the CDBG program under the Urban County program, the City of Ojai would not be directly eligible to apply for funding under the Permanent Local Housing Allocation (PLHA) component of SB 2. Instead, the City would receive funding through the County of Ventura, similar to the CDBG program. SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of Ventura County area median income (AMI)
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

Another source of funding to help local jurisdictions with housing planning is the State's Local Early Action Planning (LEAP) grants. LEAP grants provide over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that accelerate housing production and facilitate compliance to implement the 6<sup>th</sup> cycle RHNA. The City applied for \$65,000 in LEAP grants in 2020 for the General Plan/Housing Element update, and received approval from the Department of Housing and Community Development. However, this is a one-time-only program.

### **4. Low-Income Housing Tax Credit Program**

The Low-Income Housing Tax Credit (LIHTC) Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the LIHTC program include minimum requirements that a certain percentage of units remain rent-restricted, based upon County AMI.

## **5. Non-Profit Housing Organizations**

In addition to direct funding, Ojai has indirect access to resources through alliances with local non-profit housing organizations. The organizations most active in Ventura County include:

- Area Housing Authority of Ventura County, a political subdivision of the State responsible for providing affordable housing through rent subsidy programs or by occupancy in one of its housing developments
- Peoples' Self-Help Housing Corporation (PSHHC), a private non-profit housing developer providing design, implementation, technical assistance and property management of low-income ownership and rental housing
- Cabrillo Economic Development Corporation (CEDC), offering construction, property management, homeownership, counseling and community building services
- Many Mansions, a non-profit organization that provides service-enriched, affordable housing to low-income residents of Ventura and Los Angeles Counties, with a special focus on those of very low-income, who are formerly homeless, seniors, veterans, or disabled

## **C. Energy Conservation Opportunities**

Energy efficiency is important not only for conserving natural resources, it has the added benefit of keeping incidental housing costs in check. It also has public policy ramifications relative to underwriting the cost of providing affordable housing. As noted in Section III and codified in Title 25, Section 6920 of the California Administrative Code, utility expenses are part of the formula used in computing of maximum rents and sales prices that may be charged for housing that is made available to target income groups. High utility costs translate to lower the rent and price thresholds, which in turn result in larger financial gaps between market rate and affordable housing. Simply put, as residential energy costs rise, housing affordability declines. As such, it is in the shared interest of the consumer and City to promote energy conservation. In this regard, there are three principal means by which to promote efficient use of energy resources: (i) building regulation; (ii) land use practice; and (iii) education and inducement.

### **1. Building Regulation**

The City is subject to the California Building Code ("CBC") that establishes minimum standards for all classes of construction. A component of the state Building Code is Title 24 of the California Code of Regulations that prescribes minimum energy conservation features and requires the adoption of energy budgets for all new development. Beyond the requirements of Code (particularly in regard to existing homes), the City has the opportunity to promote energy conservation as a condition of receiving financial assistance for housing rehabilitation programs it may choose to underwrite. One such approach would be to employ the standards prescribed in the Code of Federal Regulations (24 CFR 39.7). Property improvements undertaken pursuant to 24 CFR 39.7 encompass: (i) exterior weatherization consisting of weather-stripping, caulking and water heater insulation blankets; (ii) interior weatherization consisting of attic insulation,

duct wrap and flow restrictors for showerheads and sink aerators; (iii) energy-efficient retrofit consisting of water saver toilets, wall insulation, floor insulation, space conditioning equipment, setback thermostats, pipe insulation, and ceiling insulation; and (iv) energy-efficient lighting.

## **2. Land Use Practice**

The goal of promoting compact development and resulting efficiencies is very relevant in the Housing Element update, in particular, mixed-use development policies that foster smart growth principles by: (i) creating affordable housing near employment, thereby reducing automobile dependency; and (ii) concentrating growth in existing urbanized areas, thereby maximizing existing infrastructure. The City advanced these principles through the Village Mixed Use zone district to induce infill development. The California Green Building Guidelines, included in the City's Municipal Code, also promote sustainable designs and environmentally responsible construction. The Guidelines embody the principles of LEED (Leadership in Energy and Environmental Design) that promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.



## IV. HOUSING ACTION PLAN

Chapters II, III and IV of the Housing Element evaluate the City's housing needs, constraints, and opportunities, while Appendix A presents a review of the previous element. This Housing Action Plan sets forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2021-2029 planning period. Quantified Objectives for new construction, rehabilitation and conservation are also identified for this planning period. The goals and policies that guide the City's housing programs and activities are as follows:

### A. Adequate Housing Sites

**GOAL 1** *Dovetail the provision of affordable housing with overarching community objectives: low impact development, integration with community context, locating housing near job.*

#### **Policies:**

- H-1** *The City will facilitate production of new affordable housing through direct involvement in the design-development process to best accomplish low-impact development principles.*
- H-2** *The City will promote the preservation, conservation, and conversion of existing housing as a means to satisfy existing and future housing needs through the inventory of housing that currently exists.*
- H-3** *The City will work in partnership with water and transportation stakeholders to develop reliable data baselines, modeling methodologies, mitigation measures and policy parameters to maximum resource capacities.*

#### **Programs:**

### **1. Adequate Sites for RHNA and Monitoring of No Net Loss**

The City has adequate residential development potential through ADUs and existing sites available in the SPL Overlay to fully accommodate its RHNA of 53 units. To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element sites inventory;
- Identify or rezone sufficient, adequate sites within 180 days of project approval

to accommodate any shortfall; and

- Acknowledge projects may not be denied solely because No Net Loss would require rezoning.

*Objectives and Timelines:*

- Develop a procedure by the end of 2022 to monitor the development of vacant and underutilized sites in the sites inventory (Table B-2 in Appendix B) and ensure that adequate sites are available to meet the remaining RHNA by income category throughout the Housing Element planning period.
- By 2023, as part of the General Plan update, conduct a comprehensive evaluation of the development standards of the SPL Overlay to ensure standards are appropriate to facilitate and encourage the development of affordable housing. If constraints are found, amend the Ojai Municipal Code as part of the comprehensive Code update to implement the General Plan by 2025.
- Provide information on available sites and development incentives to interested developers and property owners on the City's website.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

## **2. General Plan Update**

General Plan law requires that all component elements, whether mandatory or optional, must be consistent with one another. The City is currently undergoing a comprehensive update to the General Plan. While this Housing Element is being updated ahead of the overall General Plan Update due to statutory deadline, this strategy for accommodating future residential growth has been carefully evaluated by the community. The General Plan update will ensure internal consistency with all elements, including this Housing Element.

*Objectives and Timelines:*

- Complete General Plan update by 2023

*Responsible Agency:* Community Development/Planning

*Funding Source:* General Funds and SB2/LEAP Grants

## **3. Affordable Housing Covenants**

The conversion of market rate units into affordable housing through a combination of acquisition, Section 8 property-based assistance and purchase of affordability covenants is expressly allowed by State Housing Element law for rental properties containing three or more units. During the 2021-2029 Housing Element planning period, no affordable housing is considered at risk of converting market rate. The City will continue to monitor these projects should their status change. Furthermore, new affordable housing created with City assistance such as density bonus, would be subject to affordability covenants.

*Objectives and Timelines:*

- Ongoing monitoring of the City's affordable housing inventory (currently at 162 units).
- Continue to seek opportunities, working with the Housing Authority of Ventura County and other nonprofit organizations to preserve and expand the City's affordable housing inventory through acquisition and rehabilitation.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

#### **4. Increase the Supply of Accessory Dwelling Units**

Accessory Dwelling Units (ADUs) provide an efficient method of expanding the supply of housing for individuals and small families. The City will pursue a two-part strategy to encourage the development of new ADUs, as well as facilitate legalization of existing unpermitted ADUs. New ADUs add to the housing inventory, but not necessarily to the affordable housing inventory; legalization of unpermitted ADUs may or may not add to either inventory.

- New ADUs - ADUs are exempt from Growth Management and traffic impact policies. Conforming ADUs are also exempt from the Design Review Permit requirement, with exception to ADU's built on the second floor. During the new planning period the City will consider additional incentives to facilitate ADU development, such as pre-approved floor and site plans and reduced/waived fees if units are deed restricted for low income use. Furthermore, the City's ADU Ordinance will be revised to be consistent with State law as may be needed.
- ADU Compliance Program - The City has implemented an ADU compliance process by which owners of unpermitted ADUs and guest houses can bring the units into legal non-conforming status, making such properties marketable. The program includes the following components:
  - Incentivize participation by reducing or eliminating City fees, seeking fee concessions from other stakeholder agencies, and applying penalties after the compliance due date.
  - The City will work, in coordination with other stakeholder agencies, to establish programs that promote code compliance and maintenance of the existing housing stock.

##### *Objectives and Timelines:*

- Promote City ADU programs on City website with the goal of achieving 120 ADUs/JADUs/Legalized Units within eight years.
- Amend ADU ordinance to comply with State law by the end of 2022.
- Develop a program by the end of 2022 to monitor the City is on track to meet the ADU construction goals (including number of units and affordability level). If by October 2025, the City is not projected to meet its ADU goal, review and revise policies and efforts to further incentivize ADU construction as necessary. If ADU trend deviates significantly from the anticipated trends, ensure that available sites in the SPL Overlay are adequate to meet the City's remaining

RHNA or conduct rezoning to mitigate the adequate sites requirement within six months from October 2025.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

## **5. Tiny Home Pilot Program**

The City Council will continue to discuss Tiny Homes as a pilot program which would be for a specific time period and allow for a specific number of units potentially on an annual basis, and revised after a two year time period. The proposed program would allow for the units to be on slab or on chase potentially skirted or with a decking surrounding the unit. Several matters must be reviewed and further evaluated, which include whether these units count towards RHNA, utility hookup requirements, and the American National Standards Institute (ANSI) standards that would apply to recreational vehicles. The program is an appropriate tool within the ADU tool box and potentially provides another option for the community to consider on their property.

*Objectives and Timelines:*

- Promote affordable units and ADU programs on City website with the goal of achieving 10 tiny home units (on-slab or chase) per year within a two year time period and evaluate findings.
- Develop a monitoring program to evaluate the City's pilot program goals. At the end of 2023 the pilot program will be evaluated and considered whether to continue, modify, or discontinue.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

## **B. Affordable Housing Supply**

***GOAL 2 Provide a continuing supply of affordable housing to meet the needs of existing and future Ojai residents in all income categories.***

***Policies:***

***H-4*** The City shall adopt policies, programs and procedures to facilitate attainment of RHNA goals, with particular emphasis placed on the needs of persons and families of lower income households (including extremely low income) and those with special needs (elderly, disabled/developmentally disabled, female-headed households, large households, homeless, and farmworkers).

***H-5*** The City shall actively seek and formulate partnerships with for-profit and non-profit developers to produce affordable housing and provide assistance in support of project applications to achieve development objectives.

**H-6** *The City shall continue to support the Area Housing Authority of Ventura County in the provision of Section 8 rental assistance and shall seek to broaden the program to compliment other affordable housing initiatives (e.g., ADU production, project-based tenant assistance).*

**Programs:**

**6. Facilitate Affordable Housing Development**

The SPL Overlay allows affordable housing projects at a density of up to 20 du/acre through a ministerial design review permit process. The City staff will encourage the participation of the owners of the private properties included in or being considered for the SPL Overlay. During the planning period, the City will continue to work with housing developers to facilitate affordable housing development on SPL sites.

The development of affordable housing, particularly for extremely low and very low income households, as well as populations with special needs, generally requires collaboration among multiple parties (e.g., developers, non-profit housing sponsors, local government, etc.). In this regard, the City's contribution can take a number of forms:

- Assisting in the review and preparation of concept drawings.
- Analyzing development proformas and financial statements and identifying gap financing.
- Fast-tracking the environmental review and entitlement permit process.
- Utilizing the City's "police powers" (local control) to provide appropriate land use and zoning.
- Supporting applications submitted to funding agencies.
- Providing direct financial or development assistance when feasible.

*Objectives and Timelines:*

Recognizing the collaborative nature of affordable housing development, the City shall undertake the following actions:

- SB 35 Processing – By the end of 2022, establish written procedure for streamlined review of affordable housing projects pursuant to SB 35.
- Proactive Participation - The City will continue its participation in the County CDBG Program and similar collaborative efforts to affirmatively further emergency shelter, transitional housing, single room occupancy units, shared living arrangements, supportive services and congregate housing needs outlined in the Consolidated Plan; actively engage non-profit housing sponsors and private property owners in implementing affordable housing strategies; notify and offer all reasonable assistance to facilitate the development of affordable housing consistent with the General Plan and Housing Element, with particular emphasis on the needs of extremely low and very low income households and associated special needs population segments (e.g., farmworkers, disabled).

- **Resource Development** - To augment local funding sources, the City will: (i) actively pursue grant and loan funding to finance the various housing initiatives listed in the Housing Element; (ii) work cooperatively with for-profit and non-profit housing sponsors to leverage resources (e.g., State and Federal tax credits); (iii) continue participation in the HOME Consortium and CDBG Urban County programs and actively pursue funding for projects; and (iv) evaluate and implement other local funding options if deemed feasible. Funding assistance and regulatory incentives will prioritize multi-family and supportive housing developments that include units for extremely low income households.
- **Public Outreach** - At least once each year, the City will conduct a noticed meeting to assess housing performance in connection with the planning report required by California Government Code Section 65400. As part of the annual review process, the City will promote the availability of housing assistance programs and notify non-profit housing sponsors and private developers of opportunities in implementing affordable housing strategies. Notice, at a minimum, shall be furnished to the People's Self Help, Cabrillo Economic Development Corporation (CEDC), Area Housing Authority of Ventura County, Ventura County Tri-Counties Regional Center. No less than once a year, the meeting and relevant programs will be advertised in a newspaper of general circulation and posted on the City's official website.

*Responsible Agency:* Community Development/Planning

*Funding Source:* CDBG; HOME; LIHTC; PLHA

## **7. Mortgage Assistance**

As a small city, Ojai does not have the financial resources to directly offer any homebuyer assistance programs. However, Ojai residents can access homeowner assistance directly from the California Housing Finance Agency (CHFA). These include various mortgage and down payment assistance programs.

In addition, Ojai residents can utilize Mortgage Credit Certificates (MCC) to achieve homeownership. MCC allows qualified first-time homebuyers to reduce their federal income tax by up to 20 percent of the annual interest paid on a mortgage loan. With less being paid in taxes, the homebuyer's net earnings increase, enabling the buyer to more easily qualify for a mortgage loan. The MCC may only be used to purchase single-family detached homes, condominiums, townhouses, or owner-occupied duplexes. The MCC program for Ventura County jurisdictions is administered by the Golden State Finance Authority.

The Home Ownership Center operated by the VCCDC (Ventura County Community Development Corporation) is a one-stop resource that provides a variety of assistance throughout the home-buying process. From education services, including workshops and counseling, to lending and realty support, including down payment assistance and consulting for first-time buyers.

### *Objectives and Timelines:*

- By 2022, create a page on the City's website to provide links to various homebuyer resources.

*Responsible Agency:* Community Development/Planning  
*Funding Source:* CHFA

## **8. Ojai Municipal Code Capacity Preservation**

The City has a current ordinance that requires payment of an in-lieu fee for projects that propose development below the allowable density. In order to preserve the City's future capacity for residential development, the City will study and analyze the effects of a potential Ojai Municipal Code amendment related to capacity preservation.

*Objectives and Timelines:*

- Study and analyze the effects of a potential capacity preservation requirement as part of the General Plan/Ojai Municipal Code update in 2023.

*Responsible Agency:* Community Development/Planning  
*Funding Source:* Community Development Department Budget

## **9. Alternative Housing Material Demonstration**

The cost of construction materials continues to increase, which has brought new more efficient, smarter, and faster ways to construct low impact units. The City will provide and research alternative options to conventional construction materials by reviewing alternative and more cost-efficient processes. The materials and process will be tested for compliance with the spirit of the Ojai Municipal Code design standards, and include a physical location for demonstration purposes for residents and visitors to explore these demonstration low impact units.

*Objectives and Timelines:*

- Review, research, and bring forward alternative construction material option(s) for City Council consideration and provide a location for the City to place the unit(s) for display on a temporary basis; to be determined on a case-by-case scenario.

*Responsible Agency:* Community Development/Planning  
*Funding Source:* General Fund/Various Grant(s)

## **10. Density Bonus**

As an inducement to produce housing that is affordable to low and moderate income groups, the City will continue to implement density bonus provisions consistent with State law. The State has recently passed several bills that change the State Density Bonus law. These include:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish

prioritization for students experiencing homelessness. This density bonus does not require that the college is located within the City, as long as the student housing meets the requirements. However, given the City's distance from an eligible college, this density bonus may not be applicable.

- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

*Objectives and Timelines:*

- By the end of 2022, amend the Density Bonus Ordinance to be consistent with State law.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

## **C. Housing Impediments**

**GOAL 3 Remove impediments to the provision of affordable housing and provide reasonable accommodation for persons with disabilities.**

***Policies:***

- H-7** *The City will accommodate the full spectrum of housing types in its land use regulations including, but not limited to, mixed-use developments, rental and co-op housing, ADUs, in-fill development and special needs housing (e.g., SROs, group homes and congregate living).*
- H-8** *The City will periodically evaluate and adjust its regulations, ordinances and development fees to ensure that they do not unduly constrain housing production; new regulatory proposals will be evaluated for compliance with this policy in advance of adoption.*
- H-9** *The City will encourage the construction or conversion of existing facilities into emergency shelters, transitional housing and single room occupancy units to meet the needs of the homeless population and will likewise facilitate development of group homes, congregate care facilities and independent living units for persons with disabilities.*

***Programs:***

### **11. Housing for Persons with Special Needs**

Certain segments of the population have traditionally experienced a more difficult time finding decent, affordable housing due to special circumstances particular to these groups. Those segments possessing special needs, as defined in California Government Code Section 65583(a)(6), consist of "...the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter."

Recent changes to State law regarding housing for the homeless and persons with



special needs also warrant amendments to the Ojai Municipal Code. These include:

- Low Barrier Navigation Centers (AB 101)- AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.
- Emergency and Transitional Housing (SB2 and AB 139) – The City currently permits emergency shelters up to 27 beds by right in the BP zone. While the City has adequate capacity to accommodate at least two shelters by right to accommodate the 2020 unsheltered homeless of 36 persons, the City will reassess the bed limit to ensure continued ability to comply with State law as the homeless count fluctuates in the future.

Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City's Ojai Municipal Code does not include specific parking requirements for emergency shelters. Therefore, an amendment is not necessary but may be considered to ensure consistent implementation.

- Supportive Housing (AB 2162): AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.
- Single-Room Occupancy (SRO) Units: The City's Municipal Code does not currently address the provision of SRO housing. An SRO unit is small, usually 200 to 350 square feet, and consists of one habitable room in a structure of other SRO units. Some SRO units do include kitchenettes, bathrooms or half-baths. The City will amend the Municipal Code to address the provision of this housing type.
- Residential Care Facility for Seven or More Persons: The City will review and revise its provisions for residential care facilities for seven or more persons to ensure the process and conditions for approval do not constrain the development of such facilities.

*Objectives and Timelines:*

- By the end of 2022, amend the Ojai Municipal Code to address new State laws on special needs housing needs as outlined above.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

## **12. Reasonable Accommodation for Persons with Disabilities**

At the request of a person with a disability, local jurisdictions and housing providers must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant's expense) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. The Ojai Municipal Code was amended during 4<sup>th</sup> cycle Housing Element prior planning period (2006-2013) to establish procedures for reviewing and approving requests for reasonable accommodation. The City will continue to enforce the provisions of the ordinance, including: (i) an abbreviated ministerial procedure with minimal processing fee, expressly designed to accommodate reasonable exceptions in zoning and land use for housing for persons with disabilities; (ii) information on the rights of the disabled shall be disseminated on the website and in public places; and (iii) the adaptive retrofit program to underwrite the expense of modifying dwellings to accommodate the needs of persons with disabilities, to the extent grant funds are available.

### *Objectives and Timelines:*

- By the end of 2022, provide reasonable accommodation procedures on City website.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

## **13. Ojai Municipal Code Growth Management Ordinance**

The City's Growth Management Ordinance (GMO) addresses air quality as a resource constraint and regulates residential construction through an annual permit allocation process. Companion traffic management policies are embodied in the Circulation Element of the City's General Plan and limit the amount and intensity of future development through the establishment of minimum acceptable traffic volumes. The City will continue to implement the provisions of the GMO, if and when the State's suspension of growth management plans may be lifted, which was amended to: (i) provide a broad list of exemptions to include split homes and small VMU units; (ii) remove the differentiation between single-family and multi-family permit allocation categories and consolidate these into a single permit allocation pool; (iii) create a Special Project Pool into which unallocated annual permits are allowed to accumulate and be applied toward projects designated by the City Council; (iv) make explicit that project exemptions include housing for persons and families of moderate income; (v) remove ambiguity (insofar as possible) in the criteria used in the award of allocations for multiple-family housing; and (vi) clarify that preferences will only used to rank order competing applications for multiple-family allotments and not as a basis of project denial.

SB 330 prohibits local jurisdictions from implementing growth management measures that limit the amount of housing units to be permitted. This provision of SB 330 will sunset on January 1, 2030, as extended by SB 8, both codified pursuant to Government Code sections 66300 and 66301. Nevertheless, the City has an adequate pool of unused allocations that can fully accommodate the City's RHNA.

*Objectives and Timelines:*

- Resume implementation of the GMO upon sunset of SB 8 prohibition.
- Continue to monitor the City's GMO pool to ensure adequate allocation is available for the City's RHNA.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

## **14. Resource Constraints**

Water availability and roadway capacity pose potential impediments to housing production. In conjunction with updating the General Plan, the City's Environmental (CEQA) Guidelines shall be revised to impose a significance threshold that is linked to the Growth Management Ordinance. The environmental threshold shall apply to all non-exempt discretionary projects which entail the construction of new residential units in excess of the cumulative unused allocation of permits under the Growth Management Ordinance during the planning horizon of the Housing Element commencing in 2021 and ending in 2029. Exempt projects are expressly limited to dwellings for which permits and approvals are lawfully obtained. All other non-exempt discretionary projects shall be subject to the following provisions:

- a. An initial study and requisite environmental documentation shall be prepared to determine the availability of sufficient water resources and roadway capacity to accommodate the project within safe yields and acceptable levels of service.
- b. In the absence of conclusive evidence that adequate water resources and road capacity are available to accommodate the project, a Water and Traffic Management Plan shall be required for each such project that fully mitigates the impacts upon water and roadway capacity.
- c. Where resource impacts cannot be mitigated through reasonable and feasible measures, the resulting impact shall be deemed to be significant and unavoidable. In such cases, the project shall either be denied or the City may override the impact, at its discretion, with overriding considerations.

In order to minimize the impact of water supply and roadway capacity constraints on future housing supply, the City will take the following actions:

- Facilitate RHNA objectives through new construction projects in which the City retains a financial and/or real property interest to best control design, development and occupancy; gear housing production toward small unit sizes and transit-oriented occupants; institute job-based occupancy preferences to minimize commute traffic; promote programs that achieve affordability through existing housing.
- Work in partnership with Casitas Municipal Water District, OBGMA, CMWD and the County of Ventura on the following initiatives: (i) develop a detailed hydrological model to more accurately predict the effects of drought, increased pumping, and new wells in the Ojai Basin (if the current moratorium is lifted); and (ii) participate in an inter-agency watershed management plan

for the Ventura River Watershed to achieve an accurate accounting of supply and demand.

- Work in partnership with Caltrans and the County of Ventura on the following initiatives: (i) conduct updated traffic counts and create a new model for evaluating future growth impacts and mitigation measures that includes entirety of SR-33 and SR-150 within Ojai Valley; (ii) develop a fully integrated traffic management program with consistent policy application; and (iii) implement roadway improvements to improve traffic flow on SR-33 throughout the Ojai Valley.

*Objectives and Timelines:*

- Revise the City's CEQA Guidelines by the end of 2023.
- Ongoing partnership with Casitas Municipal Water District, OBGMA, CMWD and the County of Ventura to address watershed management.
- Ongoing partnership with Caltrans and the County of Ventura to mitigate traffic impacts on SR-33 and SR-150.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

## **15. Design Review**

Design guidelines are codified in Title 10, Chapter 2, Article 20 (Design Review Permits) of the Ojai Municipal Code and provide objective and measurable criteria by which to evaluate projects. The Planning Commission is charged with the responsibility for administering the Design Guidelines and issuing relevant permits for all but the following types of development: (i) single-family dwellings limited to one-story (including ADUs); and (ii) routine maintenance to all structures. The Design Review process entails discretion in the application of prescribed standards; however, decision-making authority is expressly limited to physical attributes of design as opposed to use or occupancy considerations, which are initially addressed by City staff in Zoning Clearance, but may be subsequently waived or modified by the Planning Commission.

*Objectives and Timelines:*

- Continue to implement the Design Review process, exempting ADUs from design review except if a second-floor of a structure is involved.
- Amend the ADU Ordinance to be consistent with State-law as may be needed (see Program 4).
- Periodically review the Design Guidelines to ensure objectivity and clarity consistent with SB 330 and SB 8.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

## **D. Conservation and Rehabilitation**

**GOAL 4** *Maintain and enhance the quality of existing housing and residential neighborhoods in Ojai.*

### **Policies:**

- H-10** *The City will promote the cooperative repair, rehabilitation and improvement of residential structures that are substandard or in disrepair; resources will be targeted to facilitate attainment of Housing Element goals and address properties and occupants of greatest need.*
- H-11** *The City will require replacement of dwellings that are occupied by, and affordable to, target income groups and removed from the housing inventory due to demolition or conversion; exceptions will be granted for owner-occupied dwellings and non-conforming uses.*
- H-12** *The City will encourage energy efficient construction in all new and rehabilitated dwelling units and actively promote sustainable construction.*

### **Programs:**

## **16. Retention of Affordable Units**

Preservation of existing affordable housing is a high priority for the City, particularly rental units that encompass the majority of substandard housing (see Chapter II, Housing Needs Assessment, Section D.2, Housing Age and Conditions).

### *Objectives and Timelines:*

To facilitate the preservation and improvement of these units, the following actions shall be implemented:

- Continue the City's housing rehabilitation program but target assistance to address code enforcement issues with the goal of rehabilitating 16 units over the planning period.
- Continue participation and support of the Section 8 Rental Assistance (Voucher) Program administered through the Area Housing Authority of Ventura County.
- Continue financial support of the Community Assistance Program - Rental Assistance Program administered by Help of Ojai.

*Responsible Agency:* City Manager's Office

*Funding Source:* CDBG; PLHA; LIHTC

## **17. Anti-Displacement**

Previous studies of development trends within the City's Village Mixed Use district noted that the majority of new projects entailed the reuse, recycling or expansion of existing developed properties, resulting in the loss of dwelling units. To moderate these trends and the consequence of displacement, the City's Municipal Code was amended in 2013 to institute a replacement housing requirement for the demolition, removal or conversion of

housing that is occupied by and affordable to target income households with the following exceptions: (i) exempt the removal/demolition of single-family homes on a single parcel of record; and (ii) exempt the removal/demolition of non-conforming uses. The City will continue to enforce these provisions in order to facilitate the preservation of existing housing.

*Objectives and Timelines:*

- Continue implementation of the City's anti-displacement provisions.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Department Budget

## **18. Sustainability**

Energy efficiency is important not only for conserving natural resources, but it has the added benefit of keeping incidental housing costs in check. It also has public policy ramifications relative to underwriting the cost of providing affordable housing. High utility costs translate to lower rent and price thresholds, which in turn result in larger financial gaps between market rate and affordable housing. Simply put, as residential energy costs rise, housing affordability declines.

*Objectives and Timelines:*

It is in the shared interest of the consumer and City to promote energy conservation. In furtherance of these objectives, the following actions shall be implemented:

- Continue to collect, maintain and disseminate information from the Southern California Edison Company ("SCE") to encourage existing residents to participate in energy efficiency retrofit and rebate programs.
- Continue enforcement of the City Council adopted Reach codes, which limit the use of natural gas in favor of electric appliances in new construction unless an exemption applies.
- Incorporate energy conservation measures and financial incentives from SCE into the City's housing rehabilitation assistance program.
- Continue to implement "Green Building" guidelines, embodying Leadership in Energy and Environmental Design (LEED) and "Complete Streets" principles that promote sustainable designs and environmentally responsible construction in-line with the adopted (2017) Ojai Complete Streets Master Plan.
- Devise incentives, in consultation with stakeholders, to encourage compliance with the "Green Building" guidelines.

*Responsible Agency:* Community Development/Planning

*Funding Source:* Community Development Department Budget

## **E. Equal Housing Opportunities**

**GOAL 5 Affirmatively further fair housing and assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.**

### **Policies:**

- H-13** *The City declares that all persons regardless of their special characteristics as protected under State and Federal fair housing laws shall have equal access to sound and affordable housing pursuant to State and Federal laws.*
- H-14** *The City will actively promote enforcement of fair housing laws and continue its support of non-profit organizations that provide housing and other assistance to special needs groups in Ojai (e.g., homeless, disabled, etc.) and*
- H-15** *The City will promote integration of all economic and population segments in each residential project; however, it is recognized that scales of economy and management efficiencies require that certain projects are made exclusive to target groups.*
- H-16** *To the extent legally feasible, the City will establish preferences for persons currently living and/or working in Ojai for affordable housing opportunities.*

### **Programs:**

## **19. Fair Housing**

AB 686 (Affirmatively Furthering Fair Housing) requires that the Housing Element addresses fair housing and equal access to housing opportunities. Jurisdictions are required to undertake meaningful actions to address fair housing issues relating: (i) outreach and enforcement; (ii) housing mobility; (iii) housing choices in high opportunity areas; (iv) place-based strategy for neighborhood improvements; and (v) anti-displacements. Appendix D provides an Affirmatively Furthering Fair Housing (AFFH) analysis according to the technical guidance developed by HCD.

### *Objectives and Timelines:*

- Outreach and Enforcement - The California Fair Employment and Housing Act: (i) prohibits discrimination and harassment in all aspects of housing; (ii) requires housing providers to make reasonable accommodation for persons with disabilities; and (iii) prohibits retaliation against any person who has filed a complaint with the State. In furtherance of these provisions and anti-discriminatory practices in general, the following actions will be implemented: (i) Annually, continue regional participation in fair housing initiatives including continued financial support of a qualified fair housing service provider certified by HUD; (ii) Ongoing promotion of equal opportunity for all residents and as new affordable housing projects are developed, embody affirmative marketing and anti-discrimination clauses in all affordable housing agreements; (iii) provide, to the extent legally permissible, preferences to persons and households currently residing or employed in Ojai in regard to occupying new affordable housing by

incorporating a policy in the Housing Element; and (iv) ensure multi-lingual outreach and education is being conducted by the fair housing service provider (currently the Housing Rights Center (HRC)) for City residents on an ongoing basis.

- Housing Mobility – Promote the use of Section 8 assistance in the City, specifically assist the HRC in promoting new State laws (SB 329 and SB 222) that recognizes public assistance as a legitimate source of income for housing payments. Obtain outreach and education materials from the HRC and begin distribution of information on City website and public counters in 2022.
- Housing Choices in High Opportunity Areas – As part of the General Plan update and Ojai Municipal Code amendment (by the end of 2023), expand housing opportunities in additional areas by designating new sites as SPL Overlay.
- Place-Based Strategy for Neighborhood Improvements – Through the City's CDBG program, target specific neighborhoods for public improvements, including inaccessible sidewalks, pedestrian crossings, or other infrastructure. Annually identify improvement projects to be implemented using CDBG and other available funds.
- Anti-Displacement – Continue to implement the City's anti-displacement provisions.

*Responsible Agency:* Community Development/Planning

*Funding Source:* CDBG

## F. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table IV-1.

**Table IV-1: Quantified Objectives, 2021-2029**

	Income Category					
	Ex. Low	V. Low	Low	Mod	Upper	Totals
RHNA		13	9	10	21	53
ADUs	9	9	37	51	14	120
New Construction	-	2	2	2	6	12
Rehabilitation	4	4	8	-	-	16
Conservation*	-	-	-	-	-	-
* As discussed in Chapter II, there are no assisted units at risk during this planning period.						



## APPENDIX A. REVIEW OF PAST ACCOMPLISHMENTS

The City's accomplishments during the previous Housing Element planning period are summarized below. As a small jurisdiction, the City has limited capacity in facilitating housing production, especially with the elimination of redevelopment agencies. The City saw limited housing production during the past eight years, except for second/accessory dwelling units. With limited funding, the City's ADU, Home Split, and legalizing of unpermitted units are key strategies for addressing the affordable housing needs of the community's housing needs. These housing opportunities have the potential for benefiting special needs populations. In the 2021-2029 Housing Element, the City will emphasize pursuing affordable housing opportunities with nonprofit organizations, especially targeting the needs of special groups with particular housing needs, such as seniors and persons with disabilities.

**Table A-1: Housing Element Program Evaluation 2014-2021**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
<b>GOAL 1: Dovetail the provision of affordable housing with overarching community objectives: low impact development, integration with community context and linking jobs with housing.</b>					
1. General Plan Update	Update the General Plan to address development constraints resulting from regional air quality, water quality, water supply and transportation issues.	Ongoing	State Planning & Infrastructure Grants	Community Development Department	On November 12, 2019, the City Council entered into an agreement with a consulting firm to update the General Plan, including the Housing Element.
2. Affordable Housing Covenants	Explore the purchase of affordability covenants if funding is available.	2014-2016.	Tax Increment Housing Set-aside Funds (If Available)	Community Development Department	The City continued to monitor the affordability of existing housing in the community. No affordable housing projects were at risk of converting to market rate.  The City's affordable housing inventory is updated in the 2021-2029 Housing Element.
3. Increase the Supply of Second Units	A. <u>New Second Units</u> : Consider additional amendments to the second unit regulations to encourage construction of second units.  B. <u>Second Unit Compliance</u> : Incentivize participation through fee reductions, penalties, etc.; work with other stakeholders to promote compliance and maintenance of existing housing stock; establish a period of participation in multiple	Ongoing	General Fund	Community Development Department	The City Council approved Resolution No. 19-05 on February 26, 2019. The City also revised the ADU regulations, standards, and definitions through Ordinance No. 892.  The City added two new Accessory Dwelling Units (ADUs) in 2017, 8 ADUs in 2018, 12 ADUs in 2019, and 9 ADUs and two Junior Accessory Dwelling Units (JADUs) in 2020.  Through the Second Units Compliance Program, the City legalized one ADU in 2014, two ADUs in 2016, one ADU in 2017, 15 ADUs in 2018, 7

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
	phases of at least two years.				ADUs in 2019, and 10 ADUs in 2020. The 2021-2029 Housing Element includes a program to facilitate the development of ADUs in the community.
4. Home Split Program	Facilitate the division of the 264 candidate properties identified.	2014-2021	General Fund	Community Development Department	In 2018, a few of the properties that were permitted through the Second Unit Compliance Program met the criteria of the Home Split Program with rural zoning where the second unit would be constructed over the garage of the existing residence. With new state law on ADUs, this program may not be an effective or appropriate tool in the future.
5. VMU Mixed Use Zoning	Facilitate development in the Village Mixed Use zone district.	2014-2021	Tax Increment Housing Set-aside Funds (If Available) and General Fund	Community Development Department	As of 2018, there was continued interest in development in the VMU district, including small mixed-use projects and block-sized senior housing redevelopments. However, the Ojai Municipal Code has not yet been amended to recognize the VMU as a mixed-use zone. Mixed use designation/zoning are introduced as part of the General Plan update.
6. Facilitate Affordable Housing Development	Continue to work with housing developers to facilitate affordable housing development on Special Housing Overlay (SPL) sites, amend zoning regulations to facilitate development within a two-story building envelope, and adjust the SPL Overlay as needed.	2014-2021		Community Development Department	Ordinance No. 838 was adopted on March 11, 2014. The Ordinance included the adoption of a Special Housing Overlay (SPL) District for affordable housing including development standards and incentives. The 2021-2029 Housing Element continues to utilize this overlay to facilitate affordable housing development.
7. Commercial Mixed Use	Pursue the creation of a new overlay district to expand development options for underutilized or blighted parcels.	2014-2021		Community Development Department	Mixed use designation/zoning are introduced as part of the General Plan update.
8. Mortgage Assistance	Pursue State and Federal mortgage assistance funding to assist low and moderate income homebuyers and/or prevent foreclosure and make this information available to residents.	Ongoing	Tax Increment Housing Set-aside Funds (If Available) State/Federal Sources	City Manager's Office	The City continues to seek funding for the Mortgage Assistance program and provides Housing Assistance information at the City's counter and on the City website. The 2021-2029 Housing Element includes programs/resources available through the California Housing Finance Agency.

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
<b>GOAL 2: To provide a continuing supply of affordable housing to meet the needs of existing and future Ojai residents in all income categories.</b>					
9. Inclusionary Housing	Amend Ojai Municipal Code to establish a 15% inclusionary requirement on new residential construction.	2014-2021	General Fund	Community Development Department	The City established an in-lieu fee option for inclusionary housing (Section 10-2.906).
10. Capacity Preservation	Enforce the Ojai Municipal Code requiring existing residential development potential be preserved by prohibiting downzoning or requiring the payment of in-lieu fees.	Ongoing	General Fund	Community Development Department	The City adopted Ordinance No. 828 in June of 2013. The Ordinance set forth replacement housing requirements to preserve residential development potential. The City continues to enforce the Ojai Municipal Code prohibiting downsizing or requiring an in-lieu fee.
11. Density Bonus	Continue to implement the Density Bonus Ordinance in compliance with State law.	Ongoing	General Fund	Community Development Department	<p>The City adopted Ordinance No. 828 in June of 2013. The Ordinance updated the City's Density Bonus provisions in compliance with State law at the time.</p> <p>The City continues to implement the Density Bonus Ordinance in compliance with State law. City staff continue to refer interested parties to the Density Bonus Program and provide assistance discussing project requirements.</p> <p>The 2021-2029 Housing Element includes a program to update the Zoning Code to maintain consistency with the latest State density bonus law.</p>
12. Public-Private Partnerships	A. <u>Proactive Participation</u> : Continue participation in the County CDBG Program and similar collaborative efforts to affirmatively further emergency shelter, transitional housing, etc.; actively engage non-profit housing sponsors and private property owners in implementing affordable housing strategies; notify and offer all reasonable assistance to facilitate the development of affordable housing consistent with the General Plan and Housing Element.	Ongoing	General Fund	City Manager's Office	<p>The City continues to participate in the HOME consortium, the CDBG program and participates with the areas non-profits on affordable housing projects when requested.</p> <p>The City is also working with the Ventura Housing Authority to address affordable housing and identify opportunities for potential construction of new affordable housing units, including at the City's 408-410 North Montgomery Street property.</p>

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
	<p>B. <u>Resource Development</u>: actively pursue grant and loan funding to finance the various housing initiatives; work cooperatively with for-profit and non-profit housing sponsors to leverage resources; continue participation in the HOME Consortium and CDBG Urban County programs and actively pursue funding for projects; assist with site identification and support applications for funding for farmworker housing; evaluate and implement other local funding options if deemed feasible.</p> <p>C. <u>Public Outreach</u>: No less often than once each year, the City will conduct a noticed meeting to assess housing performance in connection with the planning report; promote the availability of housing assistance programs and notify non-profit housing sponsors and private developers of opportunities in implementing affordable housing strategies; advertise programs annually.</p>				
<b>GOAL 3: To remove impediments to the provision of affordable housing and provide reasonable accommodation for persons with disabilities.</b>					
13. Housing for Persons with Special Needs	Implement land use regulations to minimize potential constraints to special needs housing; seek state and federal grants, offer regulatory incentives, contact supportive housing developers and partner with the Tri-Counties Regional Center to facilitate development of supportive housing for persons with disabilities, including developmental disabilities.	Ongoing	General Fund	Community Development Department	<p>The City adopted Ordinance No. 828 in June of 2013. The Ordinance updated the City's regulations and permit requirements for special needs housing projects to be consistent with State law.</p> <p>The City continues to enforce Municipal Code Section 10-2907, Special Needs Housing.</p> <p>The 2021-2029 Housing Element includes a program to update the Zoning Code to address new State laws on special needs housing, such as supportive housing and low barrier navigation center.</p>

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
14. Reasonable Accommodation for Persons with Disabilities	Continue to enforce the Ojai Municipal Code provisions related to accommodating persons with disabilities.	Ongoing	General Fund	Community Development Department	The City adopted Ordinance No. 828 in June of 2013. The Ordinance updated the City's regulation and permit requirements for housing projects for the disabled including establishing provisions for reasonable accommodations to be made.  The City continues to enforce Municipal Code Section 10-2.910, Reasonable Accommodations.
15. Homeless Population	Implement Ojai Municipal Code provisions to facilitate the provision of emergency shelters, transitional housing, and supportive housing consistent with the California Health and Safety Code	Ongoing	General Fund	Community Development Department	The City adopted Ordinance No. 828 in June of 2013. The Ordinance updated the City's regulations and permit requirements for the homeless population, including provisions for emergency shelters, residential care homes, and transitional and supportive housing.  The City continues to implement Municipal Code Section 10-2.910, Reasonable Accommodations.  The 2021-2029 Housing Element includes a program to update the Zoning Code to address new requirements for low barrier navigation centers and parking requirements for emergency shelters.
16. Growth Management Ordinance	Implement the Growth Management Ordinance (GMO) and companion traffic management policies in the Circulation Element to limit the amount and intensity of future development.	Ongoing	General Fund	Community Development Department	The City adopted Ordinance No. 828 in June of 2013. The Ordinance updated the City's regulations regarding its residential growth management ordinance to broaden the list of exemptions to include split homes and small Village Mixed Use (VMU) units, to remove the differentiation between single-family and multi-family allocations, and to create a special carry-over pool for unused allocations.  The City continues to enforce Municipal Code Section 10-6.601, Reasonable Development Allotments.
17. Resource Constraints	Amend CEQA Guidelines to impose a significant threshold that is linked to the Growth Management Ordinance; minimize the impact of water supply and roadway constraints on future	2014-2021	General Fund	Community Development Department	The City continues to evaluate development projects against existing resource constraints and is working with the County, Caltrans, and Casitas Municipal Water by sharing data to evaluate resource constraints more effectively.

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
	housing supply.				
18. Design Review	Administer the Design Guidelines and issue relevant permits per the City's Zoning Code.	Ongoing	General Fund	Community Development Department	Design guidelines were included in both Ordinance No. 826 and Ordinance No. 827, which were adopted by the City Council on June 11, 2013.  The Planning Commission acting as the Design Review Board continues to hold regularly scheduled hearings twice a month.
<b>GOAL 4: To maintain and enhance the quality of existing housing and residential neighborhoods in Ojai.</b>					
19. Retention of Affordable Units	Continue the City's housing rehabilitation loan program; continue participation and support of the Section 8 Rental Assistance (Voucher) Program; continue financial support of the Community Assistance Program-Rental Subsidy Lease Assistance Loan and Grant Program.	Ongoing	CDBG & HOME	City Manager's Office	This is an on-going effort. The City will continue to cooperate with the Area Housing Authority of Ventura County and Help of Ojai to make funding for housing rehabilitation and community assistance available.
20. Anti-Displacement	Continue to enforce the Ojai Municipal Code provisions to facilitate the preservation of existing housing	Ongoing	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the Zoning Code to provide provisions for replacement housing in the event of displacement. The City continues to enforce the Ojai Municipal Code provisions related to anti-displacement.  The City continues to enforce the Zoning Code provisions facilitating the preservation of existing housing.
21. Sustainability	Continue to collect, maintain and disseminate information from the Southern California Edison Company ("SCE") to encourage existing residents to participate in energy efficiency retrofit and rebate programs; incorporate energy conservation measures and financial incentives from SCE into the City's housing rehabilitation	2014-2021	General Fund	Community Development Department	Ordinance No. 828, adopted by the City Council on June 11, 2013, included new guidance for incorporation of green streets features. Ordinance No. 827, adopted by the City Council on June 11, 2013, required green building features for housing projects.  The City continues to implement the Ojai Municipal Code provisions related to sustainability.

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
	assistance program; continue to implement "Green Building" guidelines, embodying LEED (The Leadership in Energy and Environmental Design) and "Complete Streets" principles; devise incentives, in consultation with stakeholders, to encourage compliance with the "Green Building" guidelines				
<b>GOAL 5: To affirmatively further fair housing and assure equal access to sound, affordable housing for all persons regardless of race, creed, age, or sex.</b>					
22. Fair Housing	Continue regional participation in fair housing initiatives including continued financial support of the Housing Rights Center; promote equal opportunity for all residents and embody affirmative marketing and anti-discrimination clauses in all affordable housing agreements; provide, to the extent legally permissible, preferences to persons and households currently residing or employed in Ojai in regard to occupying new affordable housing.	Ongoing	CDBG	City Manager's Office	This is an on-going effort. The City continues its participation in fair housing initiatives and promotion of equal opportunity and anti-discrimination practices.  In 2019, the City participated in the preparation of the Regional Analysis of Impediments to Fair Housing Choice as a member of the Ventura Urban County. Results of this analysis are incorporated into the 2021-2029 Housing Element.
23. Information and Referral	Continue to collect, maintain and disseminate information from the County, Housing Authority and State Department of Equal Housing and Employment regarding housing and tenant rights; notify the California Department of Housing and Community Development, People's Self Help, Cabrillo Economic Development Corporation (CEDC), Area Housing Authority of Ventura County, Ventura County Tri-Counties Regional Center and all others expressly requesting to receive notice prior to amending or updating the Housing Element.	Ongoing	General Fund	Community Development Department	This is an on-going effort. Public outreach efforts and outreach to housing agencies and advocacy groups has been maintained through notices of upcoming workshops on the General Plan update including the Housing Element.

**Table A-2: Progress in Achieved Quantified Objectives 2014-2021**

Program Category	Quantified Objective	Progress
New Construction		
Extremely Low	44	0
Very Low	43	0
Low	59	0
Moderate	70	70
Above Moderate	155	18
Total	371	88
Conservation*		
Extremely Low	-	N/A
Very Low	-	N/A
Low	-	N/A
Moderate	-	N/A
Above Moderate	-	N/A
Total	-	N/A
Rehabilitation	TBD based on funding availability.	
*There were no assisted units at-risk during the planning period. Source: City of Ojai, 2020		



## APPENDIX B. SITES INVENTORY

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The assumptions and methodology for the residential land inventory are provided below.

### A. New ADUs, new JADUs, and Legalized Non-conforming Units

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen increases in ADUs in the community, averaging to about 22 units (including ADUs, JADUs, and Legalized Units) annually.

**Table B-1: Accessory Dwelling Units Trend**

Year	ADUs	JADUs	Legalized Units	Total
2018	9	0	13	22
2019	9	0	8	17
2020	11	2	13	26
Total	29	2	34	65

Conservatively, the City anticipates an annual average of 15 ADU/JADU/Legalized units over the next eight years for a total of 120 units. In 2020, SCAG released the Regional Accessory Dwelling Unit Affordability Analysis (approved by HCD), which provides the following potential affordability distribution for ADUs in Ventura County:

- Extremely Low Income: 15.0%
- Very Low Income: 0.0%
- Low Income: 30.9%
- Moderate Income: 42.5%
- Above Moderate Income: 11.6%

Therefore, in allocating the projected 120 ADU/JADU/Legalized units to the various RHNA income categories, the following distribution may be used: 18 extremely low/very low income; 37 low income units; 51 moderate income units; and 14 above moderate income units.

### B. SPL Overlay

The Special Housing (SPL) Overlay is a zoning tool that the City uses to facilitate affordable housing development. The SPL overlay allows multi-family development by-right at a density of 20+ units/acre. The City conducted two public meetings before the Planning Commission on May 3 and June 2, 2021 to discuss the Housing Element and properties to remain as SPL sites for the 6<sup>th</sup> cycle Housing Element update. The site selection process also involved discussions with property owners with expressed interest

in being included in the SPL Overlay. Table B-2 presents the SPL Overlay sites. Sites 6, 7, 17, 21, and 23 are existing SPL sites that continue to be appropriate for affordable housing. Only one site is less the 0.5 acre. The City has approved an affordable project on a similarly sized property as lower income housing during the 5<sup>th</sup> cycle Housing Element planning period. Furthermore, this is a City-owned property, which will enhance the financial feasibility for development. Nevertheless, this site represents only three units of the 95-unit capacity feasible for lower income housing on SPL sites. The City does not rely on this parcel for meeting its lower income RHNA.

While the underlying zoning for these sites is nonresidential, these sites are specifically designated for SPL upon requests by property owners and/or vetted by the community as being more appropriate for housing. Two parcels are vacant; the other parcels have existing structures. Therefore infrastructure and dry utilities are available on site or can be extended. The two other parcels also have access to infrastructure and utilities.

These sites are available for development and there are no constraints that would prevent the development of housing on these sites during the 6<sup>th</sup> cycle Housing Element planning period.

Three City-owned sites used in the 5<sup>th</sup> cycle Housing Element have been removed due to deed restrictions or because the sites are part of the Libbey Park Master Plan which identifies recommendations and public use aspects (demonstration garden, parking lot, multi-sports area, etc.).

Table B-2: SPL Overlay Sites

Site No.	Property Owner/Rep	Accessor Parcel Number	Site Address	General Plan/ Zoning	Existing Use	Lot Size (Gross Acres)	Maximum Units	Potential Units (70%)	Feasibility Income	Current Overlay	Site Rationale
6	OUSD	022-0-140-670 & 650	450 E Ojai Ave	Public/Quasi-Public/ P-L	Public School and Skate Park	2.7 acres (Of 4.0 total acres)	53	37	Lower	Yes	<b>Criteria  </b> -Not less than half an acre; -Not more than ten acres; -As of October 2021, A Concept Review has been submitted by SVS Dev, LLC_ for the entire school district site; includes affordable housing aspect. The Concept Plan includes approximately 48,000 square feet of housing in a three-story structure, with the ability to accommodate sufficient parking on site. Use of development agreement would be the land use tool to potentially allow for the increase in height and number of stories and accounts for site's landmark components per City of Ojai Landmark #24; -School site comprises of two lots and should be included on both sites; -In 2018, the Ojai Unified School District board of trustees declared this site as surplus pursuant to Resolution No. 16-17-08, and has since pursued residential development opportunities; -School district identified the property for possible residential reuse as part of the OUSD consolidation of facilities resulting from a dramatic downturn in student enrollment; and -Site occupied by administration buildings, bus parking, and public skate park site
7	Becker Group	022-0-140-640, 660, 680, & 690	510 E. Ojai Ave	General Commercial/ C-1	Vacant Retail Building in Front	0.69 (Only applies to rear)	13	9	Lower	Yes	<b>Criteria  </b> -Not less than half an acre; -Not more than ten acres; -Only applies to rear of property; -Property owner is supportive; and -Vacant building along frontage of site

Site No.	Property Owner/Rep	Accessor Parcel Number	Site Address	General Plan/ Zoning	Existing Use	Lot Size (Gross Acres)	Maximum Units	Potential Units (70%)	Feasibility Income	Current Overlay	Site Rationale
17	Bill Kendall	023-0-172-065	318 Bryant St	Commercial Manufacturing / M-1	Vacant	2.0 acres	40	28	Lower	Yes	<b>Criteria  </b> -Not less than half an acre; -Not more than ten acres; and -Vacant site
21	Tony Yannow	028-0-073-010	1202 E Ojai Ave	General Commercial/ C-1	Vacant Building	1.3 acres	26	18	Lower	Yes	<b>Criteria  </b> -Not less than half an acre; -Not more than ten acres; -Affordable Housing Project Concept; and -Vacant building
23	City of Ojai	021-0-092-010	408-410 Montgomery St	Medium High Density Residential/ R-2	Vacant	0.2 acres	4	3	Lower	Yes	<b>Criteria  </b> -Less than half an acre, but a project of similar size and density has been approved within the 5th cycle of the Housing Element; -City-owned property; -Affordable housing covenant place on the property; -Significant interest in this property being developed by the City with concept plans developed by a local architect and funded by the City; and -Affordable Housing Project Concept site
<b>Total SPL Sites:</b>							<b>136</b>	<b>95</b>			



Figure B-1: SPL Overlay Sites



## APPENDIX C. PUBLIC PARTICIPATION

### MEETINGS

**OCTOBER – DECEMBER 2020** | Collected data through stakeholder interviews with the commissions, the city council members, the community business owners, and the youth community members. During this time two online surveys were provided with a large number of participants providing input regarding the community; final count of participants were identified at approximately 140;

**MARCH 10, 2021** | Community Visioning Workshop took place with over 80 participants engaged (over 120 registered). The workshop included a presentation by the Raimi + Associates followed with five separate breakout groups, and a wrap-up at the end where individual community members provided feedback regarding the future of the community and overall thoughts on the community. Each break-out group focused on the same set of questions which revolved around community character, housing, transportation, sustainability, and the future of Ojai.

**MAY 3, 2021** | Special Planning Commission meeting with the consultant providing a presentation and overview of the Housing Element and answered several housing related questions. The Commission also took public comment and heard from members of the public regarding housing related matters, and some property owners expressing interest in having their respective properties included as an SPL overlay.

**JUNE 2, 2021** | Regular Planning Commission meeting in which the public provided comments on the Special Housing Overlay sites and discussed the 14 overlay sites (eight designated; six proposed). The meeting was meant to serve as an intermediate round prior to the review of the red-lined draft version of the Housing Element. A focused discussion on the SPL overlay designated sites took place.

**JUNE 27, 2021** | Community Development Director, Planning Commission Chair, and Mayor Pro Tem participated in a Housing Forum which included more than 40 members of the community attending with a short presentation at the beginning regarding the structure and purpose of the Housing Element within the General Plan. The panel then engaged in a discussion and responded to questions and comments received by the community members in attendance.

**JULY 14, 2021** | Special Planning Commission meeting with the consultant providing an update to the revised draft red-lined version of the housing element. The Planning Commission and members of the public provided comments related to updates proposed for the 6<sup>th</sup> cycle of the Housing Element.

The commission reviewed each site, and considered criteria provided by the California Department of Housing and Community Development. At the end of the meeting four sites were recommended to be removed or not considered for the Special Housing Overlay (SPL) designation as part of the Housing Element.

**SEPTEMBER 14, 2021** | City Council meeting with staff and provided overview of the element and recommended revisions to draft red-lined version to stay on track with October 15, 2021 California Department of Housing and Community Development submittal deadline. The City Council and members of the public provided comments related to updates proposed for the 6<sup>th</sup> planning cycle of the Housing Element.

**SEPTEMBER 28, 2021** | City Council meeting with staff providing an update to the revisions discussed at the last meeting and the community provided additional comments to City Council, staff, and the consultant regarding the Housing Element.

## **PUBLIC COMMENTS**

The major comments on throughout the development of the Housing Element centered on the viability of various SPL sites. Input from the appointed and elected officials, as well as from the property owners and residents, determined the selection of SPL sites for the 6<sup>th</sup> cycle RHNA.

Residents were also interested in alternative building materials. The Alternative Housing Materials Demonstration project was included in the Housing Element.

Residents were concerned about the drought situation and infrastructure. The Housing Element therefore limits the RHNA sites to the few that are most appropriate and viable. The General Plan update that is underway will address the various growth-related issues in a comprehensive manner.

## **PUBLIC OUTREACH**

- Social media banner to increase interest on Ojai Valley Newspaper webpage;
- Social media posts on Facebook leading up to each meeting or workshop;
- Replayed meetings on Local Channel 10;
- Notification to local non-profit housing groups (Cabrillo Economic Development Corporation, Peoples' Self-Help Housing Corporation, Area Housing Authority of Ventura, and Many Mansions);
- Constant Contact Interest List (approximately 50 community members);
- Ad's in the Ojai Valley Newspaper.

## **OUTREACH LIST**

The City developed an outreach list for the Housing Element that included the following agencies and organizations that serve low and moderate income persons and persons with special needs:

- Ventura County Housing Trust Fund;
- Ventura County Community Foundation;
- Casa Pacifica Centers for Children and Families;
- NAMI-Ventura County;
- Palmer Drug Abuse Program of Ventura County;

- Ventura County Homeless and Housing Coalition;
- Interface Children and Family Services;
- Rebuilding Together Ventura County;
- Peoples Self-Help Housing;
- House Farmworkers;
- Cabrillo Economic Development Corporation;
- Ventura County Area-wide Housing Authority;
- Ventura County Tri-Counties Regional Center;
- Many Mansions; and
- Habitat for Humanity Ventura County.



## **APPENDIX D. AFFIRMATIVELY FURTHERING FAIR HOUSING**

### **A. Introduction and Overview of AB 686**

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, disparities in access to opportunities, and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

This analysis relies on the following data sources: California Department of Housing and Community Development (HCD) 2021 Affirmatively Furthering Fair Housing (AFFH) Data Viewer, 2020 Ventura County Analysis of Impediments to Fair Housing Choice (2020 AI), U.S. Department of Housing and Urban Development (HUD) 2021 AFFH Data, 2015-2019 American Community Survey (ACS) (5-Year Estimates), HUD Comprehensive Housing Affordability Strategy (CHAS) Data based on the 2013-2017 ACS.

For the purpose of HUD CPD funds (CDBG, HOME, and ESG), the County of Ventura functions as the lead agency to receive these funds on behalf of Ojai, Fillmore, Moorpark, Port Hueneme, Santa Paula and the unincorporated County areas. Collectively, this geography is known as the Urban County. Much of the data provided by HUD for the purpose of AFFH analysis is based on this collective Urban County geography.

### **B. Assessment of Fair Housing Issues**

#### **1. Enforcement and Outreach**

Ojai has committed to furthering fair housing efforts by promoting fair and equal housing opportunities for all residents. The City is governed by the Fair Employment and Housing Act (FEHA) which prohibits discrimination in housing on the basis of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, or genetic

information. Ojai is also subject to the following State fair housing laws included in the Ventura County 2020 Analysis of Impediments to Fair Housing (2020 AI):

- *Unruh Civil Rights Act*: Protects tenants from discrimination on the basis of age, ancestry, color, disability, national origin, race, religion, sex, or sexual orientation by all business establishments, including housing.
- *Ralph Civil Rights Act (CA Civil Code Section 51.7)*: Prohibits acts or threats of violence on the basis of race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute.
- *Bane Civil Rights Act (CA Civil Code Section 52.1)*: Protects California residents from interference by force or threat of force with constitutional or statutory rights, including the right to equal access to housing.
- *California Civil Code Section 1940.3*: Prohibits landlords from questioning potential residents about their immigration or citizenship status.
- *Government Code Sections 11135, 65008, and 65580-65589.8*: Requires local jurisdictions to address housing provisions for the following special needs groups: persons with disabilities (SB 520), homeless persons (SB 2), extremely low income households (AB 2634), and persons with developmental disabilities (SB 812).

There are no local laws in the City that expand upon State statutes.

The Housing Rights Center of Los Angeles (HRC) provides fair housing services and outreach to guarantee equal housing opportunity to Ojai residents. HRC provides support through outreach, education, and enforcement of both federal and state fair housing laws. Between 2017 and 2019, HRC opened 35 housing discrimination cases in the County. A majority of the complaints were filed in Simi Valley (31%), Camarillo (29%), and Thousand Oaks (14%). Complaints related to physical (66%) and mental (20%) disability were the most common. The HRC also provided the results of 10 fair housing tests conducted in Simi Valley and Thousand Oaks. Three sites tested for discrimination based on race showed disparate treatment (discrimination).

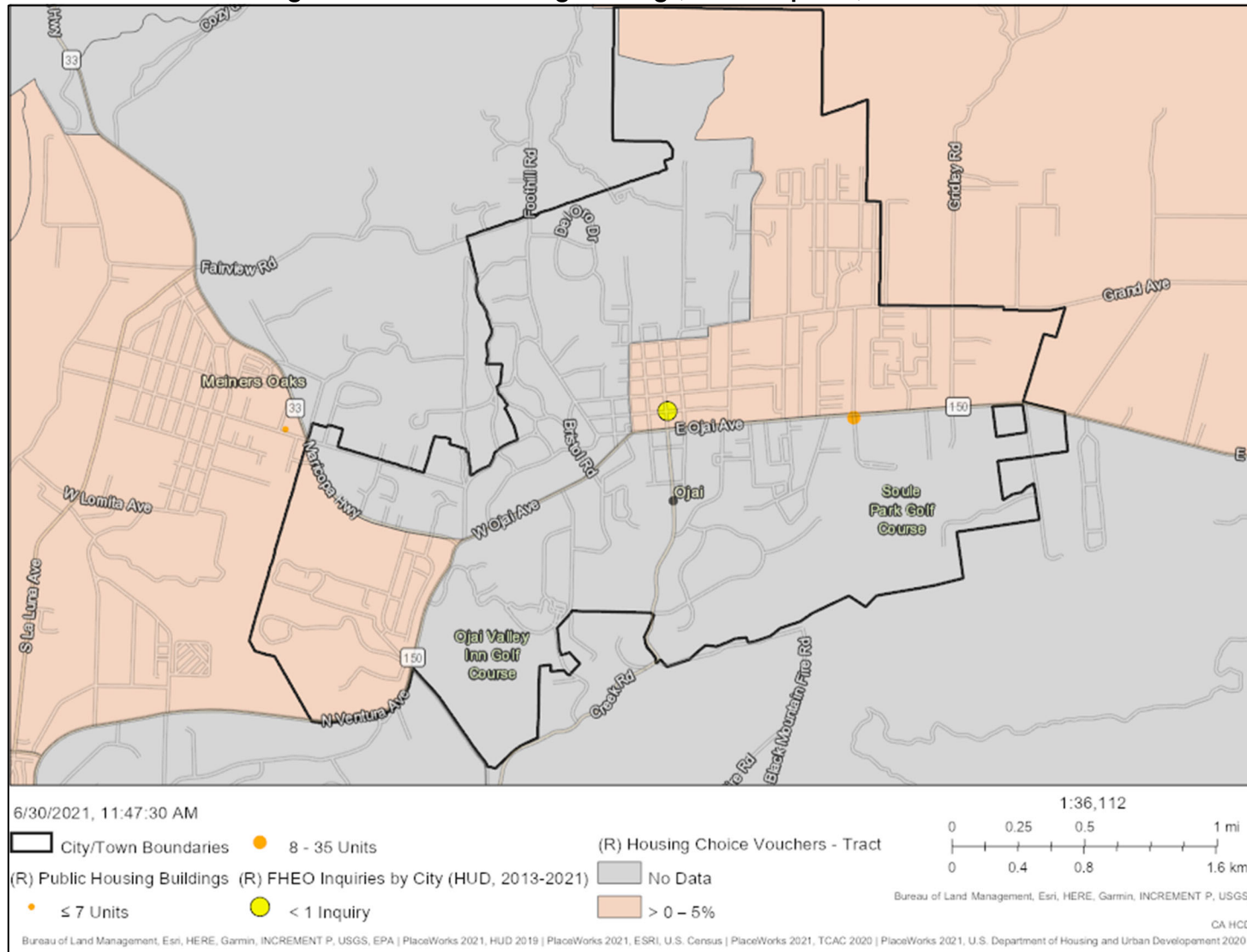
The California Department of Fair Employment and Housing (DFEH) also investigates housing discrimination complaints. In 2017, 21 complaints were filed by Ventura County residents. Of the total 969 complaints filed with the DFEH in 2017 Statewide, 43% were related to disability, 14% were related to race, and 11% were related to familial status.

Annually, HRC conducts outreach and education throughout the County, including Ojai. Typical activities include Public Service Announcements/media publicity/ads; community presentations, literature distribution, and management training.

**Figure D-1** shows public housing buildings, HUD Office of Fair Housing and Equal Opportunity (FHEO) inquiries from 2013-2021, and renter households receiving housing choice vouchers (HCVs). Whispering Oaks is a 101-unit public housing building located on the eastern side of the City along East Ojai Avenue. Between 2013 and 2021, HUD recorded five FHEO inquiries from Ojai residents; however, four failed to respond and one

was found to have no valid issue. Tracts along the northeastern and southwestern City boundaries have the highest concentration of renters receiving HCVs. To protect the confidentiality of those receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted from this data set.

Figure D-1: Public Housing Buildings, FHEO Inquiries, and HCVs



Source: HCD AFFH Data Viewer, 2021.

## 2. Integration and Segregation

### ***Race and Ethnicity***

Dissimilarity indices can be used to measure the evenness of distribution between two groups in an area. Racial and ethnic dissimilarity trends for the Ventura Urban County (Ojai, Fillmore, Moorpark, Port Hueneme, Santa Paula, and the unincorporated areas) and the Ventura County region are presented in **Table D-1**. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Based on dissimilarity indices for the Ventura County CDBG jurisdictions, segregation between Black/White and Asian or Pacific Islander/White communities has decreased since 1990, segregation between Hispanic/White and non-White/White communities overall has increased. Black/White communities are considered moderately segregated and Hispanic/White communities are considered highly segregated. Non-White/White communities overall are moderately segregated in both CDBG jurisdictions and Countywide.

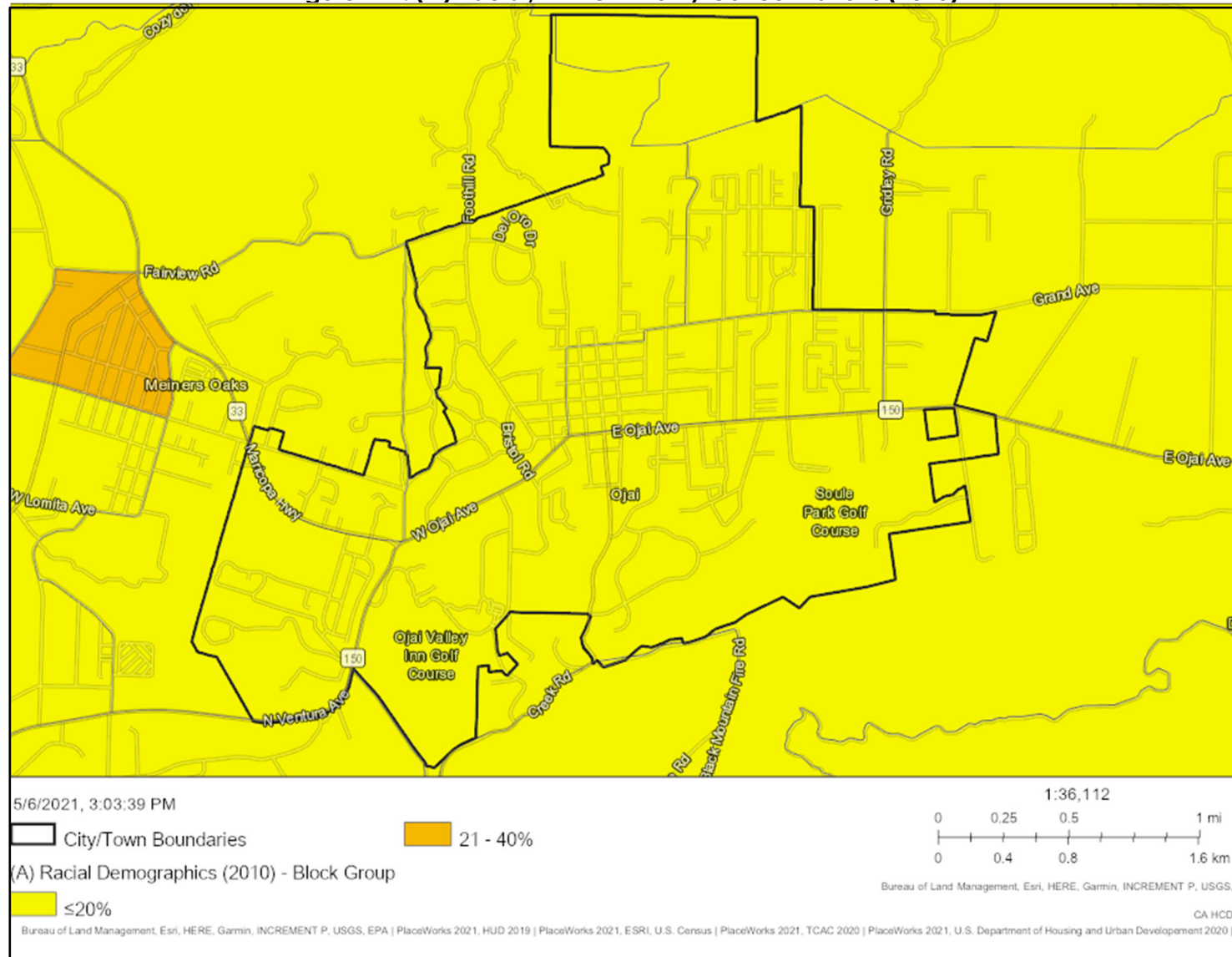
**Table D-1: Racial/Ethnic Dissimilarity Trends**

Racial/Ethnic Group	1990	2000	2010	2020
<b>CDBG Jurisdictions</b>				
Non-White/White	42.03	46.7	47.05	51.23
Black/White	50.09	46.9	38.29	43.94
Hispanic/White	49.37	54.08	54.7	57.22
Asian or Pacific Islander/White	30.58	26.66	26.12	29.74
<b>Ventura County Region</b>				
Non-White/White	46.24	49.11	47.27	50.49
Black/White	47.82	45.42	36.6	41.99
Hispanic/White	52.19	56.14	54.55	56.75
Asian or Pacific Islander/White	29.93	28.93	28.61	34.03
Source: HUD AFFH Data, 2021.				

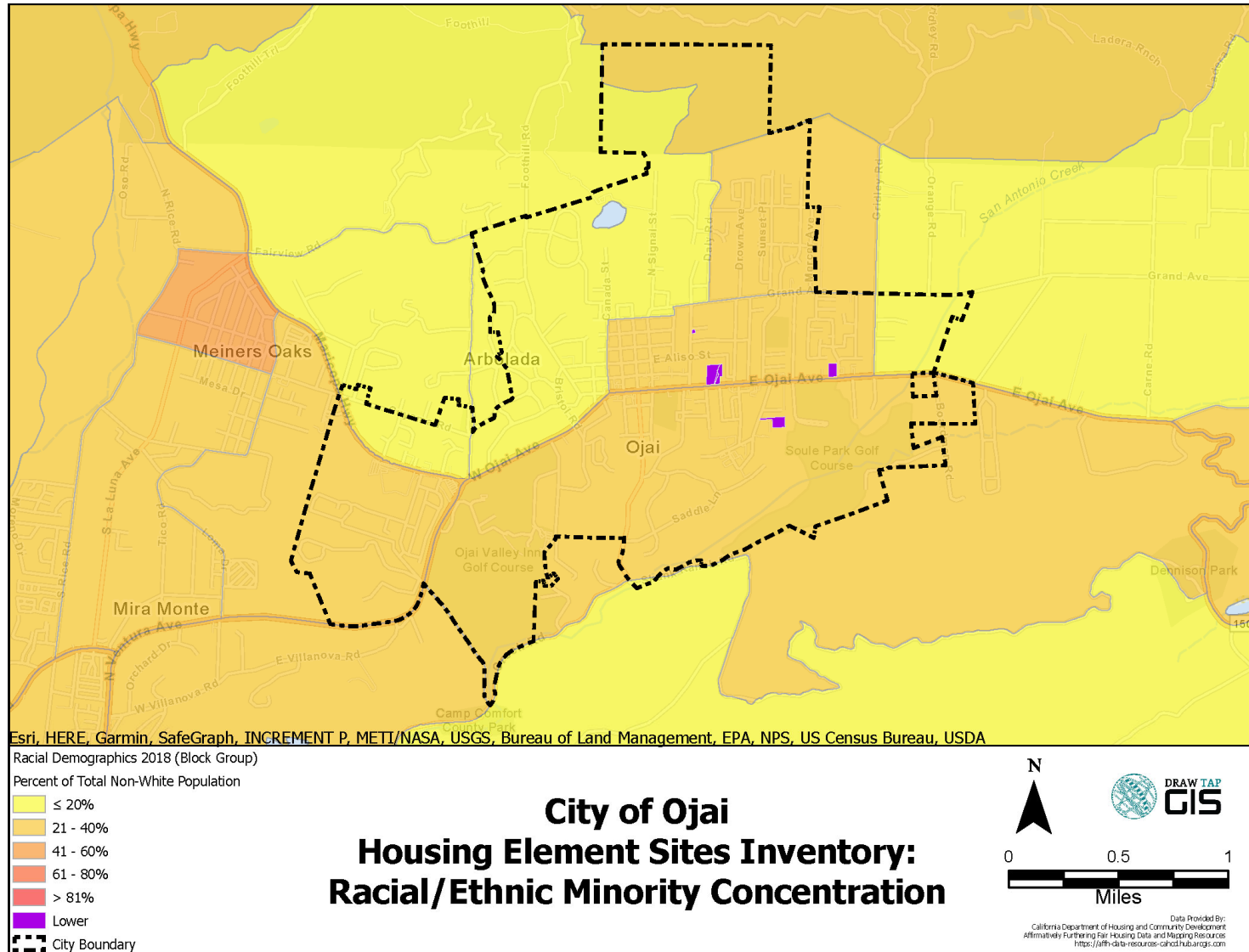
Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 ACS, less than 20% of Ojai residents belong to a racial or ethnic minority group compared to 55% Countywide. Since the 2006-2010 ACS, the racial/ethnic minority population in the County increased from 49.9%, while the minority population in the City decreased from 23.4%. Despite the overall decrease in racial/ethnic minorities, census block groups in the eastern and southern areas of the City have seen an increase in racial/ethnic minority concentrations (**Figure D-2**).

To meet the 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) for lower income units, the City utilized the SPL Overlay (see Chapter IV, Resources and Opportunities). SPL Overlay sites are generally concentrated in on area of the City. However, the owners of the properties identified have confirmed their interest in either having the overlay placed on their property or maintaining the designation on their property. The SPL Overlay sites were also found to be suitable based on HCD guiding policies and California Government Code parameters. All SPL Overlay sites used to meet the City's lower income RHNA are located in block groups where the racial/ethnic minorities make up 21% to 40% of the population. The SPL Overlay sites are also shown in **Figure D-2(B)**.

Figure D-2: (A) Racial/Ethnic Minority Concentrations (2010)



(B) Racial/Ethnic Minority Concentrations and SPL Overlay Sites (2018)



Source: HCD AFFH Data Viewer, 2010 Census & 2014-2018 ACS, 2021.



## Disability

Persons with disabilities may face hardships finding accessible housing, transportation, education, employment opportunities, or supportive services. Persons with disabilities also historically encounter institutionalization and homelessness more frequently. According to the 2015-2019 ACS, approximately 16.1% of Ojai residents experience a disability, compared to 10.9% Countywide. The disabled population is higher in Ojai than neighboring cities and other CDBG jurisdictions including the City of Ventura (12.3%), Fillmore (14.4%), Moorpark (9.4%), Port Hueneme (12.1%), and Santa Paula (11.2%). The elderly population contributes to the high population of disabled persons in the City. A smaller share of Ojai residents aged 65 and over experience a disability compared to the County (33% and 34.4%, respectively). However, elderly residents make up 27.9% of the City's total population, compared to only 15.1% Countywide.

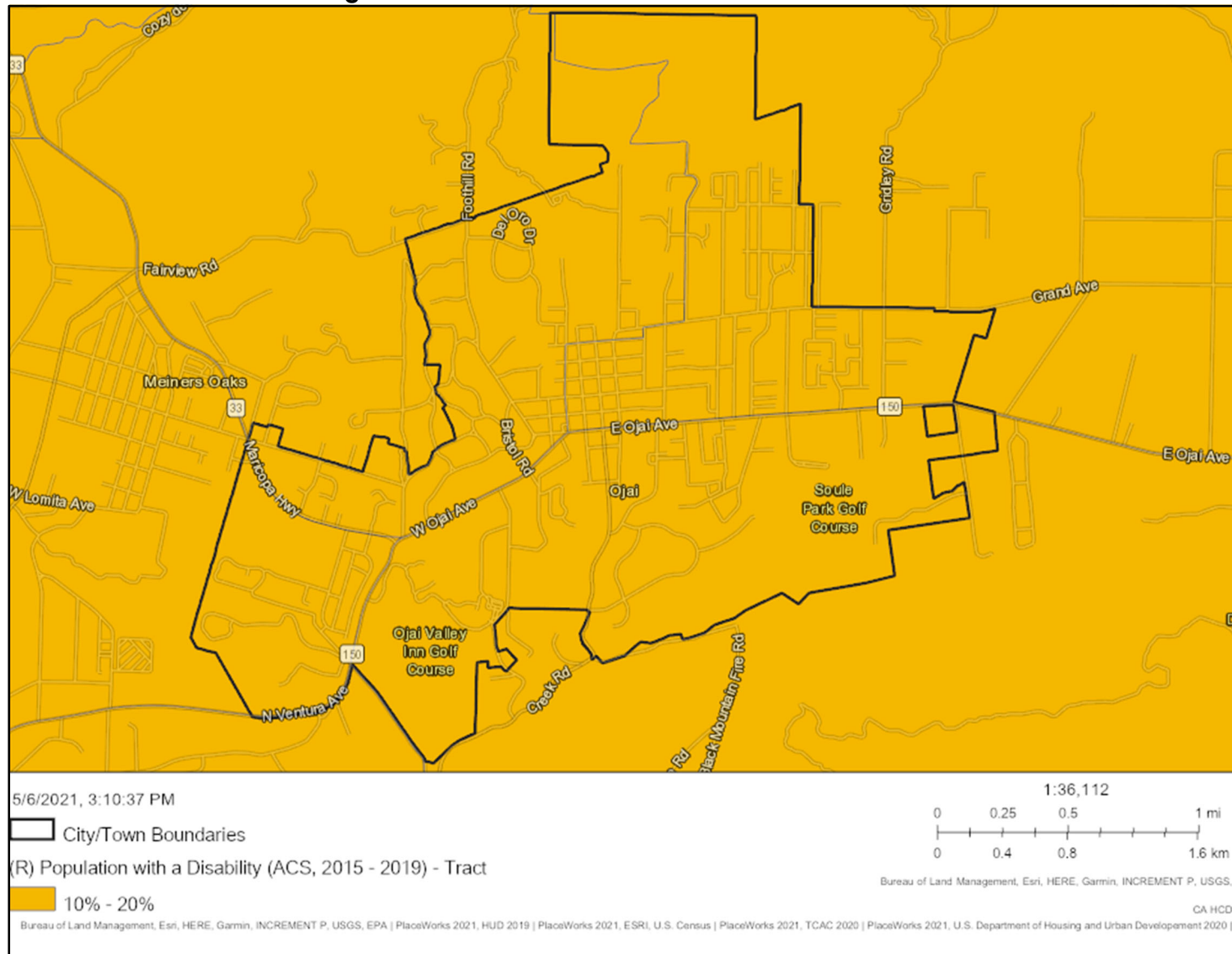
There are often disparities in disabled populations by race/ethnicity. **Table D-2** shows the percent of various racial/ethnic groups with a disability in the City. White and Hispanic residents make up the largest share of the City's population. Both groups have disability rates comparable to the City overall. The smaller Black and American Indian populations have much higher rates of disability (85.7% and 100%, respectively). Of the City's total population, Black residents make up 1.7% and American Indian residents make up 0.2%.

**Table D-2: Disability by Race/Ethnicity**

Racial/Ethnic Group	Total Population	With a Disability	Percent with a Disability
White alone, not Hispanic	5,996	982	16.4%
Black or African American alone	49	42	85.7%
American Indian and Alaska Native alone	9	9	100.0%
Asian alone	147	13	8.8%
Some other race alone	143	0	0.0%
Two or more races	145	9	6.2%
Hispanic or Latino (of any race)	1,116	182	16.3%
Source: 2015-2019 ACS (5-Year Estimate).			

As shown in **Figure D-3**, there are no census tracts with a high percentage of persons with disabilities concentrated in on area. All tracts in the City have a disabled population between 10 and 20%. Over the past five years, the percentage and distribution of persons with disabilities in Ojai has remained constant.

Figure D-3: Concentration of Persons with Disabilities



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

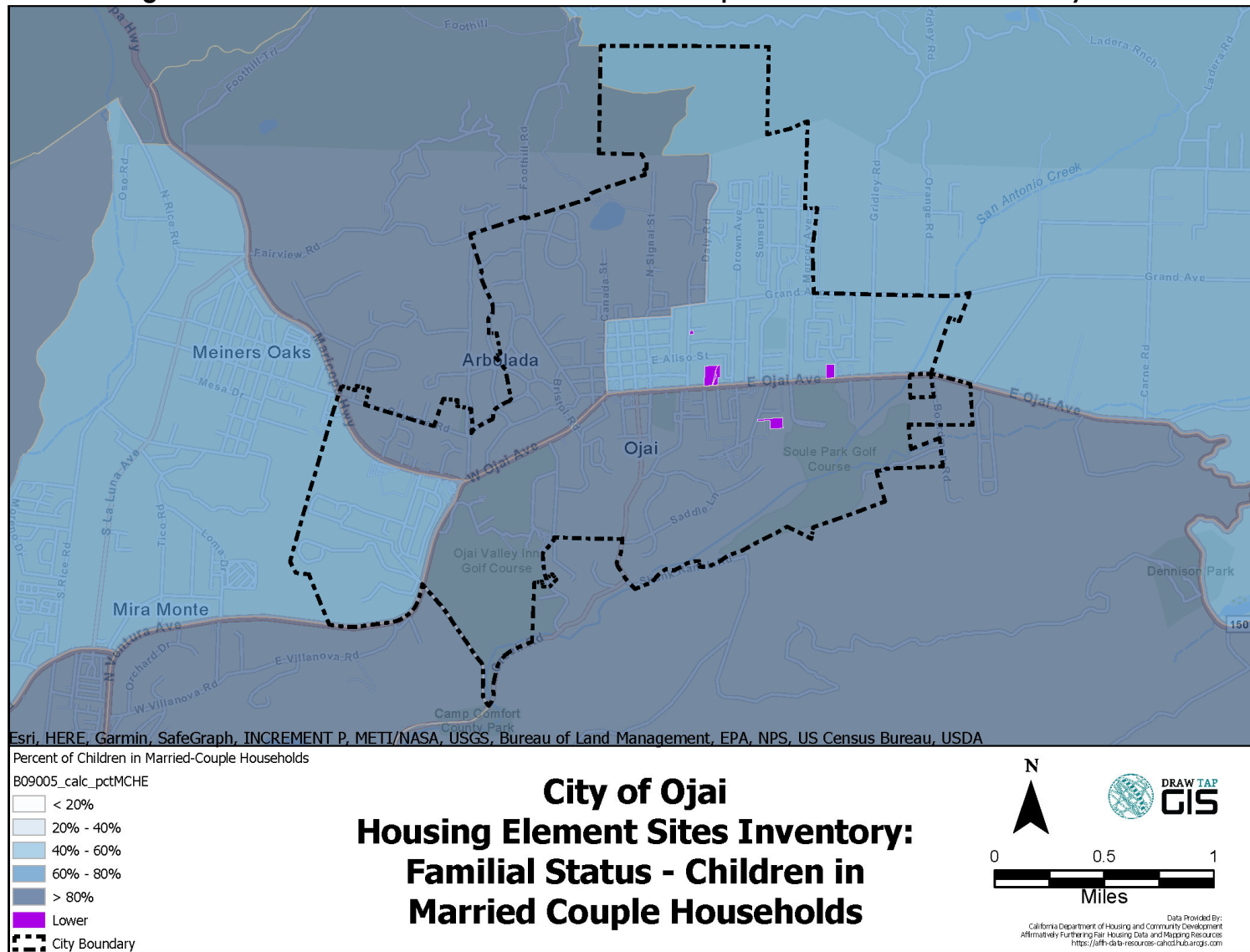
## **Familial Status**

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Approximately 21.4% of Ojai households are households with children, significantly less than 30.5% Countywide. The City's share of households with children is also less than neighboring cities and other Ventura County CDBG jurisdictions including the City of Ventura (26.1%), Fillmore (42.2%), Moorpark (33.3%), Port Hueneme (28.7%), and Santa Paula (35.3%). Single parent households are also protected by fair housing law. Only 2.9% of households in the City are single-parent households compared to 5.2% in the County. As shown in **Figure D-4**, a majority of children (>60%) live in married couple households in all areas of the City.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Only 2.6 %of households in the Ojai are single female-headed households with children, compared to 4% Countywide. There are no census tracts in the City with a concentration of children in female-headed households above 20%.

**Figure D-4** also includes the City's SPL Overlay sites used to meet the lower income RHNA. Most SPL Overlay units (70.5%) are in tracts where between 60% and 80% of children live in married couple households. The remaining 29.5% of SPL Overlay units are in tracts where more than 80% of children live in married couple households.

**Figure D-4: Concentration of Children in Married Couple Households and SPL Overlay Sites**



Source: HCD AFFH, 2015-2019 ACS, 2021.

## Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD's 2020 CHAS data presented in **Table D-3** shows that 40% of Ojai households earn 80% or less than the County area median income (AMI) and are considered lower income, similar to the share Countywide. According to the 2015-2019 ACS, the median household income in Ojai is \$73,605, lower than \$88,131 for the County and other jurisdictions including Fillmore (\$76,590), Moorpark (\$107,820), and the City of Ventura (\$78,882), but higher than Port Hueneme (\$64,126) and Santa Paula (\$60,468).

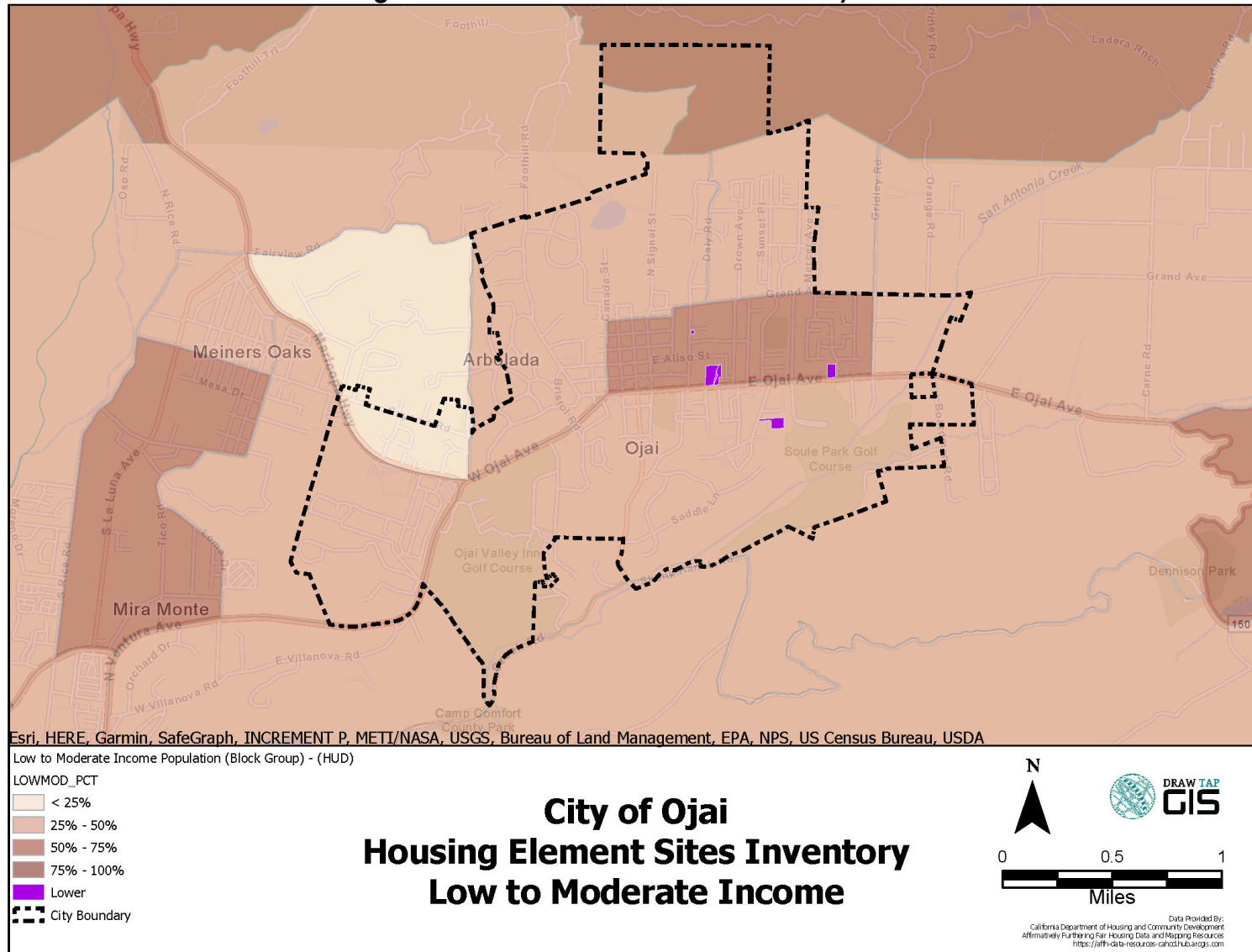
**Table D-3: Income Distribution**

Income Category	Ojai		Ventura County	
	Households	Percent	Households	Percent
<30% AMI	440	15.0%	31,100	11.5%
31-50% AMI	345	11.8%	31,720	11.7%
51-80% AMI	390	13.3%	45,325	16.8%
81-100% AMI	460	15.7%	26,540	9.8%
>100% AMI	1,300	44.4%	135,355	50.1%
<b>Total</b>	<b>2,930</b>	<b>100.0%</b>	<b>270,045</b>	<b>100.0%</b>
Source: HUD CHAS data (based on 2013-2017 ACS), 2020.				

**Figure D-5** shows the Lower and Moderate Income (LMI) areas in the City by census block group and sites used to meet the City's lower income RHNA. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI. In most of the City, LMI households make up 25-50%. The block groups north of Ojai Avenue in the central eastern section of the City and along the northern border have LMI populations exceeding 50%. These areas also have larger racial/ethnic minority populations (see **Figure D-2**).

**Figure D-5** also includes the SPL Overlay sites used to meet the City's RHNA. Most SPL Overlay units (70.5%) are in block groups with an LMI population between 50% and 75%. The remaining 29.5% of SPL Overlay units are in block groups with an LMI population between 25% and 50%.

**Figure D-5: LMI Households and SPL Overlay Sites**



Source: HCD AFFH Data Viewer, HUD LMI data (based on 2011-2015 ACS), 2021.

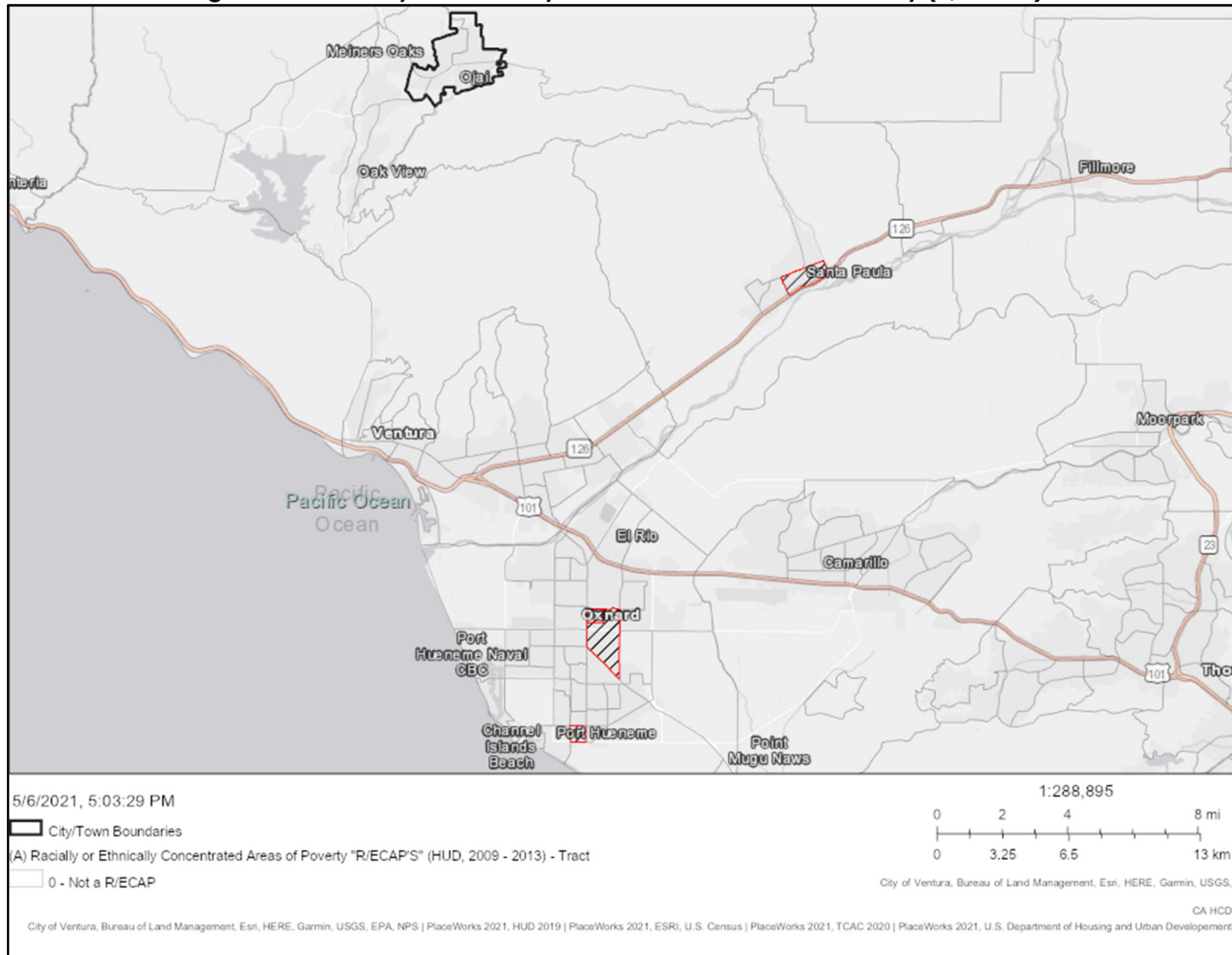
### **3. Racially or Ethnically Concentrated Areas of Poverty**

#### ***Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)***

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50%) with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. As shown in **Figure D-6**, there are currently four R/ECAPs in Ventura County; two are located in Oxnard, one in Port Hueneme, and one in Santa Paula. There are no R/ECAPs in Ojai.

the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened as the California Fair Housing Task Force and developed maps to identify opportunity areas. According to Fair Housing Task Force maps, there are no areas of high poverty and segregation in the City. Opportunity areas are further discussed in the *Access to Opportunities* section below.

**Figure D-6: Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)**



Source: HCD AFFH Data Viewer, HUD R/ECAP data (2009-2013 ACS), 2021.

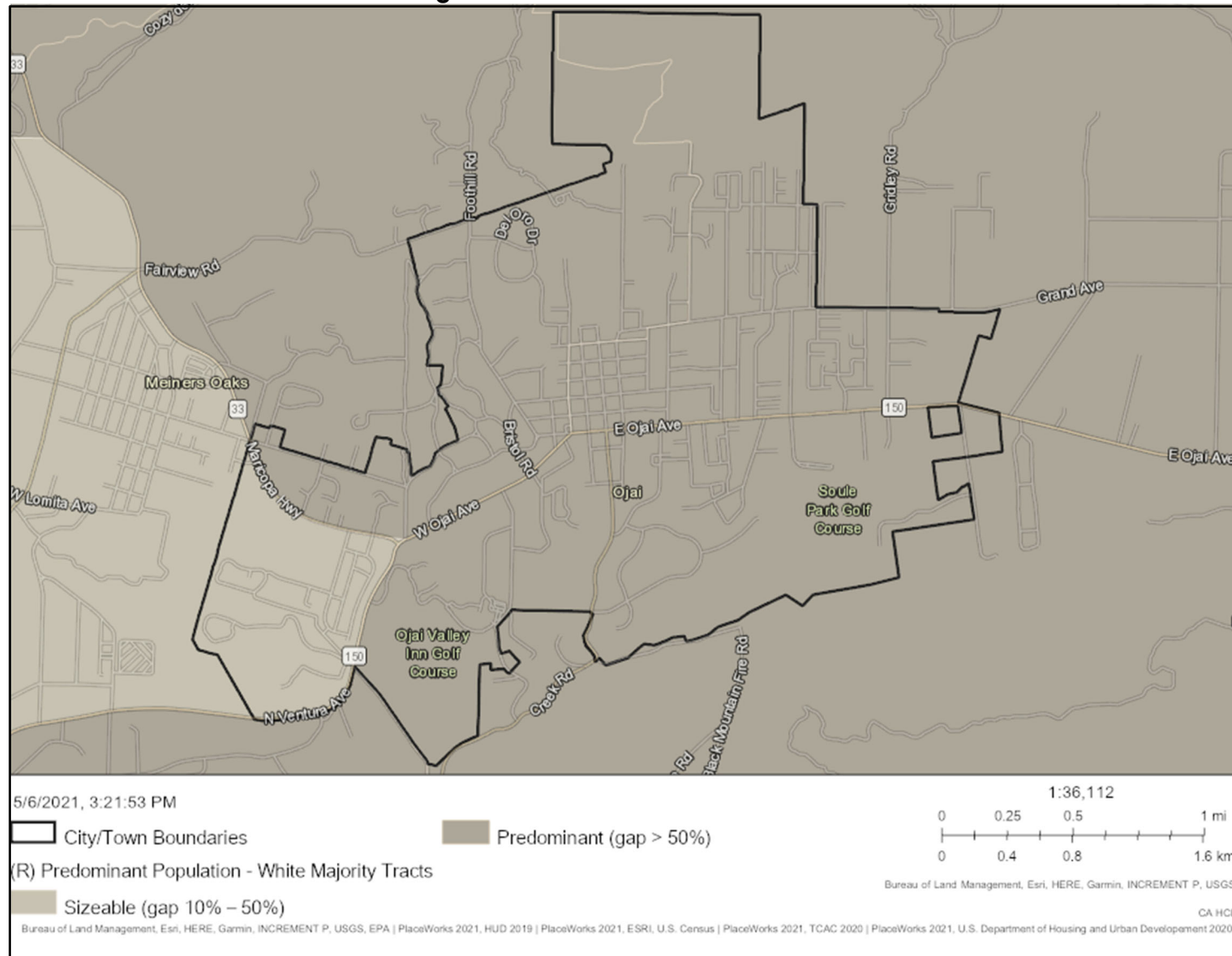


### ***Racially or Ethnically Concentrated Areas of Affluence (RCAAs)***

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities. According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

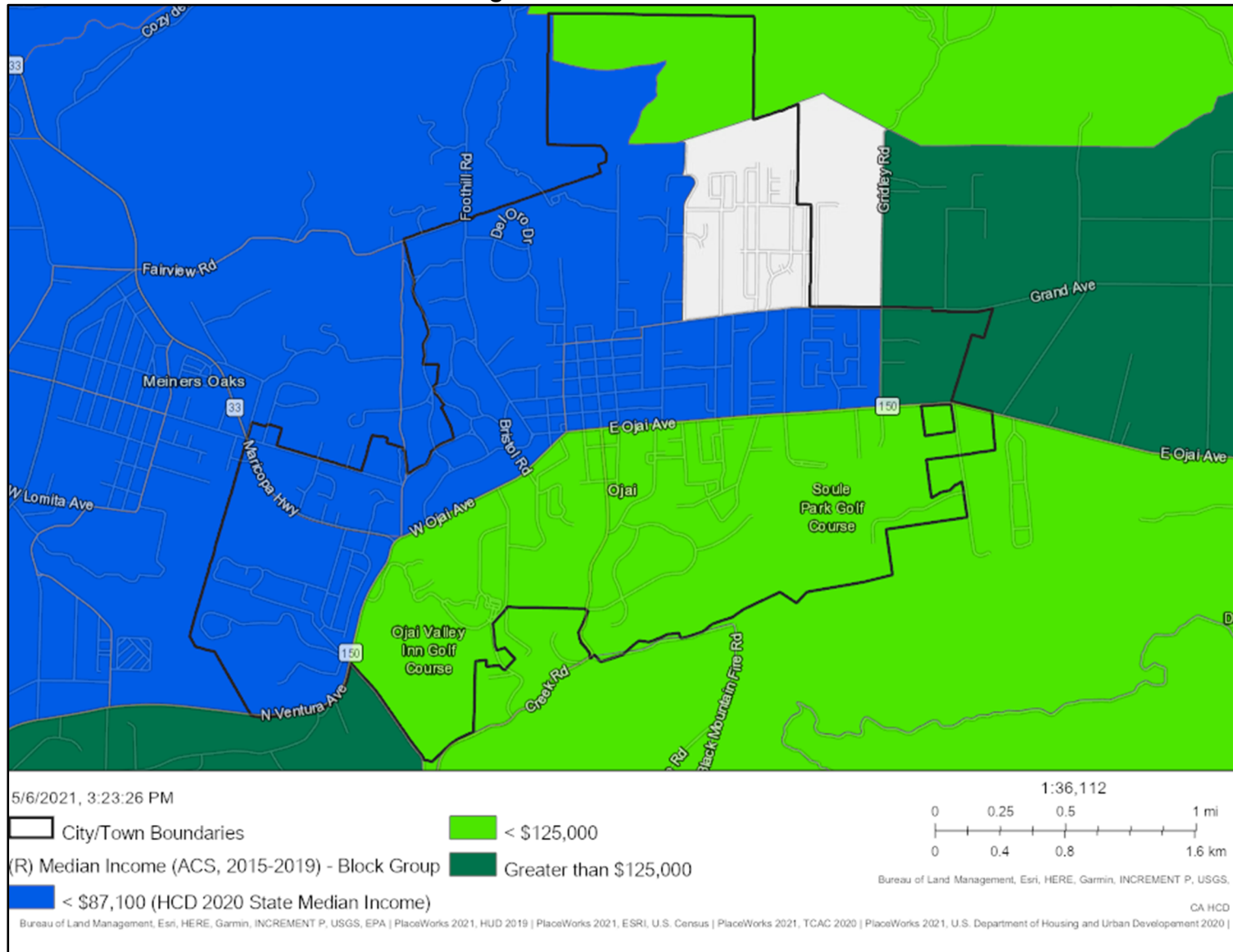
Based on this research, HCD defines RCAAs as census tracts where 80% or more of the population is White and the median household income is \$125,000 or greater (nearly twice the national median household income in 2016). As shown in **Figure D-7**, most of the City is predominantly White. There is only one block group with a median income higher than \$125,000, located along the eastern border of the City (**Figure D-8**). This block group also has a racial/ethnic minority concentration lower than 20% and is therefore considered an RCAA. The rest of the block groups within the City have a median household income less than the \$125,000, including a large portion north of Ojai Avenue with a median income lower than the 2020 State median of \$87,100.

Figure D-7: White Predominant Areas



Source: HCD AFFH Data Viewer, 2021.

Figure D-8: Median Income



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

#### 4. Access to Opportunities

Access to opportunities can be measured using the opportunity accessibility index developed by HUD. **Table D-4** shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

The City of Ojai is part of the Ventura Urban County. Urban County jurisdictions receive annual CDBG, HOME, and ESG funds. The Urban County includes the following jurisdictions: Ojai, Fillmore, Moorpark, Port Hueneme, Santa Paula, and the unincorporated areas. **Table D-4** shows opportunity indicator scores for the Entitlement Area and the Ventura County region.

In the Ventura Urban County, Black, Hispanic, and Native American communities were more likely to be impacted by poverty than White and Asian/Pacific Islander communities. Asian/Pacific Islander and White communities were most likely to have access to higher quality school systems. Hispanic communities had the lowest labor force participation and Native American communities were least likely to have access to employment opportunities. Native American residents were most likely to be exposed to poverty, live in areas with the lowest school system quality, have the lowest labor force participation, and have the least access to employment opportunities.

Entitlement Area residents, other than Asian/Pacific Islander, were more likely to be exposed to poverty and have lower labor market participation than residents Countywide. Residents living in the Entitlement Area, regardless of race or ethnicity, also had lower scores for transit, low transportation cost and jobs proximity indices than the County. Entitlement jurisdictions scored higher in environmental health.

**Table D-4: Opportunity Indicators by Race/Ethnicity**

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Urban County</b>							
<b>Total Population</b>							
White, non-Hispanic	66.47	56.08	59.71	63.22	75.96	40.81	48.08
Black, non-Hispanic	59.48	35.82	48.45	70.61	79.89	36.64	41.19
Hispanic	42.76	31.05	40.24	62.44	78.13	34.29	40.71
Asian/Pacific Islander, non-Hispanic	72.00	58.11	64.11	68.44	76.62	44.18	41.98
Native American, non-Hispanic	52.36	40.53	46.37	63.01	77.49	31.53	47.00
<b>Population below federal poverty line</b>							
White, non-Hispanic	57.31	46.24	51.49	60.88	77.25	37.32	51.27
Black, non-Hispanic	50.86	37.34	44.62	67.71	79.61	31.64	47.50
Hispanic	35.20	24.33	36.05	63.90	79.54	30.12	39.22
Asian/Pacific Islander, non-Hispanic	65.09	46.79	54.20	69.88	76.73	34.00	38.90
Native American, non-Hispanic	31.44	21.32	34.02	69.99	83.98	19.88	41.43
<b>Ventura County Region</b>							
<b>Total Population</b>							
White, non-Hispanic	72.62	61.67	64.10	70.38	78.93	51.75	44.78
Black, non-Hispanic	60.76	39.71	52.75	75.08	82.03	49.13	39.34
Hispanic	47.82	30.11	43.25	73.84	82.15	46.29	38.13
Asian/Pacific Islander, non-Hispanic	69.26	52.50	61.22	73.62	80.08	50.94	40.16
Native American, non-Hispanic	59.70	48.02	52.92	70.89	80.82	47.55	44.05
<b>Population below federal poverty line</b>							
White, non-Hispanic	64.14	53.76	58.07	70.25	81.19	53.93	46.60
Black, non-Hispanic	50.45	23.14	45.88	79.07	84.78	46.30	38.52
Hispanic	38.60	23.80	37.91	75.16	83.64	45.04	37.83
Asian/Pacific Islander, non-Hispanic	60.63	40.17	50.36	75.36	80.57	44.36	40.53
Native American, non-Hispanic	31.63	13.42	35.08	81.40	86.51	33.15	37.49

Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2020.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resource levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. **Table D-5** shows the full list of indicators.

**Table D-5: Domains and List of Indicators for Opportunity Maps**

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, June 2020.	

Based on the composite score calculated using the indicator scores described above, block groups are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or High Segregation and Poverty. Of the eight census block groups that make up Ojai, four are characterized as Highest Resource (50%), two as High Resource (25%), one as Moderate Resource (12.5%), and one as Moderate Resource (Rapidly Changing) (12.5%) (**Table D-6**).

**Table D-6: Opportunity Map Scores and Categorization**

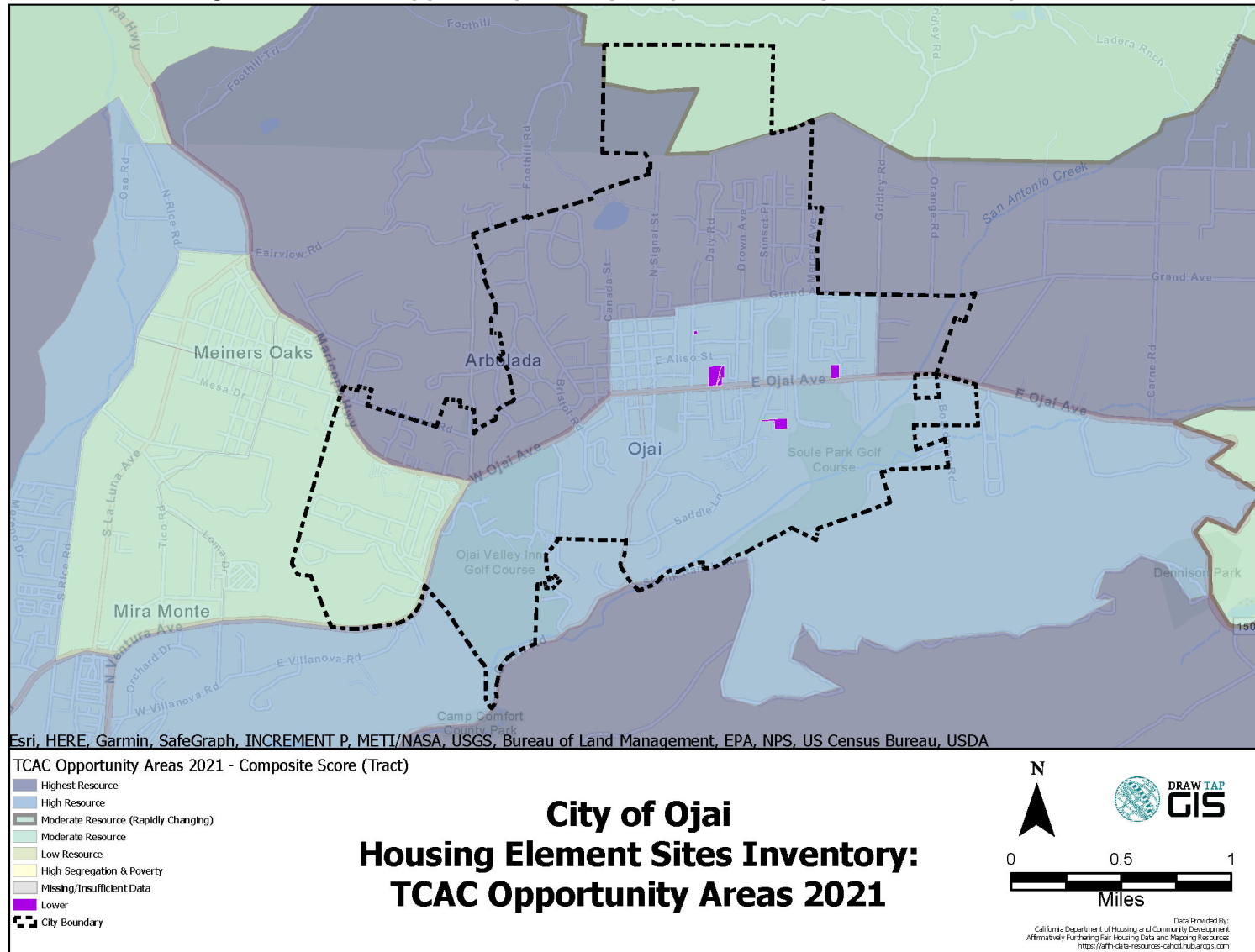
Census Block Group	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
061110009011	0.765	0.765	0.382	0.391	Highest Resource
061110009012	0.971	0.765	0.441	0.638	Highest Resource
061110009022	0.471	0.588	0.853	0.229	High Resource
061110009031	0.412	0.824	0.853	0.26	High Resource
061110009032	1	0.824	0.588	0.704	Highest Resource
061110009033	0.441	0.824	0.588	0.206	Moderate Resource (Rapidly Changing)
061110009034	0.853	0.824	0.853	0.576	Highest Resource
061110010021	0.118	0.324	0.441	-0.01	Moderate Resource

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary, December 2020.

**Figure D-9** shows the distribution of TCAC categories in Ojai and the sites used to fulfill the City's lower income RHNA. The block groups categorized as Moderate Resource are located along the northern and eastern borders of the City. Both areas have larger racial/ethnic minority concentrations and the census block group along the northern City boundary has an LMI population exceeding 50% (see **Figure D-2** and **Figure D-5**). Economic, environmental, and education indicator scores are further discussed in the following sections.

All SPL Overlay units used to meet the City's lower income RHNA are located in High Resource tracts. The SPL Overlay sites are also shown in **Figure D-9**.

**Figure D-9: TCAC Opportunity Areas (Composite Scores) and SPL Overlay Sites**





## **Economic**

As discussed previously, economic scores are determined by the Fair Housing Task Force based on the following indicators: poverty, adult education, employment, job proximity, and median home value. **Figure D-10** presents Task Force economic scores by census tract. The tract located along the southwestern City boundary received the lowest economic score. This tract is also categorized as moderate resource (see **Figure D-9**) and has a racial/ethnic minority population between 21 and 40% (see **Figure D-2**). The tracts with economic scores between 0.25 and 0.50 have higher racial/ethnic minority populations and include the two areas with larger concentrations of LMI households (see **Figure D-2** and **Figure D-5**).

## **Education**

The Fair Housing Task Force uses math and reading proficiency, high school graduation rates, and student poverty rates to determine education scores for census tracts. As shown in **Figure D-11**, tracts along the western City boundary have the lowest education scores between 0.25 and 0.50. With the exception of the southernmost tract, areas with lower education scores have lower racial/ethnic minority and LMI populations (see **Figure D-2** and **Figure D-5**). Over 80% of children living in these tracts live in married couple households (see **Figure D-4**). As discussed above, the tract located along the southwestern City boundary is categorized as moderate resource and received the lowest economic score (see **Figure D-9** and **Figure D-10**).

## **Environmental**

The Fair Housing Task Force uses CalEnviroScreen 3.0 pollution Indicators and values to establish environmental scores. Most tracts in the City received high environmental scores greater than 0.50 (**Figure D-12**). The area bordering the southwestern City boundary has the lowest environmental score. As discussed previously, this tract is categorized as moderate resource and received lower economic and education scores (see **Figure D-9**, **Figure D-10**, and **Figure D-11**).

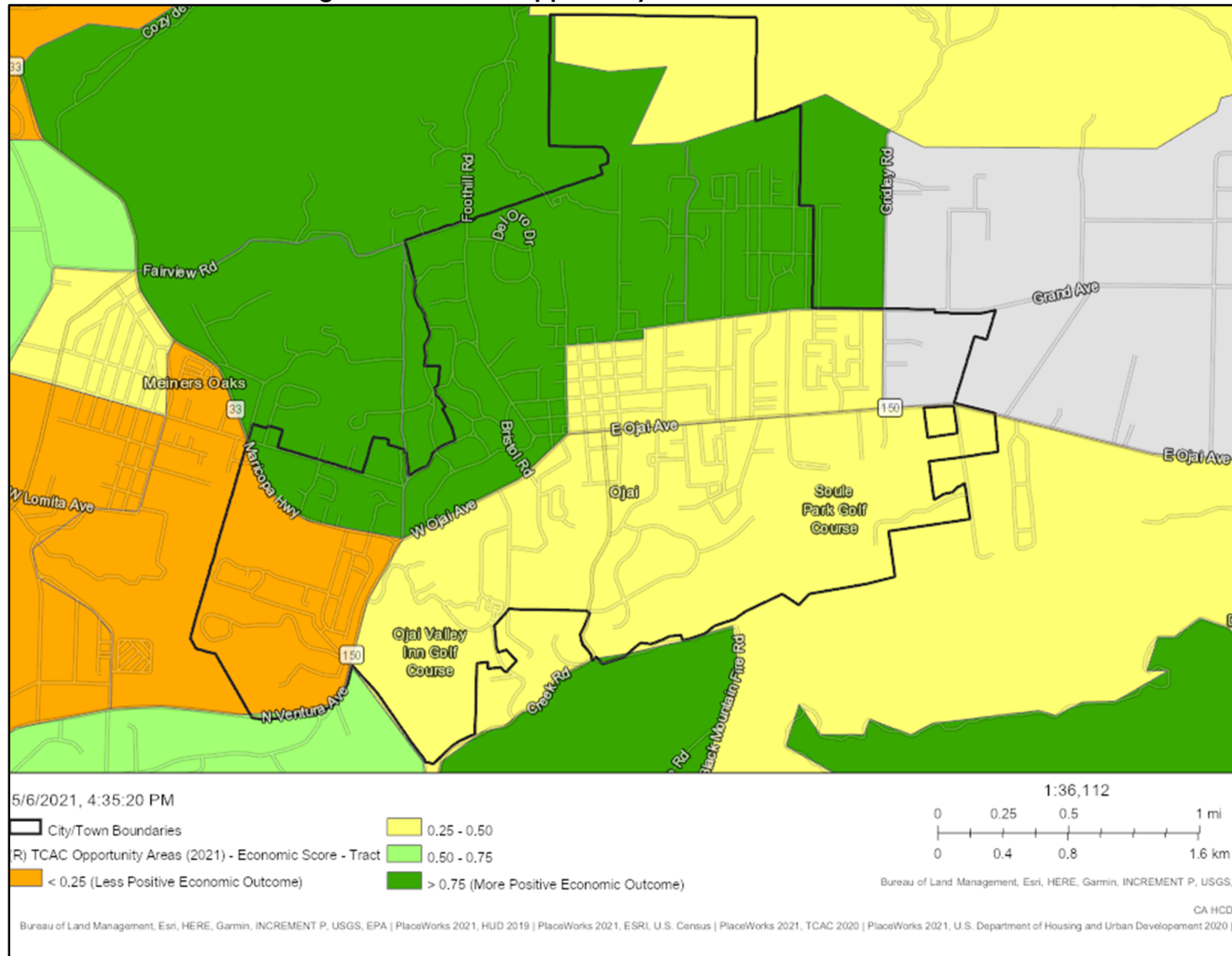
## **Transportation**

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. There are currently no HQTAs in Ojai. The HQTA closest to the City is located in west Ventura.

The City is currently served by the Gold Coast Transit District, Ojai Trolley Service, and HELP of Ojai. The Trolley Service operates two routes and has reduced fares for Medicare recipients and people with disabilities, and free service to seniors age 75 and over. HELP of Ojai is a nonprofit paratransit service that serves persons with disabilities and seniors. The Gold Coast Transit District serves the cities of Ojai, Oxnard, Port Hueneme, and Ventura. According to their 2017-2018 FY Annual Report, the Gold Cost Transit District has an average of 11,328 weekday boardings. However, there is only one bus station in Ojai (located on Ojai Avenue and Hermosa Road).

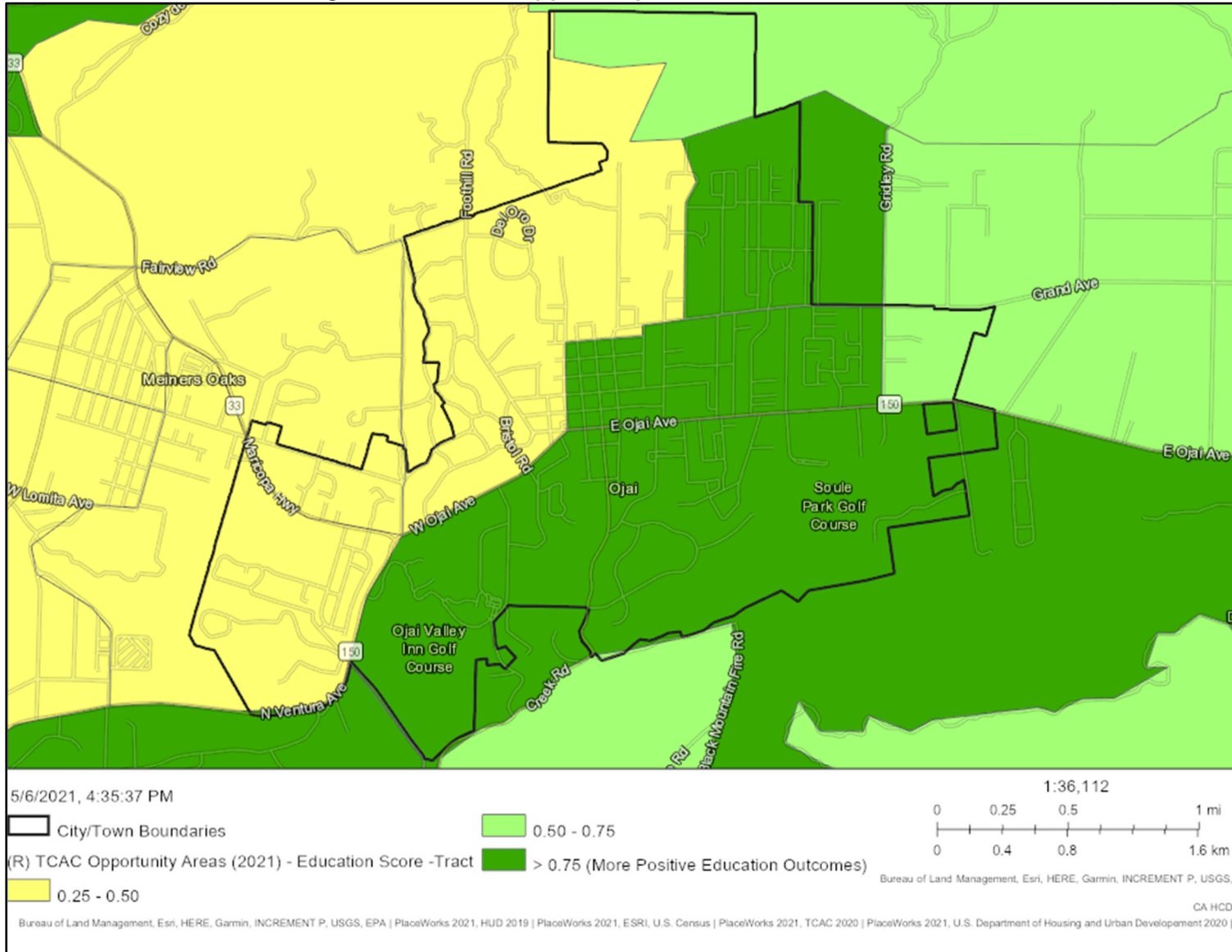
HUD's Job Proximity Index, shown in **Table D-4**, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in **Figure D-13**, employment opportunities are less accessible to communities located along the western City boundary. The tract located in the westernmost section of the City has the lowest jobs proximity index. As discussed above, this tract is categorized as moderate resource and received the lowest economic, education, and environmental scores in the City (see **Figure D-9** through **Figure D-12**).

Figure D-10: TCAC Opportunity Areas - Economic Scores



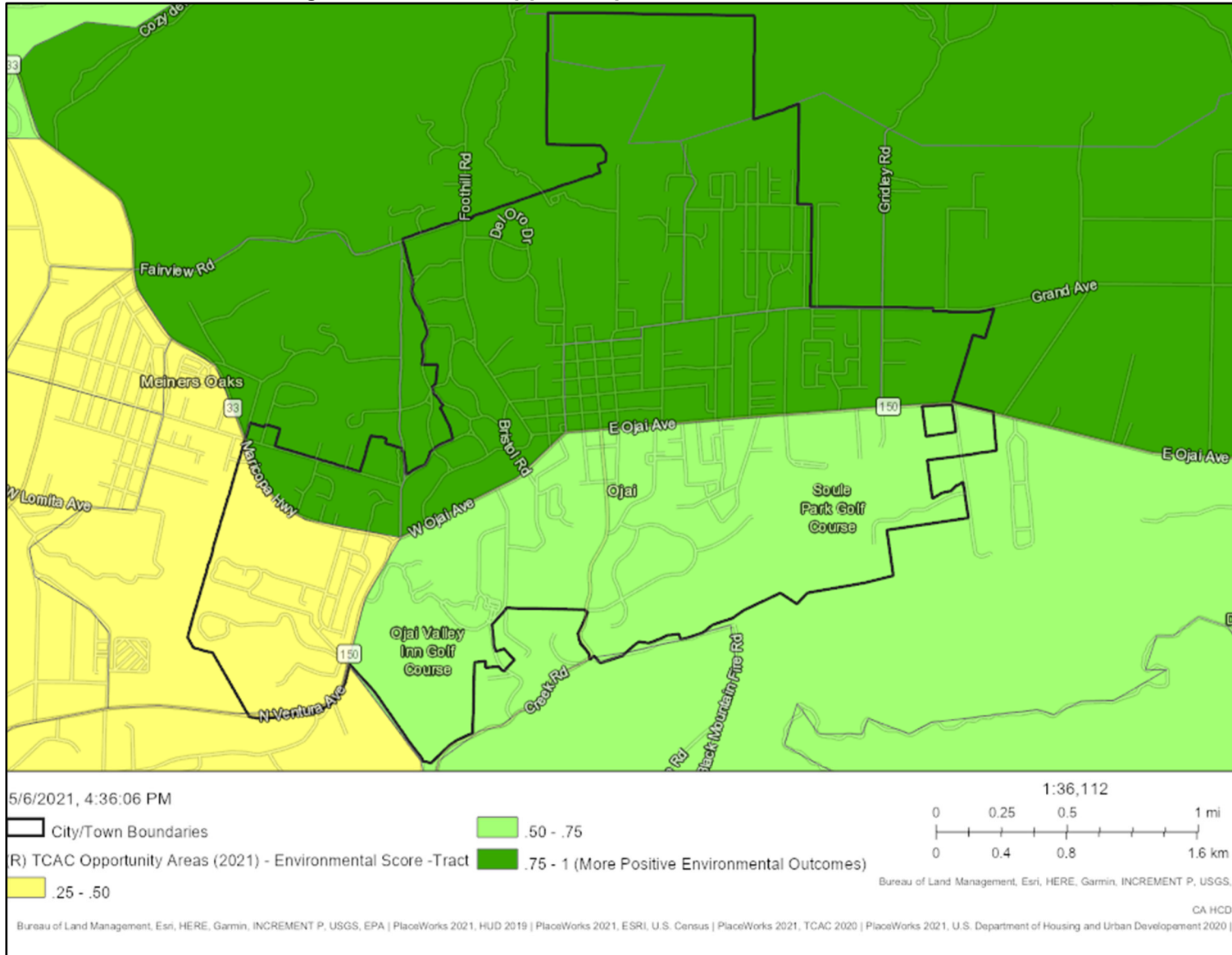
Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure D-11: TCAC Opportunity Areas - Education Scores



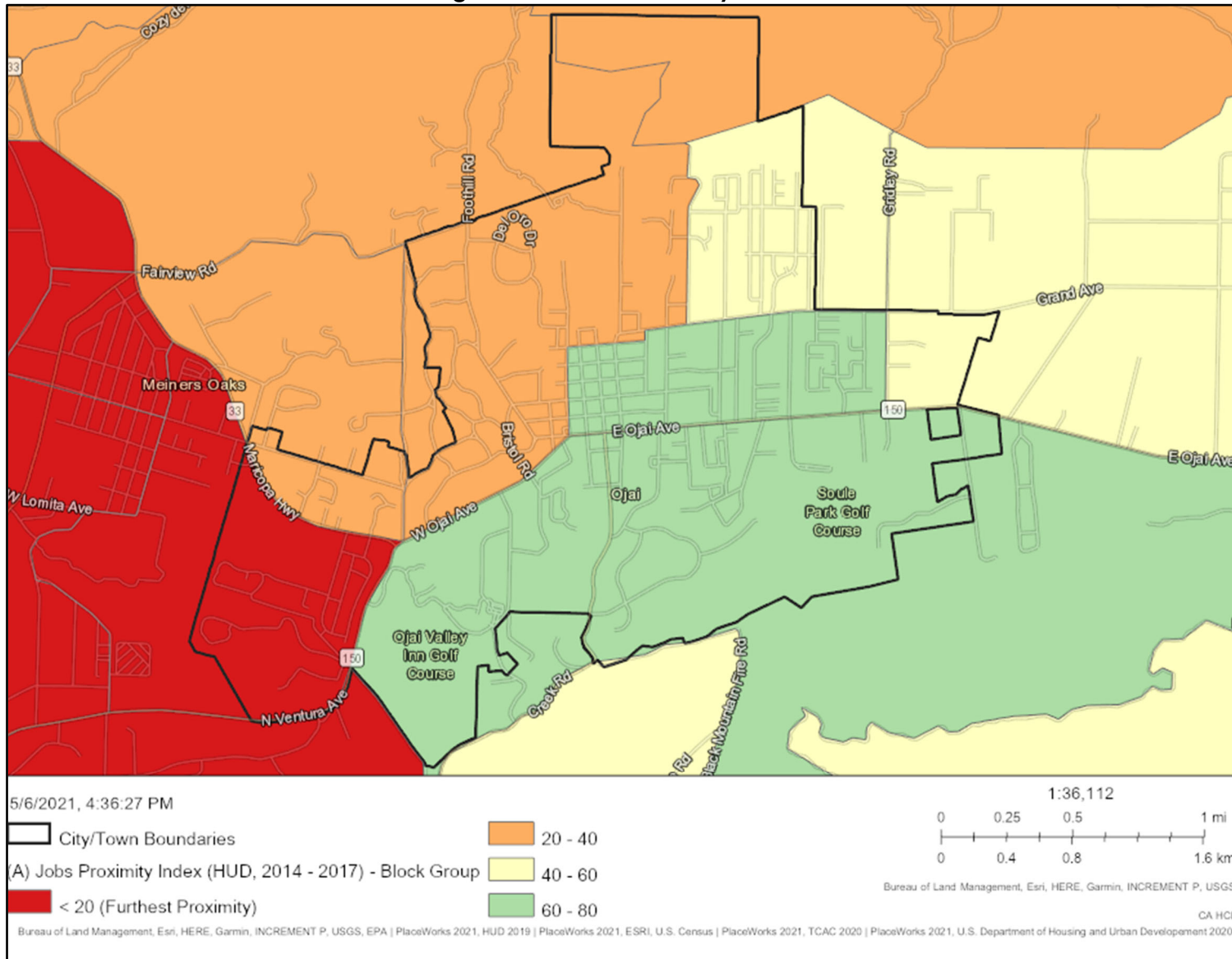
Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021

Figure D-12: TCAC Opportunity Areas - Environmental Scores



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure D-13: Jobs Proximity Index



Source: HCD AFFH Data Viewer, HUD AFFH data (based on 2014-2017 ACS), 2021.

## 5. Disproportionate Housing Needs

### Cost Burden

HUD provides housing data based on the 2013-2017 ACS. **Table D-7** breaks down households by race or ethnicity and presence of housing problems including cost burden. The following conditions are considered housing problems according to HUD CHAS data:

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- More than 1 person per room
- Cost burden greater than 30%

Housing problems, including cost burden, were most prevalent amongst Asian and Other race households. Asian, Hispanic, and other race households were more likely to experience a housing problem, including cost burden, than White, non-Hispanic, households. Approximately 75% of Asian households, 63% of Hispanic households, and 73% of other race households experienced a housing problem.

**Table D-8** presents cost burden by income and tenure. HUD defines cost burden as households spending more than 30% of their income on housing and severe cost burden as households spending more than 50% of their income on housing. Cost burden was most prevalent in lower income renter-occupied households earning 80% or less of the area median income. Approximately 77% of lower income renter-occupied households are cost burdened, including 58% severely cost burdened, compared to 37.2% of moderate and above moderate renter households.

Overpayment can be used as an indicator for urban displacement risk.

**Figure D-14** and **Figure D-15** compares overpayment by census tract using the 2010-2014 and 2015-2019 ACS. Over the last five years, the concentration of cost burdened owner households has declined or remained constant Citywide. According to recent ACS data, 40 to 60% of owner-occupied households in tracts along the western border overpay.

As discussed above, renter-occupied households experience cost burden at a higher rate than owner-occupied households. Since the 2010-2014 ACS, the northeastern section of the City has seen a reduction in overpaying renter-households, while the westernmost tract saw an increase in overpayment. Currently, renter-occupied households in the northwestern section of the City overpay at the highest rate.

**Table D-7: Housing Problems by Race/Ethnicity**

Race/Ethnicity	Cost Burden >30%		With 1 or More Housing Problem		Total Households
	Total	Percent	Total	Percent	
White, non-Hispanic	1,080	43.3%	1,110	44.5%	2,495
Asian, non-Hispanic	30	75.0%	30	75.0%	40
Hispanic, any race	204	64.8%	199	63.2%	315
Other (including 2 or more races), non-Hispanic	55	73.3%	55	73.3%	75
<b>Total</b>	<b>1,365</b>	<b>46.6%</b>	<b>1,405</b>	<b>48.0%</b>	<b>2,930</b>

Source: HUD CHAS Data (2013-2017 ACS), August 2020.

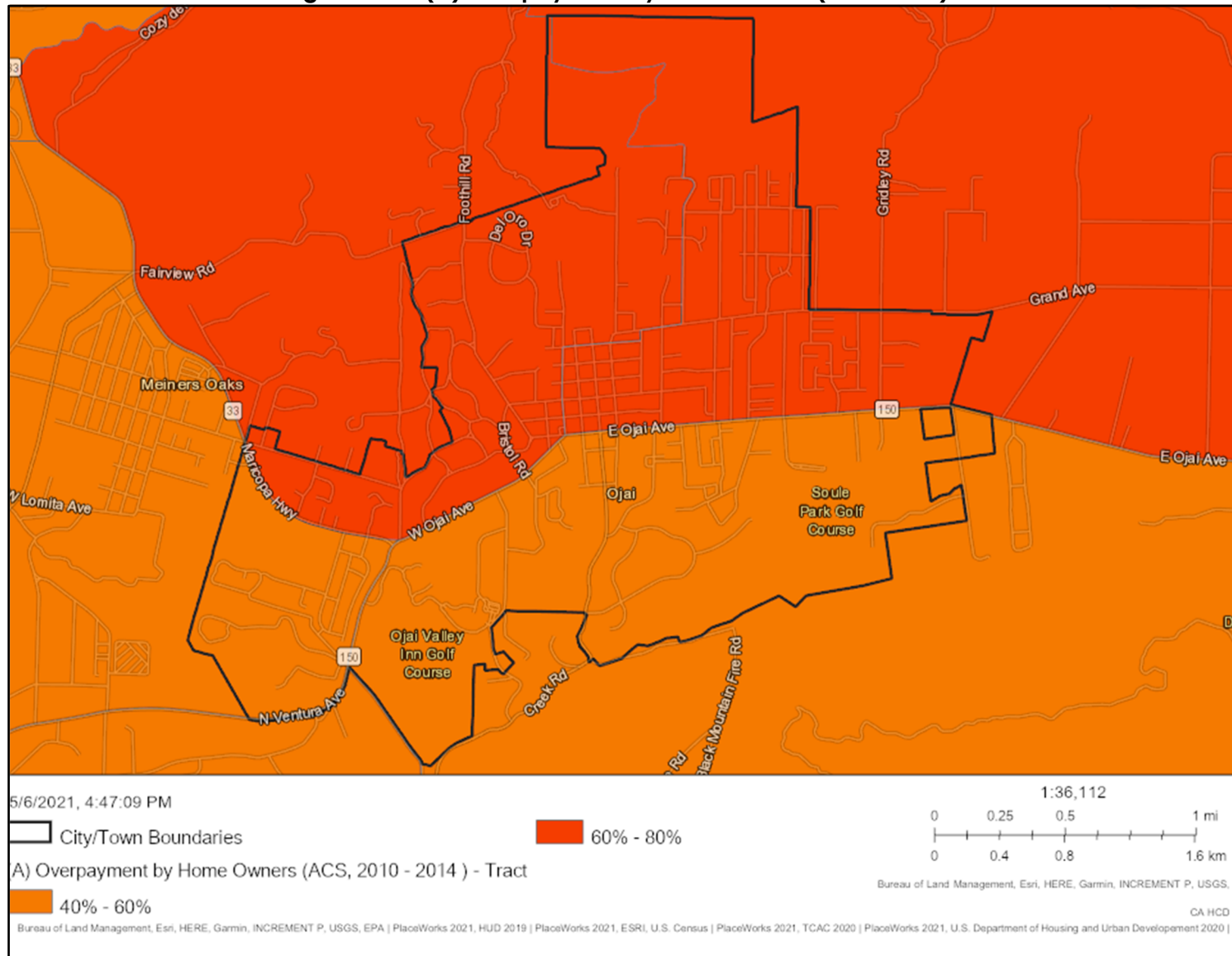
**Table D-8: Cost Burden by Tenure and Income Level**

Household Income	Renter-Occupied Households	Owner-Occupied Households	Total Households
0-30% HAMFI	325	115	440
Cost burdened (>30%)	83.1%	91.3%	85.2%
Severely cost burdened (>50%)	78.5%	91.3%	81.8%
31-50% HAMFI	215	130	345
Cost burdened (>30%)	93.0%	61.5%	79.7%
Severely cost burdened (>50%)	67.4%	38.5%	55.1%
51-80% HAMFI	175	215	390
Cost burdened (>30%)	45.7%	62.8%	53.8%
Severely cost burdened (>50%)	8.6%	23.3%	16.7%
81-100% HAMFI	285	175	460
Cost burdened (>30%)	73.7%	45.1%	64.1%
Severely cost burdened (>50%)	10.5%	2.3%	8.7%
>100% HAMFI	280	1,020	1,300
Cost burdened (>30%)	0.0%	20.6%	16.2%
Severely cost burdened (>50%)	0.0%	1.5%	1.2%
<b>Total Households</b>	<b>1,280</b>	<b>1,650</b>	<b>2,930</b>
Cost burdened (>30%)	59.4%	36.9%	46.6%
Severely cost burdened (>50%)	34.8%	13.6%	22.8%

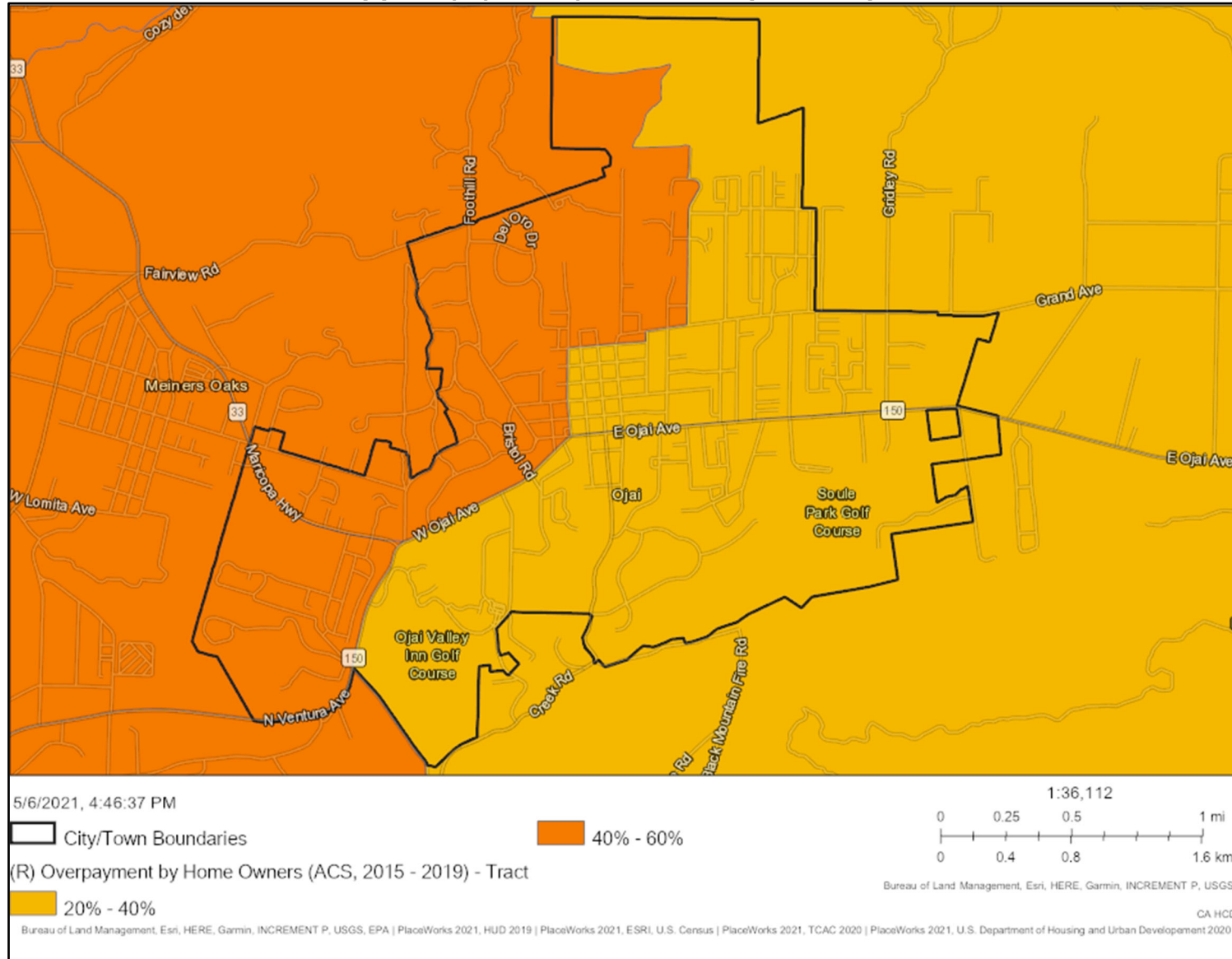
Note: HAMFI = HUD Area Median Family Income  
Source: HUD CHAS Data (2013-2017 ACS), August 2020.



Figure D-14: (A) Overpayment by Homeowners (2010-2014)

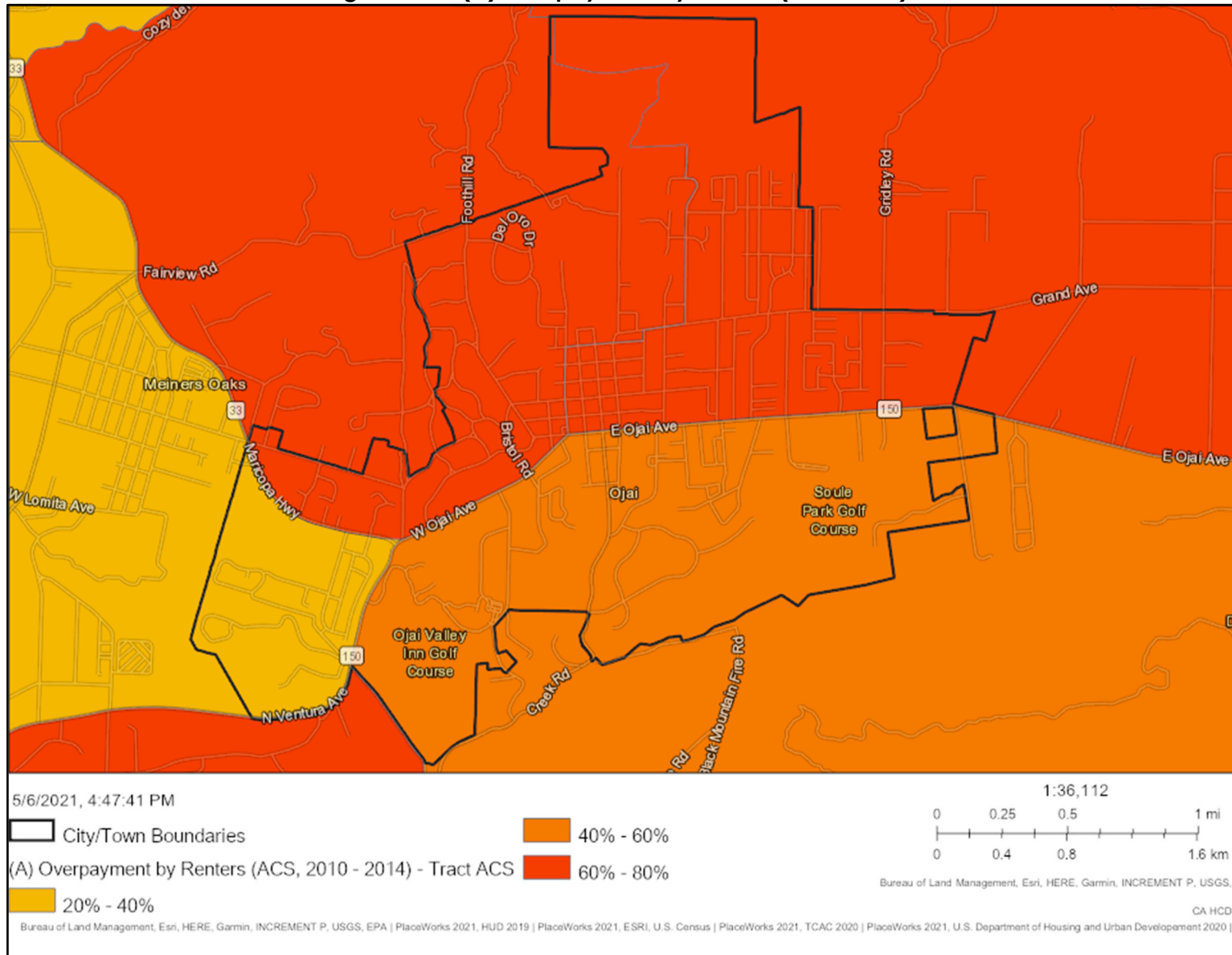


(B) Overpayment by Homeowners (2015-2019)

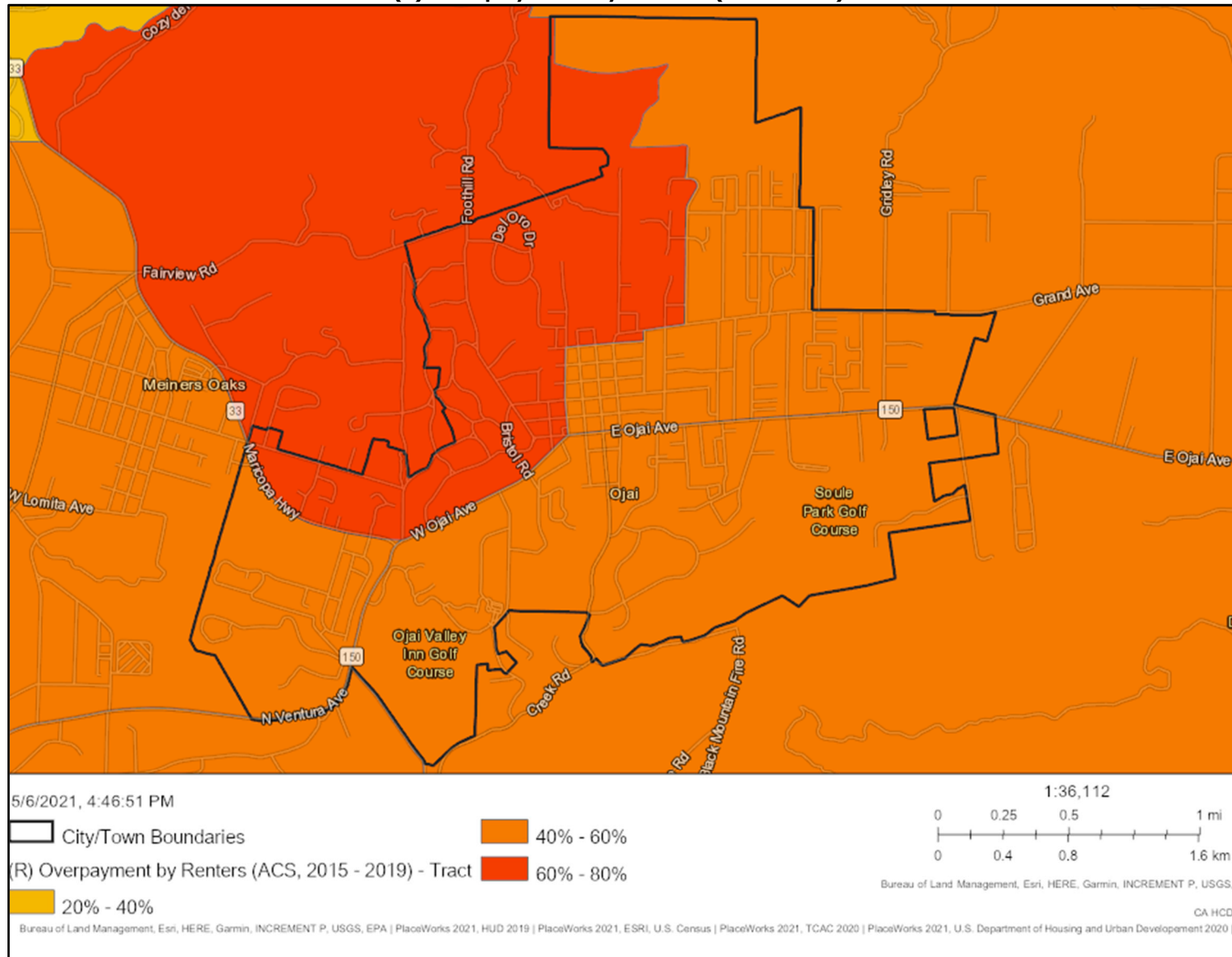


Source: HCD AFFH Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Figure D-15: (A) Overpayment by Renters (2010-2014)



(B) Overpayment by Renters (2015-2019)



Source: HCD AFFH Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

## Overcrowding

HUD defines households with more than one person per room as overcrowded and households with more than 1.5 persons per room as severely overcrowded. Overcrowding is not an issue for many Ojai households. According to 2020 HUD CHAS data, there are no overcrowded owner-occupied households. There are also no severely overcrowded households Citywide, regardless of tenure. Only 14 (1%) of renter-occupied households are overcrowded, including 10 households earning over 100% of the area median income and four households earning between 60 to 80% of the area median income. There are no areas in the City where concentrations of overcrowded households exceed the Statewide average of 8.2%.

## Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Lack of complete kitchen or plumbing facilities by tenure is presented in **Table D-9**. There are no owner-occupied households lacking complete kitchen or plumbing facilities in Ojai. However, 11% of renter-occupied households lack complete kitchen facilities and 5.7% lack complete plumbing facilities, a significantly higher proportion than the County (2.5% and 0.6%, respectively).

**Table D-9: Lacking Complete Kitchen or Plumbing Facilities**

Substandard Housing Condition	Renter-Occupied		Owner-Occupied		Total	
	Households	Percent	Households	Percent	Households	Percent
<b>Ojai</b>						
Lacking complete kitchen facilities	152	11.0%	0	0.0%	152	4.9%
Lacking complete plumbing facilities	78	5.7%	0	0.0%	78	2.5%
<b>Ventura County</b>						
Lacking complete kitchen facilities	2,522	2.5%	301	0.2%	2,823	1.0%
Lacking complete plumbing facilities	582	0.6%	288	0.2%	870	0.3%

Source: 2015-2019 ACS (5-Year Estimates).

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

As shown in **Table D-10**, over 50% of housing in all tracts is older than 50 years. Approximately 64% of housing units Citywide are older than 50 years, significantly more than 36% in the County. Tracts 9.03 and 10.02 have the largest proportion of housing units built in 1969 or earlier, and over 90% of units in tract 9.01 are 30 years or older. Aging housing is an issue throughout Ojai and is not generally concentrated in one area of the City.

**Table D-10: Housing Age**

Age of Housing Units	Census Tract				Ojai	Ventura County
	9.01	9.02	9.03	10.02		
1969 or earlier (50+ Years)	55.0%	47.2%	61.4%	65.5%	63.9%	36.0%
1970-1989 (30-50 Years)	36.2%	29.1%	25.5%	21.2%	28.8%	40.7%
1990 or Later (<30 Years)	8.8%	23.7%	13.1%	13.3%	7.3%	23.3%
Source: 2015-2019 ACS (5-Year Estimates).						

**Displacement Risk**

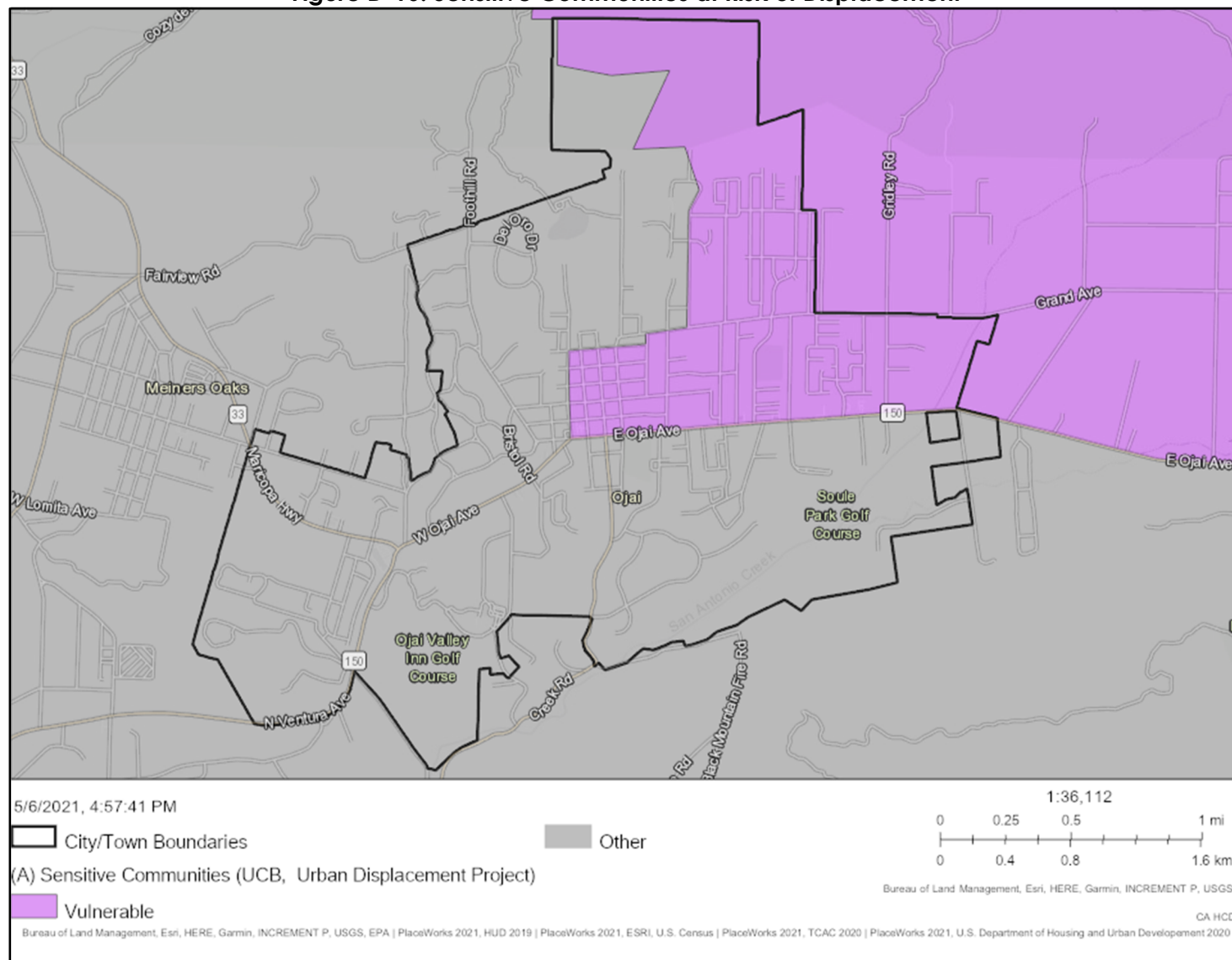
HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

HCD has identified one vulnerable community in Ojai located in the northeastern section of the City (**Figure D-16**). This area has a higher concentration of racial/ethnic minorities, a lower percentage of children in married couple households, and two block groups with LMI populations over 50% (see **Figure D-2**, **Figure D-4**, and **Figure D-5**).



Figure D-16: Sensitive Communities at Risk of Displacement



Source: HCD AFFH Data Viewer, Urban Displacement Project (2020), 2021.

## 6. Sites Inventory

The City will utilize a housing overlay (SPL Overlay) to accommodate the lower income RHNA. SPL Overlay sites are shown in the figures presented in the previous analysis. All SPL Overlay sites used to meet the City's 2021-2029 RHNA are located in block groups where 21% to 40% of the population belongs to a racial or ethnic minority group and tracts where 10% to 20% of the population experiences a disability (see **Figure D-2** and **Figure D-3**). Most lower income RHNA units are in tracts where 60% to 80% of children live in married couple households, and 29.5% are in tracts where more than 80% of children live in married couple households (see **Figure D-4**). A larger proportion of SPL Overlay units used to meet the lower income RHNA are also in LMI areas where more than 50% of households are low or moderate income. Nearly 30% of units are in block groups where only 25% to 50% of households are LMI (see **Figure D-5**). All SPL Overlay sites are in high resource tracts (see **Figure D-9**).

The City uses ADU projections to satisfy the moderate and above moderate income RHNA.

## 7. Summary of Fair Housing Issues

**Error! Reference source not found.** summarizes the fair housing issues identified in this Fair Housing Assessment.

**Table D-11: Summary of Fair Housing Issues**

Fair Housing Issue	Summary
<b><i>Enforcement and Outreach</i></b>	<ul style="list-style-type: none"><li>• The City has committed to complying with State and federal fair housing law, including the Fair Employment and Housing Act and related regulations.</li><li>• The HRC contracts with Ventura County to provide fair housing services Urban County jurisdictions, including Ojai.</li><li>• Between 2017 and 2019, HRC opened 35 housing discrimination complaints in the County: 43% on the basis of disability, 14% on the basis of race, and 11% on the basis of familial status.</li><li>• HUD recorded five FHEO inquiries from Ojai residents between 2013 and 2021; four failed to respond and one was found to have no valid issue.</li><li>• There is one 101-unit public housing building in Ojai.</li><li>• Tracts along the northeastern and southwestern City boundaries have the highest concentration of renters receiving HCVs (0-5% of renters).</li></ul>
<b><i>Integration and Segregation</i></b>	
Race/Ethnicity	<ul style="list-style-type: none"><li>• Based on HUD dissimilarity indices, segregation between Non-White/White communities in the Urban County is moderate and is slightly more segregated than the County has a whole.</li><li>• Less than 20% of Ojai residents belong to a racial/ethnic minority group compared to 55% Countywide.</li></ul>



**Table D-11: Summary of Fair Housing Issues**

Fair Housing Issue	Summary
	<ul style="list-style-type: none"> <li>• Most block groups in Ojai have racial/ethnic minority concentrations between 21 and 40%, block groups along the northwestern border and the eastern corner have racial/ethnic minority concentrations below 20%.</li> <li>• All SPL Overlay sites used to meet the lower income RHNA are in block groups with racial/ethnic minority concentrations between 21 and 40%.</li> </ul>
Disability	<ul style="list-style-type: none"> <li>• 16% of Ojai residents experience a disability compared to 11% in the County; disability was most common amongst American Indian/Alaska Native residents (100% of 9 total residents) and Black residents (85.7% of 49 total residents).</li> <li>• 28% of Ojai residents are age 65 and older compared to 15% Countywide.</li> <li>• All tracts in the City have a disabled population between 10 and 20%.</li> </ul>
Familial Status	<ul style="list-style-type: none"> <li>• 21.4% of Ojai households are households with children, 2.9% are single-parent households, and 2.6% are single-parent female-headed households.</li> <li>• 60-80% of children in tracts along the northeastern and southwestern City boundaries live in married couple households; in the rest of the City, more than 80% of children live in married couple households.</li> <li>• There is no area in the City where the percent of children in female-headed households exceeds 20%.</li> <li>• 68.3% of units used to meet the lower income RHNA are in tracts where 60-80% of children are in married couple households.</li> </ul>
Income	<ul style="list-style-type: none"> <li>• 40% of Ojai households earn 80% or less of the County AMI, similar to the share Countywide.</li> <li>• One block group in the City has an LMI population below 25%, two block groups have LMI populations from 50-75%, and the rest of the City has LMI populations from 25-50%.</li> <li>• 68.3% of SPL Overlay units are in block groups with an LMI population between 50 and 75%</li> </ul>
<b><i>Racially or Ethnically Concentrated Areas of Poverty</i></b>	
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)	<ul style="list-style-type: none"> <li>• There are four R/ECAPs in Ventura County, none are located in Ojai.</li> </ul>
Racially or Ethnically Concentrated Areas of Affluence (RCAAs)	<ul style="list-style-type: none"> <li>• There is one RCAA in Ojai located in the eastern corner of the City.</li> <li>• All of Ojai is predominantly White.</li> <li>• Block groups in the center of the City and along the western boundary have median incomes below the HCD 2020 State median of \$87,100.</li> </ul>
<b><i>Access to Opportunities</i></b>	<ul style="list-style-type: none"> <li>• Based on HUD's Opportunity Indicators, Hispanic Urban County residents are most likely to be impacted by poverty, low school proficiency, low labor market participation rates, and poor environmental quality.</li> </ul>

**Table D-11: Summary of Fair Housing Issues**

Fair Housing Issue	Summary
	<ul style="list-style-type: none"> <li>According to Fair Housing Task Force Opportunity Maps, four Ojai block groups are Highest Resource, two are High Resource, one is Moderate Resource, and one is Moderate Resource (Rapidly Changing).</li> <li>All SPL Overlay units used to meet the City's lower income RHNA are in high resource tracts.</li> </ul>
Economic	<ul style="list-style-type: none"> <li>Three tracts received TCAC economic scores in the highest percentile, three tracts scored between 0.25 and 0.50, and one tract scored in the lowest percentile; the southern half of the City generally received lower economic scores.</li> </ul>
Education	<ul style="list-style-type: none"> <li>Three tracts received TCAC education scores in the highest percentile (along the southern and eastern City boundaries), one tract scored between 0.50 and 0.75 (northern City boundary), and three tracts scored between 0.25 and 0.50 (western City boundary).</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>Five tracts received TCAC economic scores in the highest percentile (northern section of the City), one tract scored between 0.50 and 0.75 (southern City boundary), and one tract scored between 0.25 and 0.50 (western corner).</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>Block groups along on the southern side of the City are generally located closest to employment opportunities; the block group in the western corner of the City has the least access to employment opportunities.</li> <li>There are no HQTAs in Ojai.</li> </ul>
<b>Disproportionate Housing Needs</b>	
Cost Burden	<ul style="list-style-type: none"> <li>48% of Ojai households have one or more housing problem including 46.6% cost burdened households.</li> <li>59.4% of renter households and 36.9% of owner households in the City are cost burdened.</li> <li>Overpayment by homeowners is more common along the western City boundary (40-60% overpaying) compared to the eastern side of the City (20-40% overpaying); overpayment amongst homeowners has generally decreased since the 2010-2014 ACS.</li> <li>Overpayment by renters is more common along the western City boundary (60-80% overpaying) compared to the eastern and southern sides of the City (40-60% overpaying); overpayment amongst renters has increased since the 2010-2014 ACS.</li> </ul>
Overcrowding	<ul style="list-style-type: none"> <li>Only 14 renter-occupied households (1%) are overcrowded in Ojai; there are no overcrowded owner-occupied households.</li> </ul>

**Table D-11: Summary of Fair Housing Issues**

Fair Housing Issue	Summary
Substandard Housing Conditions	<ul style="list-style-type: none"><li>• 11% of Ojai renter households lack complete kitchen facilities and 5.7% lack complete plumbing facilities, significantly more than the County; there are no owner households in the City lacking complete kitchen or plumbing facilities.</li><li>• 63.9% of Ojai housing units are 50 years or older compared to only 36% Countywide.</li></ul>
Displacement	<ul style="list-style-type: none"><li>• HCD has identified one vulnerable community at risk of displacement in Ojai, located in the northeastern section of the City</li></ul>

The 2020 AI concluded the following were impediments to Fair Housing Choice in the Ventura County area. The relevance to Ojai is included below:

**Housing discrimination based on protected class is still prevalent.** Instances of housing discrimination are indicated through community feedback, HUD and DFEH cases, and information provided to non-profit and government organizations. According to HMDA data for the City of Ojai, Hispanic/Latino loan applicants made up only 6.4% of total applicants in 2019, despite making up 15% of the total population. Approximately 63.7% of loan applications submitted by non-Hispanic White residents were originated or approved, while only 51.7% of loan applications submitted by a minority applicant were originated or approved. Black and Hawaiian/Pacific Islander applicants were approved at the lowest rates.

**Lack of consistent and easily accessible fair housing information available online.** Ojai does not include easily accessible fair housing information on its City website. The City does not include information about fair housing requirements and laws or available services such as the HRC.

**Hate crimes continue throughout Ventura County, excluding Ojai.** Between 2014 and 2019, 90 hate crimes were reported throughout the County; however, no hate crimes were reported in the City of Ojai.

**Fair housing testing for discriminatory practices in private rental and home sales markets is limited.** Ten fair housing tests were conducted by the Housing Rights Center (HRC) to investigate housing discrimination in 2018. None of the tests were conducted in Ojai.

**The wage gap between men and women widens as the level of education increases.** The wage gap between men and women in Ojai is the second most pronounced in the County, after Thousand Oaks. The median earnings for male Ojai residents are \$30,000 more than the median female earnings. The 2020 AI included the GINI index which measures income inequality within a given area. Ojai had a GINI index value of 0.48, representing the most severe income inequality in the County.

**Ventura County is moderately segregated by race and ethnicity but not segregated by housing value.** There are no areas of high poverty and segregation or R/ECAPs in the City. There are no census tract blocks in the City with minority populations above 50%. According to the 2020 AI, Ventura County was the second highest ranking metro area for equal housing values in the United States.

**A majority of the housing stock in the County was built prior to 1980 and may need rehabilitation in the near future.** According to the 2020 AI, Ojai has one of the oldest housing stocks in Ventura County. Over 80% of the City's housing stock was built before 1980. Home rehabilitation can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors.

**Accommodations for seniors with disabilities must be expanded as the senior population continues to grow.** Ojai has both the largest proportion of residents over 65 years old and the largest proportion of residents with a disability in the County. A majority of housing discrimination complaints filed with the HRC Countywide were related to physical disability (66%) and mental disability (20%). However, most discrimination complaints were filed in other Ventura County cities (Simi Valley, Camarillo, and Thousand Oaks). Between 2013 and 2021, there were only five FHEO inquiries from Ojai residents.

**Disparities in access to homeownership opportunities.** On average, 36% of housing units in the County are renter-occupied. In Ojai, nearly 50% of housing units are renter-occupied. Renters are more likely to experience discriminatory lending practices due to conditions in the housing market that are beyond their control.

## **C. Identification and Prioritization of Contributing Factors**

The following are contributing factors that affect fair housing choice in Ojai.

### **1. Insufficient and Inaccessible Outreach and Enforcement**

The 2020 AI and the Fair Housing Assessment found that outreach and enforcement were inadequate in most Ventura County cities, including Ojai. The City website lacks up-to-date fair housing information related to discriminatory practices, state and federal fair housing laws, and fair housing services. The 2020 AI also indicated that Ojai does not display fair housing information on their public counters. Housing choice vouchers tend to be concentrated in renter-households in the southwestern and northeastern sections of the City. Ventura County contracts with HRC to provide fair housing services, including fair housing testing, to CDBG jurisdictions (Ojai, Fillmore, Moorpark, Port Hueneme, and Santa Paula), Camarillo, Simi Valley, and Thousand Oaks. HRC has tested for discrimination at an average of ten sites annually, none of which were in Ojai.

#### ***Contributing Factors***

- Lack of accessible fair housing information and variety of inputs media
- Lack of marketing fair housing events such as fair housing conferences, resource fairs, and community meetings
- Insufficient fair housing enforcement and testing

### **2. Concentration of Special Needs Groups**

This Fair Housing Assessment found a concentration of low and moderate income households in two census tracts, one north of East Ojai Avenue and one along the northern City boundary. These areas have larger racial/ethnic minority populations and fewer children in married couple households and are considered vulnerable

communities at risk of displacement. Ojai also has sizable elderly (27.9%) and disabled (16.1%) populations compared to the County and similar jurisdictions. These households require increased access to affordable housing and improved infrastructure and public facilities.

***Contributing Factors***

- Lack of private investment
- Location and type of affordable housing
- Lack of sidewalks, pedestrian crossings, or other infrastructure

**3. Substandard Housing Conditions**

While there are no owner-occupied households in Ojai lacking complete plumbing or kitchen facilities, 11% of renter-occupied households lack complete kitchen facilities and 5.7% lack complete plumbing facilities, more than the share in the County. The 2020 AI and this Fair Housing Assessment both found that Ojai has a large share of aging housing units that may require rehabilitation. Nearly 64% of the City's housing stock was built prior to 1970 (50+ years old), and over 90% was built prior to 1990 (30+ years old). Aging housing units were not found to be concentrated in one area of the City.

***Contributing Factors***

- Age of housing stock
- Cost of repairs or rehabilitation

**4. Displacement Risk of Low Income Residents Due to Economic Pressures**

The northeastern section of the City is considered a vulnerable community at risk of displacement. This area also has a higher concentration of special needs groups, including low and moderate income households. Between 40% and 60% of renters in this area overpay for housing.

***Contributing Factors***

- Unaffordable rents
- Concentration of poverty in some tracts
- Availability of affordable housing

**D. Priorities, Goals, and Actions**

**Error! Reference source not found.** presents a summary of the issues, contributing factors, and the City's actions in addressing the fair housing issues identified in the 2020 Ventura County Analysis of Impediments to Fair Housing Choice and this Fair Housing Assessment.

**Table D-12: Summary Matrix of Fair Housing Issues and Actions for Mitigation**

AFH Identified Fair Housing Issue	Contributing Factors	City Action
Fair Housing Enforcement and Outreach Housing Mobility	<ul style="list-style-type: none"> <li>• Insufficient and inaccessible outreach and enforcement <ul style="list-style-type: none"> <li>▪ Lack of accessible fair housing information and variety of inputs media</li> <li>▪ Lack of marketing fair housing events such as fair housing conferences, resource fairs, and community meetings</li> <li>▪ Insufficient fair housing enforcement and testing</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Update and annually review the City website to provide adequate, up-to-date fair housing information including an overview and definition of fair housing, examples of discriminatory practices, summary of state and federal fair housing laws, and fair housing services provided by HRC.</li> <li>• Expand access to community meetings and HRC-hosted events by publishing fair housing information in various media sources (e.g., public counters and social media platforms – Facebook, Instagram, Twitter, YouTube, etc.).</li> <li>• Work with Ventura County to expand the scope of services contract for fair housing services with HRC to include additional fair housing testing for discriminatory practices, as outlined in the 2020 AI. <ul style="list-style-type: none"> <li>▪ Encourage the Housing Authority of the County of Ventura to expand the scope of services contract to include fair housing discrimination testing in Ojai.</li> <li>▪ Comply with routine reporting activities if fair housing discrimination testing is expanded to include Ojai sites.</li> </ul> </li> <li>• Expand education and outreach efforts, with specific efforts outreaching to small rental properties where the owners or managers may not have education or training in state and national fair housing laws.</li> <li>• Continue regional participation in fair housing initiatives including continued financial support of the HRC.</li> <li>• Promote equal opportunity for all residents and embody affirmative marketing and anti-discrimination clauses in all affordable housing agreements.</li> <li>• Provide, to the extent legally permissible, preferences to persons and households currently residing or employed in Ojai regarding occupying new affordable housing.</li> <li>• Ensure multi-lingual outreach and education is being conducted by HRC for City residents.</li> <li>• Promote the use of Section 8 assistance in the City, specifically assist the HRC in promoting the new State laws (SB 329 and SB 222) on source of income protection that recognizes public assistance as a legitimate source of income for housing payments.</li> </ul>
New Housing Choices in Areas of High Opportunity	<ul style="list-style-type: none"> <li>• Concentration of special needs groups</li> </ul>	<ul style="list-style-type: none"> <li>• Amend the Ojai Municipal Code to address new state laws related to special needs groups by 2022 (AB 101, AB 139,</li> </ul>

**Table D-12: Summary Matrix of Fair Housing Issues and Actions for Mitigation**

AFH Identified Fair Housing Issue	Contributing Factors	City Action
Place-Based Strategies to Encourage Community Revitalization	<ul style="list-style-type: none"> <li>▪ Lack of private investment</li> <li>▪ Location and type of affordable housing</li> <li>▪ Lack of sidewalks, pedestrian crossings, or other infrastructure</li> </ul>	<p>AB 2162) (Program 9 – Housing for Persons with Special Needs).</p> <ul style="list-style-type: none"> <li>• Continue to enforce the Reasonable Accommodation Ordinance to ensure housing providers accommodate persons with disabilities through reasonable and necessary housing modifications and provide reasonable accommodation procedures on the City website by 2022 (Program 10 – Reasonable Accommodation for Persons with Disabilities).</li> <li>• Encourage affordable housing development through the Density Bonus Ordinance and amend the ordinance to comply with state laws by the end of 2022 (AB 1763, SB 1227, AB 2345) (Program 8 – Density Bonus).</li> <li>• Promote City ADU programs on the City website with the goal of achieving 120 ADUs, JADUs, or legalized units during the 6<sup>th</sup> cycle Housing Element planning period and develop a monitoring plan to ensure ADU construction goals are met (Program 4 – Increase the Supply of Accessory Dwelling Units).</li> <li>• Continue to implement the Mortgage Assistance Program and provide homebuyer resources on the City website by 2022 (Program 6 – Mortgage Assistance).</li> <li>• As part of the General Plan update and Ojai Municipal Code amendment (by 2022), expand housing opportunities in additional areas by designating new sites as SPL Overlay.</li> <li>• Through the City's CDBG program, target specific neighborhoods for public improvements, including inaccessible sidewalks, pedestrian crossings, or other infrastructure.</li> <li>• Implement Measure "C", which increased to the hotel tax from 10% to 15% in March 2020, to fund capital improvement projects (street paving, fire mitigation, code enforcement, and climate change mitigation)</li> </ul>
	<ul style="list-style-type: none"> <li>• Substandard Housing Conditions               <ul style="list-style-type: none"> <li>▪ Age of housing stock</li> <li>▪ Cost of repairs and rehabilitation</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Continue to work with the Housing Authority of the County of Ventura and nonprofit organizations to preserve and expand the City's affordable housing inventory through rehabilitation (Program 3 – Affordable Housing Covenants).</li> <li>• Support nonprofits in pursuing funding for acquisition/rehabilitation of housing through the County's HOME program.</li> </ul>

**Table D-12: Summary Matrix of Fair Housing Issues and Actions for Mitigation**

AFH Identified Fair Housing Issue	Contributing Factors	City Action
Protecting Existing Residents from Displacement	<ul style="list-style-type: none"> <li>• Displacement risk of low income residents due to economic pressures               <ul style="list-style-type: none"> <li>▪ Unaffordable rents</li> <li>▪ Concentration of poverty in some tracts</li> <li>▪ Availability of affordable housing</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Continue to enforce the City’s replacement housing requirement for the demolition, removal or conversion of housing that is occupied by and affordable to target income households (Program 15 – Anti-Displacement).</li> <li>• Target resources to displacement risk areas (northeastern area) and consider the community needs in outreach activities (language, meeting days/times, advertisement).</li> <li>• Continue to work with developers to support subsidized housing development, specifically on SPL Overlay sites.</li> <li>• Promote affordable housing development throughout the City and promote the SPL Overlay to property owners and developers.</li> </ul>



## APPENDIX E. GLOSSARY OF TERMS

Term	Definition
AB	Assembly Bill
ADU/JADU	Accessory Dwelling Unit/Junior Accessory Dwelling Unit
ACS	American Community Survey
AFFH	Affirmatively Furthering Fair Housing
AMI	County Area Median Income (determined by HCD)
CBC	California Building Code
CDBG	Community Development Block Grant Program
CHAS (HUD)	Comprehensive Housing Affordability Strategy
CUP	Conditional Use Permit
DDS	California Department of Development Services
DOF	California Department of Finance
EDD	California Employment Development Department
ELI	Extremely low income
GMO	Ojai Growth Management Ordinance
HCD	California Department of Housing and Community Development
HOME	HOME Investment Partnership Program
Household	Occupied Housing Unit
HUD	U.S. Department of Housing and Urban Development
LEAP	Local Early Action Planning
LEED	Leadership in Energy and Environmental Design
LIHTC	Low-Income Housing Tax Credit Program
PLHA	Permanent Local Housing Allocation
RHNA	Regional Housing Needs Assessment
SB	Senate Bill
SB 2	Building Homes and Jobs Act (2017)
SCAG	Southern California Association of Governments
SOAR	Save Open Space and Agricultural Resources
SPL	Special Housing Overlay
TCRC	Tri-Counties Regional Center
VSSTF	Ventura County Social Services Task Force