



Chapter 5 Housing

The County of Ventura's 2021-2029 Housing Element was adopted by the County of Ventura Board of Supervisors on October 12, 2021. The County's Housing Element is currently being reviewed by the California Department of Housing and Community Development for certification and will be updated, if necessary, after certification.
[October 22, 2021]

5 HOUSING

INTRODUCTION

The Housing Element of the General Plan is intended to adequately plan for the existing and future housing needs of the community, including a comprehensive strategy for promoting the production of the County’s “fair share” of the regional housing need. A priority of both state and local governments, Government Code Section 65580 states the intent of creating housing elements:

“The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.”

The following discusses the context for housing policy in the County of Ventura, the organization of the Housing Element, the element’s relationship to other elements of the General Plan, and the public participation process employed in the preparation and adoption of the Housing Element.

Pursuant to State law, the Housing Element identifies goals, policies and programs that focus on the following priorities:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites to accommodate future housing needs for all income and special needs segments of the community;
- Assisting in the development of affordable housing;
- Removing governmental constraints to housing development; and,
- Promoting equal housing opportunities for all County residents.

Format of the Housing Element

The County of Ventura Housing Element contains the following key components that together fulfill the State’s housing element requirements:

- A community profile analysis that includes the County’s demographic characteristics, the characteristics of the existing housing stock, household characteristics and socioeconomic characteristics.
- An analysis of those issues that could constrain the development and/or maintenance of housing, especially affordable housing. Constraints considered include government and non-governmental constraints.
- A discussion of resources available to address the County’s identified housing needs.
- A housing plan for accommodating existing and projected housing needs through new construction, rehabilitation, preservation, and provision of assistance.

Jurisdictional Geography References

Throughout the Housing Element, the following geographic terms will be used:

“Ventura County”: includes the cities as well as the unincorporated areas of the County of Ventura.

“County of Ventura” or “County”: includes only unincorporated areas of Ventura County. The Goals Policies and Programs only apply to the County.

General Plan Consistency

The elements that comprise the County of Ventura’s General Plan are required by state law to be internally consistent. Together these elements provide the framework for the development of facilities, services and land uses necessary to address the needs of County residents. To ensure that these needs are addressed throughout the General Plan, the elements must be interrelated and interdependent. The Housing Element is most directly related to the Land Use Element, since it is the Land Use Element that designates the location and extent of residential development throughout the County through the year 2040.

As the elements of the General Plan are amended in the future, the County will review the Housing Element to ensure internal consistency to the General Plan. Amendments to these other elements in the future may warrant an amendment to the Housing Element or vice versa.

Community Participation

As part of the Housing Element update process, the County implemented the State’s public participation requirements in Housing Element law, from Government Code section 65583(c)(9), that each jurisdiction shall make a diligent effort “to achieve participation of all economic segments of the community in the development of the housing element.” Due to public health stay-at home directives during the COVID-19 pandemic, planned in-person public workshop and stakeholder engagements were converted to virtual online workshops, virtual stakeholder meetings, and surveys. Details on each of these methods is summarized below.

County Planning staff also took proactive steps to provide language access to Spanish speakers throughout the public planning process. Some of the methods utilized to reach out to the Spanish speaking community included noticing hearings in the local Spanish newspaper, *Vida*, providing live Spanish interpretation during public outreach events, translating relevant documents to Spanish (e.g., PowerPoint presentations, Housing Element Fact Sheet, Housing Element survey, and the summaries of questions and answers from virtual public workshops). Additionally, in Fall 2020, staff reached out to the following six local organizations to alert them that Planning Division staff was available to attend meetings to present on the Housing Element update and to receive feedback from their members: Mixteco/Indigena Community Organizing Project (MICOP), Central Coast Alliance United for a Sustainable Economy (CAUSE), Cabrillo Economic Development Corporation (CEDC), House Farm Workers!, League of United Latin American Citizens (LULAC), and the Area Agency on Aging (AAA). These organizations represent and regularly conduct outreach to Spanish speaking and indigenous populations from Mexico and Central America.

Throughout the Housing Element update process, the County received public input through online channels, such as social media platforms and a public survey that was widely distributed. On February 9, 2021, the County Board of Supervisors held a public hearing on the Draft Housing Element, as detailed

below, to receive public comments and directed staff to submit the Draft Housing Element. A total of 13 public comment letters were received as part of this hearing item.

In response to the comments received, Planning staff made revisions to Program “D – Infrastructure Constraints” and Program “E – Farmworker Housing Study.” Additionally, significant edits to the Special Needs Population analysis for farmworkers in Chapter 2 were made. Finally, more detail was added to the infrastructure constraint analysis in Chapter 3.

Staff noted that one or more of the following themes were prevalent in the public comments received: (1) concerns were expressed that went beyond the scope of housing production; (2) some suggested that the programs and policies were already addressed through existing planning documents and reports on an ongoing basis; and, (3) action items were suggested that have been addressed outside the Housing Element through other County agencies, such as furthering the County’s legislative agenda at the State level. Comments that fell into these categories generally did not result in changes to the Draft Housing Element. A complete list of public comments can be found in Appendix C.

County staff anticipates the final draft Housing Element will be reviewed by the Planning Commission and Board of Supervisors in Fall 2021. Based on comments and direction received from the Planning Commission, Board of Supervisors and the public, directed revisions may be made prior to submittal of the Final Housing Element to HCD for their 90-day certification review.

Regional Consolidated Plan and Analysis of Impediments to Fair Housing Public Outreach (August - October 2019)

The Ventura County Regional Five-Year Consolidated Plan (Regional Consolidated Plan) is a collaborative document developed between all 10 incorporated cities and unincorporated Ventura County. The County of Ventura was the lead agency in the development of this Regional Consolidated Plan adopted by the Board of Supervisors on May 5, 2020. An approved Regional Consolidated Plan is needed for the County to receive federal funding from sources such as the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and the HOME Investment Partnerships Program (HOME). To accept federal funding, the County is also required to submit a Regional Analysis of Impediments to Fair Housing Choice (AI) in conjunction with the Regional Consolidated Plan. The AI presents a demographic profile of Ventura County, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents.

As a part of the Regional Consolidated Plan and AI effort, the County Community Development Division staff conducted a public outreach campaign to gather resident and stakeholder feedback on housing and community development needs across the community. Over a period of three months, community engagement efforts included six community meetings, six stakeholder meetings, three focus groups, two surveys (one administered to residents and another to stakeholders), and a 30-day public review period. A summary of the outreach efforts from the public engagement can be found in the Regional Consolidated Plan which is available on the Community Development Division webpage: www.ventura.org/county-executive-office/community-development/hud-plans-reports/.

Accessory Dwelling Unit Survey (May-June 2020)

On May 4, 2020, the Planning Division distributed approximately 350 letters by mail to survey property owners who had been issued a building permit for an accessory dwelling unit (ADU) in the past. The purpose of the survey was to gather rental information on the ADUs as well as to gather input on how to facilitate the process of ADU permitting in the future from those that have gone through the process. The survey garnered a total of 148 respondents (approximately a 42 percent response rate) a large percentage

of whom lived in the Ojai, Somis and Camarillo areas. A majority of the respondents lived in one or two-bedroom detached ADUs, paying rents which fell in the extremely low-income category of \$730/month and lower. Individual responses gathered through the ADU survey touched on the following themes:

- Improving the permit and development process (such as streamlining the permitting process and fees, remove regulatory barriers, etc.);
- Lack of knowledge about the County’s free building plans for ADUs;
- Most ADUs are being used as rental units or as housing for family members;
- It was suggested the County should subsidize the development of ADUs when they are used for affordable housing;
- ADUs are often utilized for housing farmworkers and are crucial for that purpose;
- The CC&Rs for some housing developments do not allow ADUs to be rented to persons other than the immediate family, which is prohibited by Civil Code section 4751;
- Concerns about the impacts of ADUs on the residential neighborhood were expressed;
- The high expense related to installation of a separate utility meter for the ADUs was mentioned;
- ADUs serve as a source of supplemental income;
- ADUs are a good source of affordable housing; and,
- Lack of information on financing and insurance options for ADUs.

The input provided through the survey was used to shape the Housing Element policies and programs. A more detailed summary of the survey responses can be found in Appendix C.

Housing Element Virtual Workshop (August 2020)

In response to the declared state and local emergencies due to the novel coronavirus, the first Housing Element public workshop was held virtually on Zoom. It was recorded and made available afterward on the [project webpage](#). The County held the virtual community meeting on August 26, 2020. Approximately 43 people registered to participate in the workshop. The staff PowerPoint slides were shown in English and Spanish on the Zoom platform to the audience during the presentation. The workshop was presented in English with live Spanish interpretation and a link was placed on the project webpage for future viewing. A virtual meeting flyer was distributed in both English and Spanish to announce the event. A summary list of the questions and answers provided during the workshop was posted on the project webpage in both English and Spanish for the public to view. These resources can be found in Appendix C.

Housing Element Survey (September – November 2020)

In order to obtain a range of input from community members that reflected the broad economic and demographic spectrums of the county in the absence of in-person workshops, County staff disseminated a detailed housing needs survey to the public and community stakeholders to gain a deeper understanding of resident housing needs. The survey consisted of eight questions designed to better understand the housing needs and priorities for residents of the unincorporated area of Ventura County. The housing needs survey was advertised via the County website, the County Facebook page, and on the County’s NextDoor platform. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 114 stakeholders, including public agency representatives, non-profit

organizations, real estate professionals, service providers, housing advocacy groups, and housing developers. This group of stakeholders was asked to post the survey on their social media platforms and to disseminate the survey in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers.

The survey garnered 88 responses, a third of the respondents lived in the unincorporated area. Over half the overall number of respondents were over the age of 55. Seventy percent of respondents owned their own home, citing affordability, low crime rates, a feeling of safety, and proximity to parks and open space as the most common reasons for choosing the location of their residence. Of the 88 responses received, 40 individuals provided written comments. Common themes raised in the written comments included the following:

- The need for affordable housing options in all neighborhoods in the County– for low-income population, transitional youth, farmworkers, seniors, inclusionary housing, etc.;
- Ensure the County has adequate infrastructure (water supply, sewer, transit, roadway connections) to support the proposed housing;
- Reduce regulatory barriers and streamline the permitting process;
- Explore options for rehabilitation of blighted commercial properties into housing, or for the homeless population;
- Encourage a variety of housing types such as duplexes, mixed use/live work, higher density, tiny homes, etc.;
- Locate higher density and affordable housing options closer to transportation and around public open spaces such as parks and protected bike networks;
- Retain open spaces in residential neighborhoods;
- Ensure stability of low-income rental housing and Section 8 housing;
- Locate higher density housing near existing communities; and,
- Prioritize green building practices such as native landscaping in neighborhoods and wildlife-friendly planning.

The input provided through the survey was used to shape the Housing Element policies and programs. A complete list of the comments received, and a summary of the survey responses can be found in Appendix C.

Stakeholder Meetings

General Plan Housing Focus Group meeting – March 2018

The Planning Division General Plan update team conducted a Housing Focus Group meeting that consisted of community stakeholders with an interest in housing and members of the public. The meetings discussed housing related topics, including the various impediments to the development of affordable housing. Additionally, the attendees completed a survey that asked each participant to prioritize a list of criteria to help inform future growth policies. A list of attendees, a summary of the focus group discussion, and survey results can be found in Appendix C.

Farmworker Housing Stakeholder Meeting – January 2020

Planning Division staff conducted a stakeholder meeting which included representatives from the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government officials such as the Agricultural Commissioner's Office, and nonprofit housing developers. Staff presented the current County regulations for farmworker housing and discussed the changing trends in farming and farmworker households as well as the evolving housing needs for permanent, seasonal and temporary farmworkers. A complete list of meeting attendees can be found in Appendix C.

Draft Housing Element Virtual Q&A Session (January 2021)

The draft Housing Element was made available to the public on January 20, 2021 and announced to the public through the stakeholder mailing list and on the project webpage. A virtual community meeting to answer questions on the draft document was conducted on January 27, 2021. The virtual meeting was conducted in English with simultaneous Spanish interpretation. The entire session was recorded and made available in both languages on the [Housing Element update webpage](#). Approximately 27 people registered to participate in the Q&A Session. A summary list of the questions and answers provided during the workshop were posted on the project webpage in both English and Spanish for the public to view. These resources can be found in Appendix C.

Board of Supervisors Hearing on Draft Housing Element (February 2021)

On February 9, 2021, a Board of Supervisors hearing on the draft 2021-2029 Housing Element was held to receive comments from the public and from the Board of Supervisors. Notice of the Board hearing was made on the project website and distributed to the Housing Element stakeholder list using Mailchimp (approximately 114 contacts) with a two-page Housing Element Fact Sheet (published in English and Spanish). Additionally, the Board hearing notice was published in Spanish in *Vida* newspaper and in English in the *Ventura County Star*, *Ojai Valley News*, and the *Mountain Express*. The hearing itself was streamed live on the County's Facebook platform in English and in Spanish. Mixtec interpretation services were made available upon request on the Spanish Facebook platform. A total of 13 public comment letters were received on this agenda item.

County staff considered all public comments submitted on the Draft Housing Element and made revisions to the March 2021 version of the draft Housing Element before submitting the document to HCD for review. The Board letter, presentation, fact sheet, and public comments received can be found in Appendix C.

A follow up email was sent on April 21, 2021 to two community organizations that provided substantial feedback: House Farmworkers! and the Ventura County Coalition of Labor, Agriculture and Business (VC CoLAB). The intent was to answer questions, explain the revision process for the Housing Element, and collect any additional comments that members of the two organizations felt needed to be addressed in the Housing Element. A follow up meeting with House Farmworkers! was held on May 12, 2021.

SECTION 5.1 COMMUNITY PROFILE

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element discusses the major components of housing need including the trends in County population, households, and employment base and the type of housing available. Since these changes have not occurred in a vacuum, the regional context is also presented.

Sources of Information

Most of the demographic information provided throughout this chapter is based on the following sources: the 2010 Census, the 2014-2018 American Community Survey (2018 ACS), and HCD Pre-Certified Local Housing Data provided by SCAG.

The discussion that follows focuses on the unincorporated areas of the County, though in some cases, SCAG regional, countywide, and city demographics were included to provide both a context for existing housing needs and a regional overview.

Demographic Characteristics

Population characteristics affect the type of housing needs in a community. Population growth, age composition, race/ethnicity, and employment trends help define the housing needs in a community.

Population Trends

The population of Ventura County, including its ten cities, grew by 3 percent between 2010 and 2018 as represented in Table 5-1. During this eight-year period, the unincorporated area's population growth rate of 1.5 percent was lower than the Ventura County rate of 4 percent. SCAG projects that the unincorporated County's rate of growth will be 2.9 percent between 2016 and 2030, representing an increase of 2,815 persons who will need to be housed in the unincorporated County during that time.

**TABLE 5-1
POPULATION GROWTH TRENDS: 2000-2018
VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY**

Jurisdiction	2000 ¹	2010 ¹	Percent Change 2000-2010	2018 ²	Percent Change 2010-2018
Camarillo	57,077	65,201	14.2%	67,543	3.6%
Fillmore	13,643	15,002	10.0%	15,598	4.0%
Moorpark	31,415	34,421	9.6%	36,274	5.4%
Ojai	7,862	7,461	-5.1%	7,555	1.3%
Oxnard	170,358	197,899	16.2%	207,568	4.9%
Port Hueneme	21,845	21,723	-0.6%	22,215	2.3%
Ventura	100,916	106,433	5.5%	110,234	3.6%
Santa Paula	28,598	29,321	2.5%	30,258	3.2%
Simi Valley	111,351	124,237	11.6%	126,199	1.6%
Thousand Oaks	117,005	126,683	8.3%	128,481	1.4%
Unincorporated Areas	93,127	94,937	1.9%	96,187	1.3%
Ventura County	753,197	823,318	9.3%	848,112	3.0%

Source: ¹ US Census Bureau, Census 2000 and Census 2010 Demographic Profile Summary File

² American Community Survey 2014-2018 5-year data, Table S0101.

The majority of the Ventura County population resides within its ten incorporated cities. The population distribution within Ventura County is the result of a 1969 County-City agreement, called the Guidelines for Orderly Development, which directs urban-level development to incorporated cities in Ventura County. That agreement severely limits urban-level development and services within the unincorporated areas. Ventura County’s land use regulations are consistent with the Guidelines for Orderly Development and 97 percent of the land is currently designated and planned for open space or agriculture by the General Plan. Agriculture is an important component of the Ventura County economy, and a substantial amount of land is subject to the State Land Conservation Act (LCA) contracts as shown in Figure 9-10 of the General Plan Background Report. Open space areas include the Los Padres National Forest, Santa Monica Mountains National Recreation Area, and private land trusts.

Most of the population within the unincorporated County resides in the southern section of Ventura County, as the northern section contains the Los Padres National Forest, which is largely uninhabited. Specifically, the unincorporated County’s population resides within areas designated as Existing Community and Urban by the General Plan. The County’s Existing Communities and Area Plans areas are diverse and include inland areas such as Lake Sherwood, Nyeland Acres, Camarillo Heights, Ojai Valley, Las Posas Estates, Santa Susanna Knolls, Saticoy, Ventu Park, and remote areas located in the Los Padres National Forest such as Lockwood Valley. Existing communities also include coastal areas such as Silverstrand, Faria Beach, and Hollywood Beach.

The Decennial Census identifies Census Designated Places (CDPs), which are areas with a concentration of population defined by the United States Census Bureau for statistical purposes. The 2010 Census identified 13 Census Designated Places in unincorporated Ventura County. Many of the CDP boundaries overlap with the Existing Communities and Urban General Plan land use, where most of the unincorporated population resides. Each CDP is listed below with their respective population and represent more densely populated areas with a community identity. Though the general location of these CDPs is accurate, the precise Census geography of these areas does not exactly align with the County’s

designated boundary areas. Thus, population numbers may be slightly higher or lower than anticipated. Nonetheless, a little over half of the unincorporated County’s population resides in CDPs as shown in Table 5-2 below.

TABLE 5-2 CENSUS DESIGNATED PLACE POPULATION: 2010 - 2018		
Census Designated Place	Population 2010¹	Population 2018²
Bell Canyon	2,049	2,391
Casa Conejo (Newbury Park Area)	3,249	3,366
Channel Islands Beach	3,103	2,864
El Rio	7,198	6,505
Lake Sherwood	1,527	1,835
Meiners Oaks (Ojai Valley Area)	3,571	3,508
Mira Monte (Ojai Valley Area)	6,854	6,912
Oakview (Ojai Valley Area)	4,066	4,720
Oak Park	13,811	13,730
Piru	2,063	2,019
Santa Rosa Valley	3,334	3,180
Santa Susana	1,037	1,050
Saticoy	1,027	1,201
TOTAL	52,889	53,281

Source: ¹ US Census Bureau, 2010 Census. SF1DP1
²American Community Survey (ACS) 2014-2018 5-year data. S0101

Age Characteristics

The age distribution of a community is an important factor affecting future housing needs. Traditionally, the younger adult and senior population prefers low- to moderate-cost, smaller units. Persons between 35 to 54 years of age usually reside in large, more expensive units since they typically earn higher incomes and have larger households.

While total population for Ventura County increased 3 percent between 2010 and 2018, according to Table 5-3 below, proportion of the population under 18 years of age decreased by 5.8 percent (12,316 persons). The age group with the greatest increase was the “65 years and over” population, which increased from 11.7 percent of the population to 14.6 percent. The biggest shift in the unincorporated County was also the population of residents 65 years and over, which increased by 35 percent (4,162 persons) between 2010 and 2018.

**TABLE 5-3
AGE DISTRIBUTION: 2010-2018
VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY**

Age Distribution 2018 ¹	Ventura County		Incorporated Cities		Unincorporated County	
	Population	% of total	Population	% of total	Population	% of total
Total Population	848,112		751,925		96,187	
Under 18 years	199,599	23.5%	179,039	23.8%	20,560	21.4%
18 to 24 years	81,828	9.6%	71,378	9.5%	10,450	10.9%
25 to 64 years	443,250	52.3%	394,096	52.4%	49,154	51.1%
65 years and over	123,435	14.6%	107,412	14.3%	16,023	16.7%
Age Distribution 2010 ²	Population	% of total	Population	% of total	Population	% of total
Total Population	823,318		723,381		99,937	
Under 18 years	211,915	25.7%	189,179	26.0%	22,736	23.9%
18 to 24 years	81,371	9.9%	71,673	9.8%	9,698	10.2%
25 to 64 years	433,723	52.7%	383,081	52.6%	50,642	53.3%
65 years and over	96,309	11.7%	84,448	11.6%	11,861	12.5%

Source: ¹American Community Survey (ACS) 2014-2018 5-year data. S0101

²US Census Bureau, 2010 Census. SF1DP1

Race and Ethnicity

Table 5-4 shows some changes in the racial makeup of residents in the County between 2010 and 2018. The number of Hispanic or Latino residents increased by 17 percent (56,734 persons). Amongst the Non-Hispanic or Latino population, the Asian population had the greatest increase at 11 percent (6,143 persons) and the White population decreased by 3.1 percent (12,567 persons). The unincorporated County followed a similar growth trend as the overall Ventura County.

**TABLE 5-4
POPULATION BY RACE AND ETHNICITY: 2010-2018
VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY**

	Ventura County		Incorporated Cities		Unincorporated Areas	
2018 ¹	Population	% of total	Population	% of total	Population	% of total
Total Population	848,112		751,925		96,187	
Hispanic or Latino (of any race)	360,017	42.4%	329,513	43.8%	30,504	31.7%
Non-Hispanic or Latino:	488,095	57.6%	422,412	56.2%	65,683	68.3%
White	388,301	45.8%	333,333	44.3%	54,968	57.1%
Black or African American	13,677	1.6%	12,326	1.6%	1,351	1.4%
American Indian and Alaska Native	2,299	0.3%	1,723	0.2%	576	0.6%
Asian	60,242	7.1%	54,912	7.3%	5,330	5.5%
Native Hawaiian or other Pacific Islander	1,406	0.2%	1,292	0.2%	114	0.1%
Some other Race	1,016	0.1%	897	0.1%	119	0.1%
Two or more Races	21,154	2.5%	17,929	2.4%	3,225	3.4%
2010 ²	Population	% of total	Population	% of total	Population	% of total
Total Population	823,318		723,381		94,937	
Hispanic or Latino (of any race)	331,567	40.3%	302,685	41.6%	28,882	30.4%
Non-Hispanic or Latino:	491,751	59.7%	425,696	58.4%	66,055	69.6%
White	400,868	48.7%	342,125	47.0%	58,743	61.9%
Black or African American	13,082	1.6%	12,096	1.7%	986	1.0%
American Indian and Alaska Native	2,389	0.3%	2,052	0.3%	337	0.4%
Asian	54,099	6.6%	50,342	6.9%	3,757	4.0%
Native Hawaiian or other Pacific Islander	1,353	0.2%	1,248	0.2%	105	0.1%
Some other Race	1,371	0.2%	1,253	0.2%	118	0.1%
Two or more Races	18,589	2.3%	16,580	2.3%	2,009	2.1%

Source: ¹American Community Survey (ACS) 2014-2018 5-year data. DP05

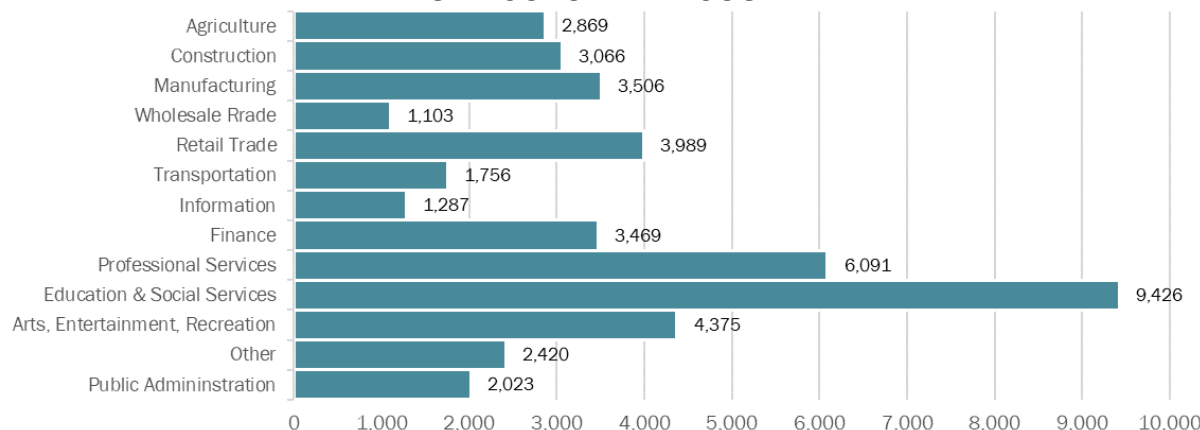
²US Census Bureau, 2010 Census. SF1DP1

Educational Attainment/Employment Trends

An individual’s level of education or training is closely related to their ability to earn a living. Those with advanced degrees and skilled trade certificates tend to earn higher than average salaries. The Unincorporated County has 45,380 workers living within its borders who work across 13 major industrial

sectors. Figure 5-1, below, provides detailed employment information. The most prevalent industry is “Education and Social Services” with 9,426 employees (20.8% of total) and the second most prevalent industry is “Professional Services” with 6,091 employees (13.4% of total).

**FIGURE 5-1
2018 EMPLOYMENT BY INDUSTRY
UNINCORPORATED COUNTY**

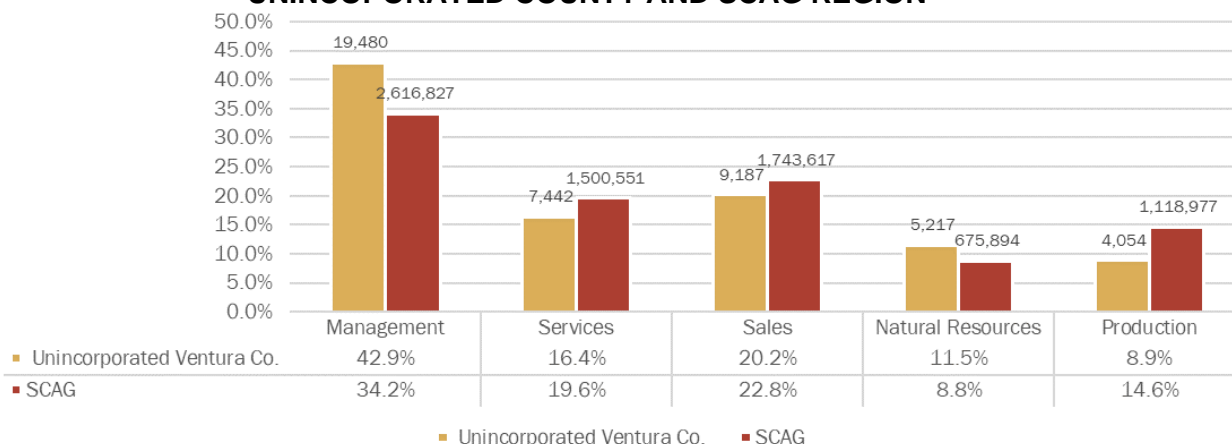


Source: American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

In addition to understanding the industries in which the residents of the unincorporated areas of the County work, it is also possible to analyze the types of jobs they hold. .

Figure 5-2 below shows that the most prevalent occupational category in the County is “Management”, in which 19,480 (42.9% of total) employees work. The second-most prevalent type of work is in “Sales”, which employs 9,187 (20.2% of total) residents in the County.

**FIGURE 5-2
2018 EMPLOYMENT BY OCCUPATION
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

Table 5-5 presents the mean annual wage by occupation in 2019 for Ventura County. The average salary for Ventura County in 2019 was \$55,628.¹

TABLE 5-5 2019 MEAN WAGES BY OCCUPATION VENTURA COUNTY	
Occupation	Mean Annual Wage
Optometrist	\$119,556
Registered Nurse	\$94,090
Fire Fighter	\$92,878
Physical Therapist	\$90,478
Accountant	\$88,268
Computer Programmer	\$86,653
Administrative Assistant	\$72,816
Chiropractor	\$72,114
Elementary School Teacher	\$68,858
Electrician	\$62,874
Carpenters	\$62,000
Social Worker	\$58,104
Graphic Designer	\$53,190
Construction laborers	\$47,304
Janitor	\$40,602
Child Care Worker	\$31,737
Waiters and Waitresses	\$27,485
Farmworkers and Laborers	\$27,083

Source: California Employment Development Department (EDD), Occupational Employment Statistics Survey Results (2019)

Household Trends

A household is defined as all persons occupying a housing unit. Families are a subset of households. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates. Household characteristics play an important role in defining community needs. Household type, income, and tenure can help to identify special needs population as well as other factors that affect the housing needs of a community.

Household Growth

As shown in Table 5-6, Ventura County saw a 1.61 percent increase in households from 2010-2018, whereas, the unincorporated County had a 0.29 percent decline in household growth. As mentioned before, increases in certain racial/ethnic groups may be accompanied by an increase in the average

¹ 2019 California EDD Occupational Employment Statistics

household size. Between 2010 and 2018, the unincorporated County’s average household size more or less stayed the same.

TABLE 5-6 HOUSEHOLD DEMOGRAPHICS 2010-2018 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY						
	Ventura County		Incorporated Cities		Unincorporated Areas	
2018 ¹		% Change 2010-2018		% Change 2010-2018		% Change 2010-2018
Total Population	848,112	3.01%	751,925	3.95%	96,187	1.32%
Dwelling Units	287,498	2.06%	252,164	2.21%	35,334	1.00%
Households	271,226	1.61%	239,388	1.87%	31,838	-0.29%
Average Household Size	3.13	1.30%	3.14	1.91%	3.02	1.66%
2010 ²						
Total Population	823,318		723,381		94,937	
Dwelling Units	281,695		246,712		34,983	
Households	266,920		234,990		31,930	
Average Household Size	3.08		3.08		2.97	

Source: ¹American Community Survey (ACS) 2014-2018 5-year data. S2501

²US Census Bureau, 2010 Census. SF1DP1

Household Income

Household income is an important consideration when evaluating housing and community development because a lower income typically constrains a household’s ability to secure adequate housing or services. While housing choices, such as tenure (owning versus renting) and location of residences are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

For purposes of determining housing assistance, the California Department of Housing and Community Development (HCD) has established the following income groups based on the Area Median Income (AMI) of a Metropolitan Statistical Area (MSA). These thresholds were applied to the 2020 Ventura County median family income for a four-person household in Table 5-7 below:

TABLE 5-7 2020 AFFORDABILITY CATEGORIES VENTURA COUNTY	
Income Category	Annual Household Income
Upper (>120% of AMI)	< \$117,350
Moderate (80-120% of AMI)	\$90,350 - \$117,349
Low (50-80% of AMI)	\$56,450- \$90,349
Very Low (30-50% of AMI)	\$33,850 - \$56,449
Extremely Low (<30% of AMI)	> \$33,850

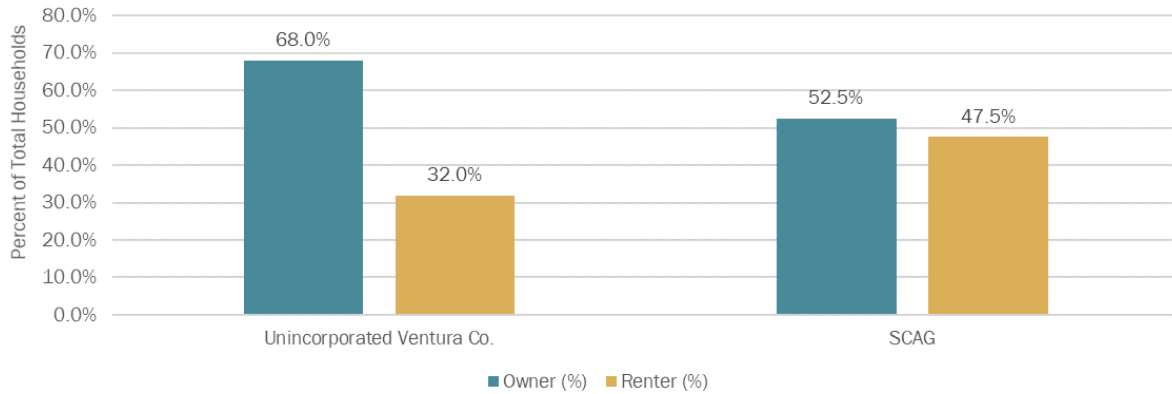
Note: Affordability categories are based on a 2020 Median Family Income (four-person household) of \$97,800.

Source: California Department of Housing and Community Development State Income Limits (2019)

Household Tenure

Housing security can depend heavily on housing tenure (i.e. whether homes are owned or rented). The unincorporated County housing stock consists of 31,838 total units, 21,665 of which are owner-occupied and 10,173 of which are renter-occupied. The share of renters in the unincorporated County is lower than the SCAG region overall as shown in Figure 5-3 below.

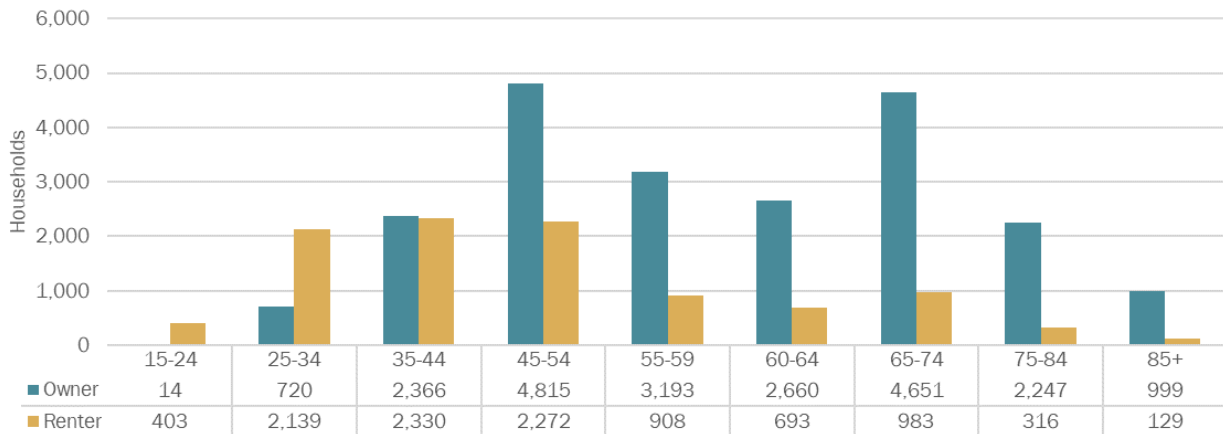
**FIGURE 5-3
2018 HOUSING TENURE
UNINCOPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. Figure 5-4 below, shows that in the unincorporated areas of the county, the age group where renters outnumber owners the most is 15-24 (by 93.3%). The age group where owners outnumber renters the most is 85 and over (by 77.1%).

**FIGURE 5-4
2018 HOUSING TENURE BY AGE
UNINCOPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

Housing Stock Characteristics

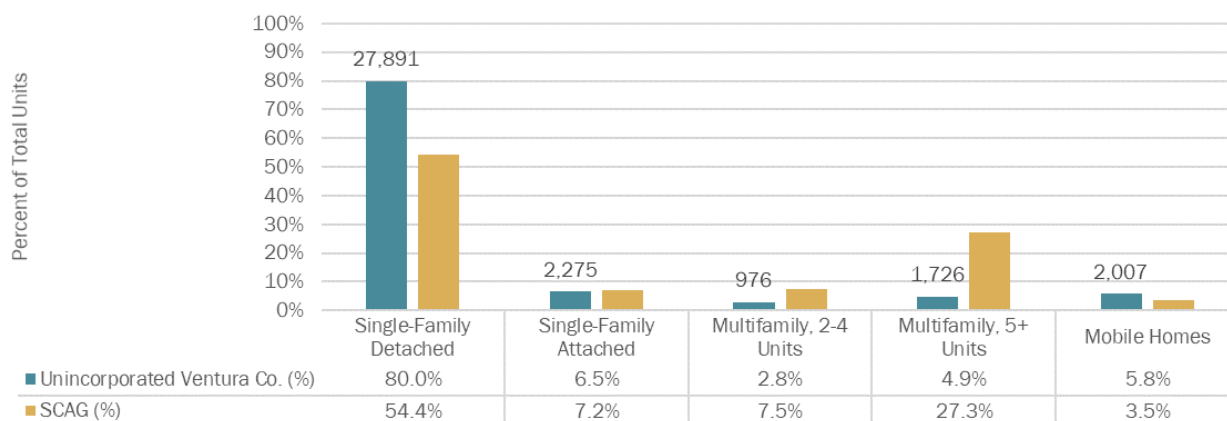
The Census defines a housing unit as any of the following: a house (includes mobilehome and trailers), an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. The characteristics of the housing stock including growth, type, age and condition, tenure, vacancy, costs, and affordability are important in determining the housing needs for the community. This section details housing characteristics and trends that affect housing needs in the County.

Household Unit Types

The housing mix within the unincorporated County reflects its rural character and land use patterns. As explained previously, about 97 percent of the land within the unincorporated County is planned for agriculture and open space. The housing mix in rural areas is dominated by detached, single-family dwelling units, which comprised approximately 80 percent of all units. Very low-income households would typically rely on manufactured homes, mobilehomes, accessory dwelling units, and farmworker dwelling units. The housing mix within the unincorporated area also reflects the fact that very little land has municipal water or sewer service, which is a necessary component for the development of multi-family housing.

Table 5-5 below provides detailed information on the housing stock in unincorporated County, which has a total of 34,875 housing units. The most prevalent housing type in the county is single-family detached with 27,891 units. The share of all single-family units in unincorporated County is 86.5 percent, which is higher than the 61.7 percent share in the SCAG region. Of the total housing units in unincorporated County there are 31,953 occupied units, which equates to an 8.4 percent total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2,851.

**FIGURE 5-5
2018 HOUSING TYPE
UNINCOPORATED COUNTY AND SCAG REGION**



Source: CA DOF E-5 Population and Housing Unit Estimates

Housing Age and Conditions

The age and condition of the County’s housing stock is an important indicator of potential rehabilitation needs. Housing that is over 50 years of age is more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Table 5-8 depicts the statistics on the age of the housing units in the County.

**TABLE 5-8
YEAR STRUCTURE BUILT: BEFORE 1939 TO 2017
VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY**

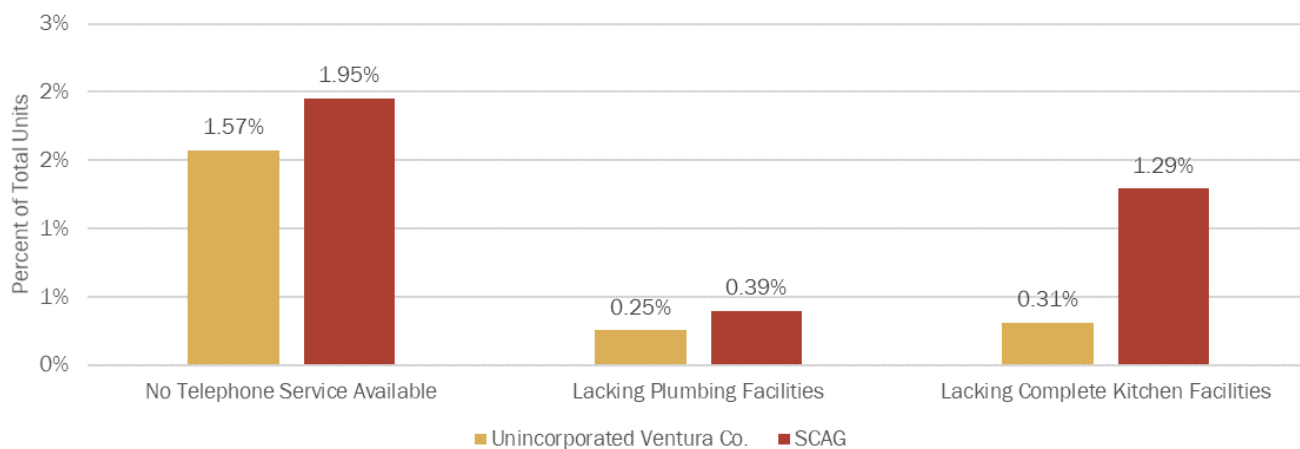
Jurisdiction	Before 1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010 to 2013	Built 2014 or later	Total
Camarillo	165	178	1,032	4,025	7,643	5,026	3,573	3,464	212	217	25,535
Fillmore	533	293	602	555	1,071	458	469	482	31	64	4,558
Moorpark	98	173	622	332	1,300	5,441	1,542	1,833	61	201	11,603
Ojai	355	347	779	622	531	491	111	99	5	0	3,340
Oxnard	997	1,997	7,417	10,748	12,495	6,416	5,672	7,095	1,411	219	54,467
Port Hueneme	96	269	1,118	1,575	2,408	1,547	310	316	161	3	7,803
Santa Paula	1,195	704	1,495	1,959	1,528	1,148	555	490	101	24	9,199
Simi Valley	309	247	1,603	11,880	8,728	9,321	5,319	5,469	301	37	43,214
Thousand Oaks	228	383	1,653	9,554	15,794	9,138	5,572	5,125	432	51	47,930
San Buenaventura	3,275	1,839	6,576	9,650	8,622	5,674	3,460	3,457	428	165	43,146
Unincorporated	2,351	1,993	5,036	6,095	6,052	6,273	4,056	2,994	204	148	35,202
Percent of the Unincorporated County housing stock	6.7%	5.7%	14.3%	17.3%	17.2%	17.8%	11.5%	8.5%	0.6%	0.4%	100%
Countywide Total	9,602	8,423	27,933	56,995	66,172	50,933	30,639	30,824	3,347	1,129	285,997
Percent of the County housing stock	3.4%	2.9%	9.8%	19.9%	23.1%	17.8%	10.7%	10.8%	1.2%	0.4%	100%

Source: American Community Survey (ACS) 2012-2017 5-year data. B25034

As summarized in Table 5-8, approximately 44 percent of the housing units in the unincorporated County were constructed prior to 1970 and may be in need of rehabilitation or replacement. Although age does not always correlate with substandard housing conditions, neighborhoods with a concentration of homes 50 years old (or more) are more likely than newer neighborhoods to experience housing problems stemming from deferred maintenance, inadequate landscaping, and outdated utilities. Examples of neighborhoods with dwellings over 50 years old in the unincorporated area include Meiners Oaks, Casitas Springs, North Ventura Avenue, Saticoy, East Santa Paula, Piru, Camarillo Heights, Home Acres, Santa Susana Knolls, and Box Canyon.

As shown in Figure 5-6 below, the ACS included surveys about three factors of what may be considered substandard housing. In the unincorporated County, 500 units were identified to lack telephone services, 81 units lacked plumbing facilities and 99 units lacked complete kitchen facilities.

FIGURE 5-6
2018 SUBSTANDARD HOUSING
UNINCORPORATED COUNTY AND SCAG REGION



Source: American Community Survey 2014-2018 5-year estimates.

According to the County's Code Compliance Division, there were approximately 258 residential code violation cases between January 2014 and May 2021. These cases are generally spread throughout the unincorporated areas of the County. A majority of the cases (approximately 46 percent) were for illegal conversions of non-habitable space into habitable spaces or housing units that lacked potable water, and/or heat. Approximately 37 percent of the cases were associated with unpermitted construction activity and incorrect installation of electrical wiring, plumbing and/or appliance and the rest (approximately 17 percent) of the cases were for excessive open storage.

Although the County has a significantly older housing stock (approximately 14,475 units built before 1970), the number of substandard housing from the ACS survey (approximately 680 units) and number of residential code violation cases in the last eight years (258 violations) have been minimal. Based on the data, it is estimated that approximately 2.6 percent or 938 units of the County's housing stock may be in need of rehabilitation.

The goal of the County's Code Compliance Division is to work with residents, tenants, and the businesses of Ventura County to promote and maintain a safe and desirable living and working environment. The County's Code Compliance officers actively respond to calls from residents regarding zoning and building code potential violations, which upon investigation may result in citations including those that are determination of substandard housing. To assist property owners, the County proposes to work with nonprofit organizations, such as Habitat for Humanity, to help address housing rehabilitation and code compliance as described in Housing Element Program. Additionally, the County Resource Management Agency is proposing to report to the Board of Supervisors and the state on code violations and resolutions for substandard housing improvements bi-annually through Program V.

Housing Costs and Affordability

Housing affordability is a major consideration in providing suitable housing and can lead to housing problems such as overpayment and overcrowding as detailed in the section below. The cost of housing itself is not a problem, unless households in the area cannot find adequately sized units at an affordable price. Affordability is defined as paying 30 percent or less of gross monthly household income on housing costs, based on both State and Federal standards. According to the department of Housing and Community Development’s State Income Limits for 2020 the median income for a family of four in Ventura County was \$97,800. Based on the 30 percent threshold, the affordability thresholds for a family of four living in Ventura County is shown in Table 9.

Income Category	Maximum Monthly Affordable Housing Payment	Maximum For-Sale Unit Cost
Above Moderate (>120% of Median)	Over \$2,934	Over \$852,275
Moderate (80-120% of Median)	\$2,259 to \$2,934	\$656,183 to \$852,275
Low (50-80% of Median)	\$1,411 to \$2,259	\$409,978 to \$656,183
Very Low (30-50% of Median)	\$846 to \$1,411	\$245,842 to \$409,978
Extremely Low (<30% of Median)	Up to \$846	Up to \$245,842

Source: Ventura County 2021 General Plan Annual Progress Report

Rental Housing

According to Dyer Sheehan Group, in July 2019, the average rent for apartments in Ventura County was \$2,000, as shown in Table 10 below. The County has seen a 45 percent increase since 2009 when the average rent was \$1,382. The vast majority of cities and unincorporated areas throughout the County have seen year-to-year increases in average rents and the County as a whole is considered to be among the most expensive in the Nation.²

Apartments	Average Rent
Studio	\$1,500
1 Bedroom	\$1,782
2 Bedrooms	\$2,131
3+ Bedrooms	\$2,559
Total Apartment Rent	\$2,000

Source: Dyer Sheehan Group, Inc. (2019)

² Rode, E. (2020, January 10). The past decade of Ventura County housing: low supply, tight rental market, rising prices. Ventura County Star. <https://eu.vcstar.com/story/news/2020/01/08/ventura-county-california-housing-market-predictions-2020/2758220001/>

For-Sale housing

According to a housing report prepared by the Southern California Association of Governments, between 2010 and 2018, the median sale price of existing home in the unincorporated County increased 36.7 percent from \$563,00 to \$769,000.³ At a median home price of \$769,000 and using an interest rate of 4.54 percent (2018 average as calculated by Freddie Mac), on a 30-year fixed rate mortgage with a 20 percent down payment, monthly mortgage payments for a median priced home would be approximately \$3,100.

Housing Needs

Typical income-based housing needs include overpayment, overcrowding, and substandard housing. Lower and moderate-income households cope with the housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit.

Cost Burden/Overpayment

Housing cost burden is defined as a housing cost that exceeds 30 percent of a household’s gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household’s gross income. Housing cost burden is particularly problematic for low- and moderate-income households in that it leaves little resources for a household to pay for other living expenses. The data in Table 5-11 shown below indicate the number of households in Unincorporated areas by their income relative to the surrounding area and their share of income spent on housing.

TABLE 5-11 NUMBER OF HOUSEHOLDS BY SHARE OF INCOME SPENT ON HOUSING COST IN 2016 UNINCORPORATED COUNTY			
Income	Less than 30%	30-50%	Greater than 50%
< 30% HAMFI	325	292	1,354
30-50% HAMFI	419	463	674
50-80% HAMFI	1,243	737	722
80-100% HAMFI	887	670	147
> 100% HAMFI	8,658	1,562	237
Total Households	11,532	3,724	3,134

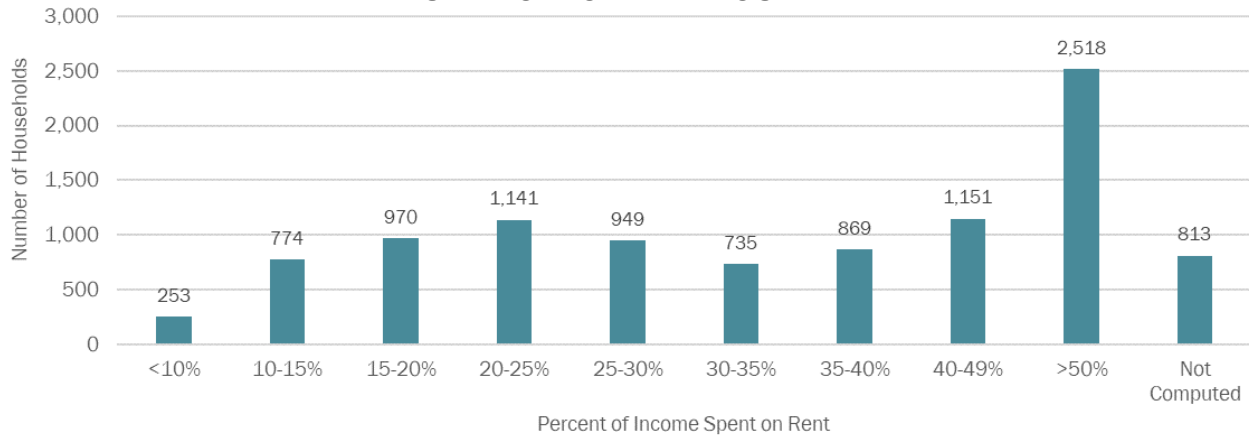
Source: HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

As seen in Figure 5-7 below, across the unincorporated County’s 10,173 renter households, 5,273 (51.8%) spend thirty percent or more of gross income on housing cost, compared to 55.3 percent in the SCAG region. Additionally, 2,518 renter households in unincorporated Ventura (24.8%) spend fifty percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

³ Southern California Association of Governments. (2019, May). Profile of Unincorporated Ventura County.

<https://scag.ca.gov/sites/main/files/file-attachments/unincareaventuracounty.pdf?1604709464>

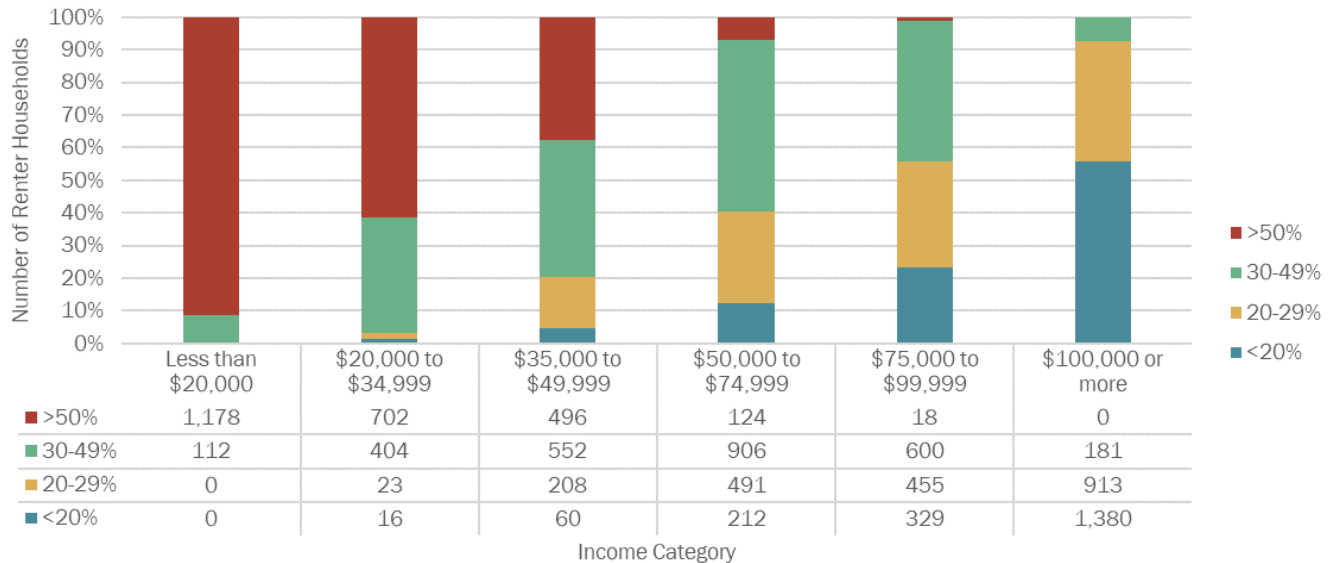
**FIGURE 5-7
2018 SPENDING ON RENT
UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates.

While the previous figure breaks down cost burden by area-relative income, the ACS also allows for the analysis of unincorporated Ventura county’s 9,360 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of their income on housing (e.g. over 50%) while high-income households are more likely to spend under 20 percent of income on housing as seen in Figure 5-8.

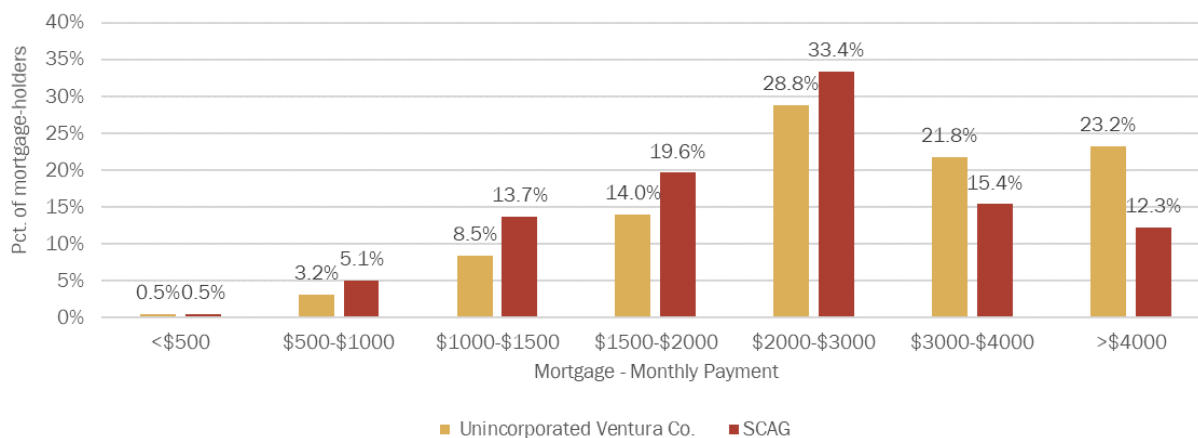
**FIGURE 5-8
2018 SPENDING ON RENT BY INCOME
UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 68 percent of the unincorporated area and 52.5 percent of the SCAG region. The most commonly occurring mortgage payment in unincorporated County is \$2,000-\$3,000 per month which is the same for the SCAG region as shown in Figure 5-9.

FIGURE 5-9
2018 MONTHLY OWNER COSTS FOR MORTGAGE HOLDERS
UNINCORPORATED COUNTY AND SCAG REGION



Source: American Community Survey 2014-2018 5-year estimates.

Mortgage holding households in unincorporated areas of the County can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst unincorporated County mortgage-holding households is \$75,000 or more (11,473 households) and the most prevalent share of income spent on mortgage costs is over 30 percent (5,966 households) as seen in Figure 5-10.

FIGURE 5-10
2018 COSTS FOR MORTGAGE HOLDERS BY INCOME
UNINCORPORATED COUNTY

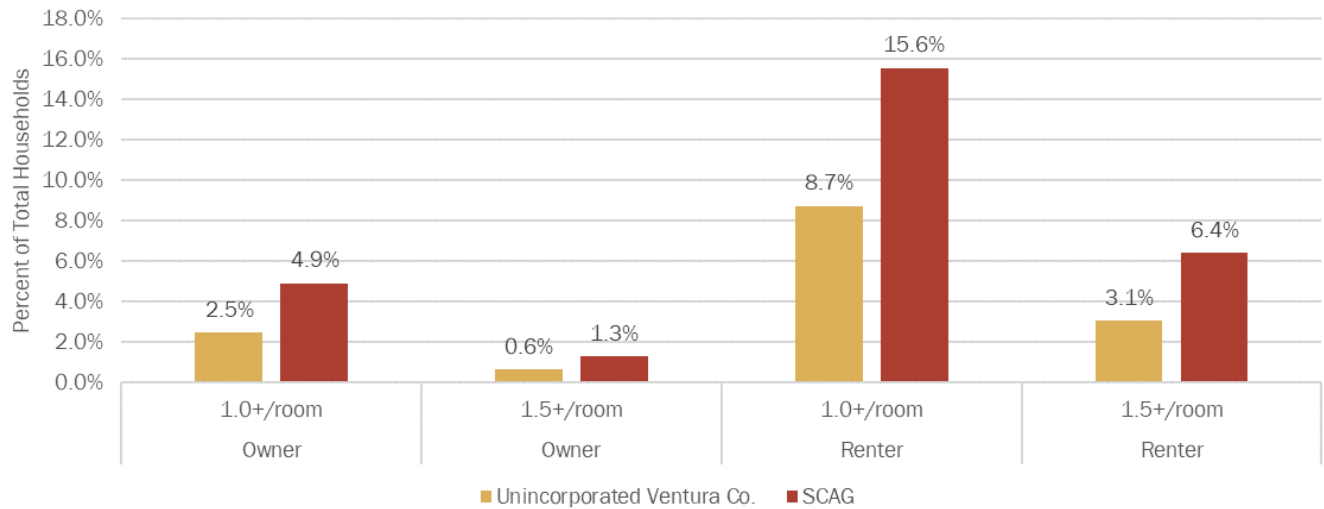


Source: American Community Survey 2014-2018 5-year estimates.

Overcrowding

Overcrowding occurs when high housing costs lead households to double up or live in smaller units to meet other basic needs. It can also occur when there is a lack of adequately sized housing units for large households. As defined by the Census, overcrowding occurs when a household has more than one person per room (excluding bathroom, kitchen). Severe overcrowding occurs when there are more than 1.5 persons per room. As seen in Figure 5-11, in unincorporated areas of the County 535 owner-occupied and 887 renter -occupied households had more than 1 occupant per room, which meets the ACS definition for overcrowding. 140 owner-occupied households and 311 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

**FIGURE 5-11
2018 CROWDING BY EXTENT AND TENURE
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates

Special Needs Populations

Demographic information on household characteristics helps define the changing needs of a community over time. Section 65583 of the Government Code specifically requires that the Housing Element include an analysis of special housing needs such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter. Special needs housing warrants additional consideration, because these households are more likely to have trouble obtaining decent, safe, and affordable housing due to their unique housing requirements. Drawing on the most current statistics, studies, and reports available, the discussion below evaluates existing housing needs for homeless individuals and families, mentally and physically disabled individuals, senior citizens, female single parent households, large families, and farmworkers.

Housing Resources

The County of Ventura Human Services Agency hosts a webpage and provides brochures that lists of all available local government, non-profit organizations, faith-based organizations and community service groups within the County that provide housing or housing-related assistance to homeless, low-income and

special needs persons. The list of services can be found on their webpage: www.ventura.org/human-services-agency/services-for-homeless-people/.

Seniors

A senior citizen household is defined as one in which the head of household is 65 years in age or older. The special housing needs of seniors stem from several factors: their relatively low fixed incomes, high health care costs, and physical limitation. Being on a low, fixed income makes it difficult for many elderly to afford adequate housing or maintain their homes. This is further compounded by rising health care costs due to health problems that rise with older age. As persons age and face reduced physical mobility, accessibility improvements are often necessary to maintain safe and independent living.

TABLE 5-12 HEAD OF HOUSEHOLD BY AGE: 2010-2018 UNINCORPORATED COUNTY				
Householder Age	Total Households 2010	% of Total	Total Households 2018	% of Total
Up to 64 Years	24,630	77.1%	22,513	70.7%
65 Years and Over	7,300	22.9%	9,325	29.3%
Total	31,930		31,838	

Source: American Community Survey (ACS) 2014-2018 5-year data. B25007

According to the 2018 five-year ACS (see Table 5-12 above), approximately 9,325 households in the unincorporated County (29.3 percent of the total population) were headed by seniors. Of these senior-headed households, the vast majority (85 percent) owned their homes and just 15 percent rented their homes. The number of senior households in the unincorporated County has increased by approximately 28 percent (2,025 households) since 2010.

Disabilities greatly impacted the County’s senior population. As shown in Figure 5-13 below, approximately 18 percent of the unincorporated County’s senior population experienced an ambulatory disability which would make it difficult to do errands alone such as visiting a doctor’s office or shopping due to a physical, mental or emotional condition, and 12.9 percent reported being unable to perform daily activities like bathing, dressing, and getting around inside the home.

Ideally, affordable housing for senior citizens should be located in urbanized areas, near public transportation and services such as doctors, hospitals, and grocery stores. Many senior citizens may require 24-hour care, which is commonly provided through residential group care facilities. For those who are aging but independent enough to remain at home, the potential to add an accessory dwelling unit can be a beneficial housing type because accessory dwelling units may be used for on-site caregivers or to accommodate senior citizen parents as they age.

Several businesses and non-profit organizations provide licensed care for seniors in the County, see Table 5-13. Licensed care that is available includes adult day care,⁴ adult residential facilities,⁵ and residential care for the elderly.⁶

TABLE 5-13 LICENSED ADULT CARE FACILITIES VENTURA COUNTY		
Type of Facility	Number of Facilities	Capacity
Adult Day Care	22	1,436
Adult Residential Facility	80	559
Residential Care for the Elderly	214	4,214
Total	316	6,209

Source: 2020-2024 Ventura County Regional Consolidated Plan, CDSS December 2019

In addition, many of the unincorporated County’s mobilehome parks have long been an important resource for seniors seeking affordable, owned housing in walkable communities. Eight of the unincorporated County’s mobilehome parks are marketed as senior mobilehome parks and must reserve at least 80 percent of their spaces for senior households, as codified in the County’s Senior Mobilehome Park Overlay Zone. Some of these senior mobilehome parks are exclusively occupied by senior households, and a number of other mobilehome parks in the County, even if they are not designated as senior mobilehome parks, have a majority of their spaces occupied by senior households.

Persons with Disabilities

The living arrangement of persons with disabilities depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with family. Independent living can be enhanced through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

Persons with disabilities have special needs. The most obvious is housing that is adapted to the specific needs of a disabled person. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family unit complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

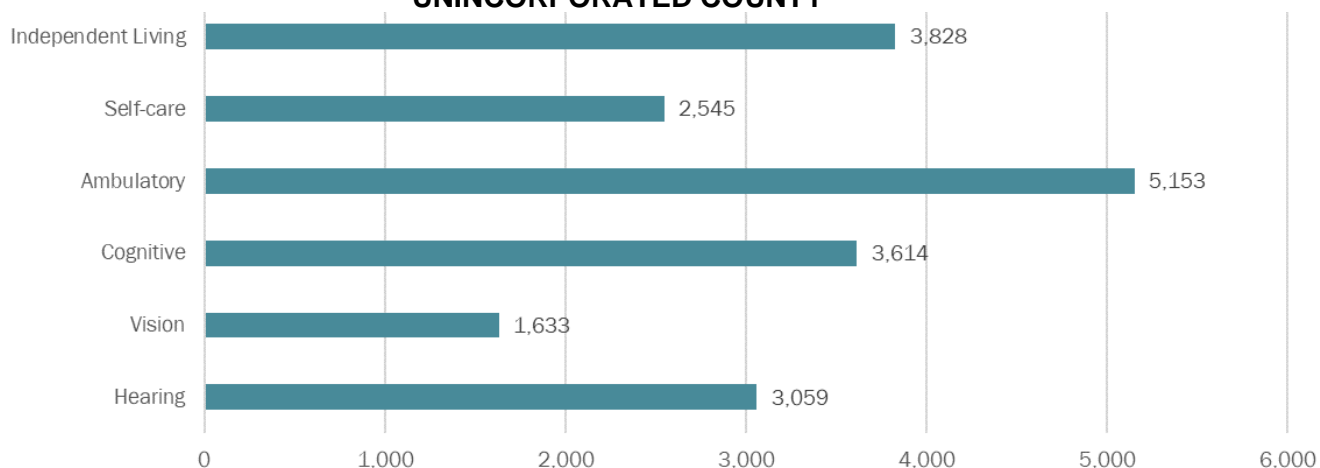
⁴ Adult Day Care Facilities – Facilities of any capacity that provide programs for frail elderly and developmentally and/or mentally disabled adults in a day care setting.

⁵ Adult Residential Facilities – Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

⁶ Residential Care Facilities for the Elderly – Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

Figure 5-12 below provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

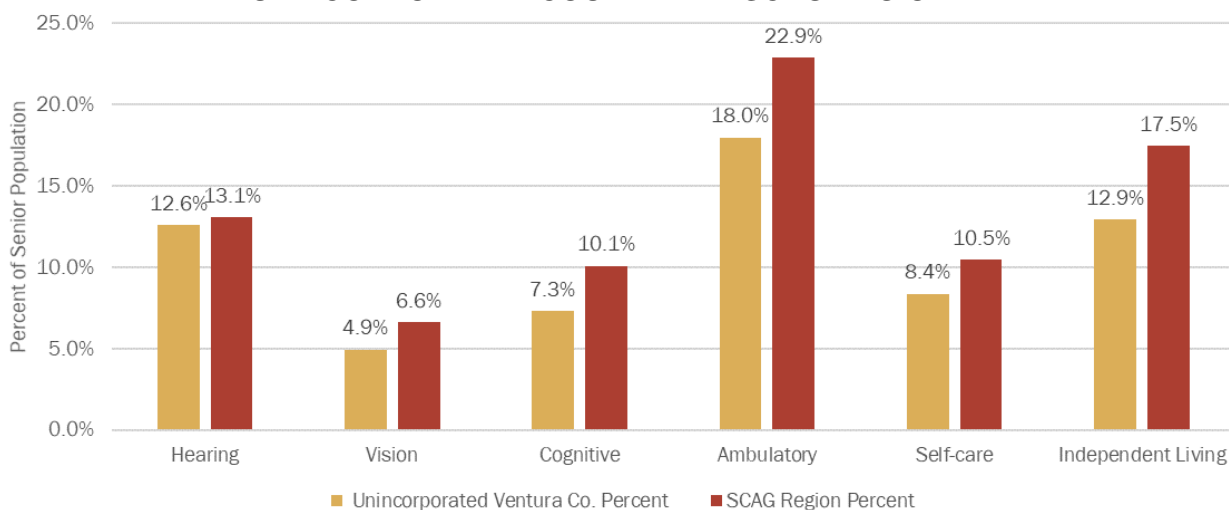
**FIGURE 5-12
2018 DISABILITY BY TYPE
UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018 5-year estimates.

In the unincorporated County, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 18 percent of the County’s seniors (and 22.9% of seniors in the SCAG region) as shown in Figure 5-13.

**FIGURE 5-13
2018 DISABILITY BY TYPE FOR SENIORS (65 AND OVER)
UNINCORPORATED COUNTY AND SCAG REGION**



Source: American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In unincorporated County, 38.3 percent of the population with a disability is employed, compared to 72.8 percent of the non-disabled population.⁷

Persons with developmental disabilities

As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.” This includes intellectual disability, cerebral palsy, epilepsy and autism.

Many people with developmental disabilities are able to independently live and work. However, more severely disabled individuals require a group living environmental with supervision, or an institutional environmental with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

According to the Tri-County Regional Center, who is charged by the State of California with the care of people with developmental disabilities, the center served 7,915 residents in 2018 with developmental disabilities in the Ventura County region, see Table 5-14 below.

TABLE 5-14 DEVELOPMENTAL DISABILITY BY TYPE VENTURA COUNTY		
Disability Type	Number	Percent
Autism	2,697	34.1%
Cerebral Palsy	581	7.34%
Epilepsy	598	7.56%
Intellectual Disability	3,586	45.3%
Other Diagnosis	453	5.72%
Total	7,915	100%

Source: Tri County Regional Center (data received in February 2020)

Large Households

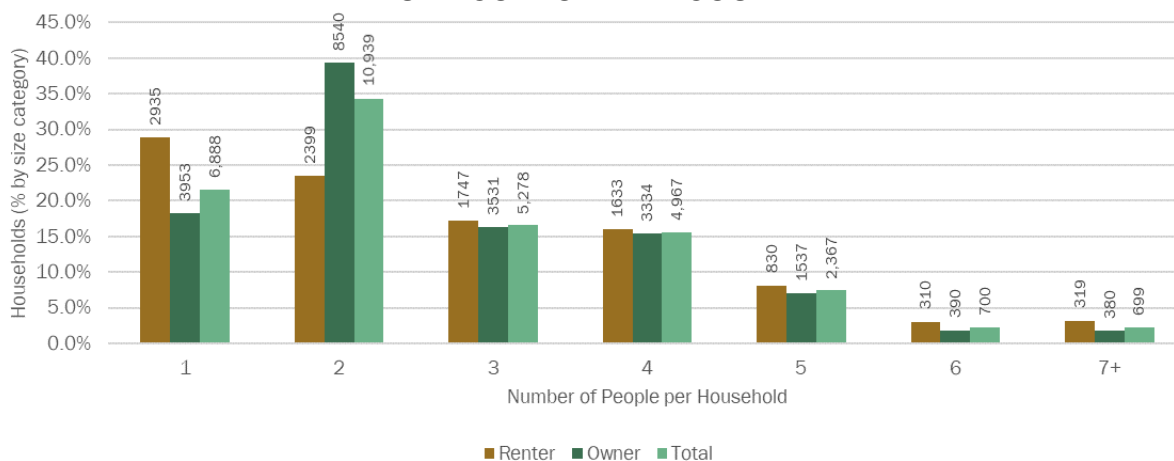
“Large Households” are defined as households with five or more members in the unit. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations.

Large households comprise a special needs group because of their need for larger units, which often commands higher prices that are not affordable to many large households. In order to save for other necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units, frequently resulting in overcrowding.

⁷ Source: American Community Survey 2014-2018 5-year estimates.

According to the 2018 ACS, approximately 12 percent of the households in the unincorporated County are considered large households. Among the County’s large households, 61 percent were homeowners and 39 percent were renters. Figure 5-14 below illustrates the range of household size in unincorporated county for owners, renters, and overall. The unincorporated County has a lower share of single-person households than the SCAG region overall (21.6% vs. 23.4%) and a lower share of 7+ persons households than the SCAG regional overall (2.2% vs. 0.1%).

FIGURE 5-14
2018 HOUSEHOLDS BY HOUSEHOLD SIZE
UNINCORPORATED COUNTY



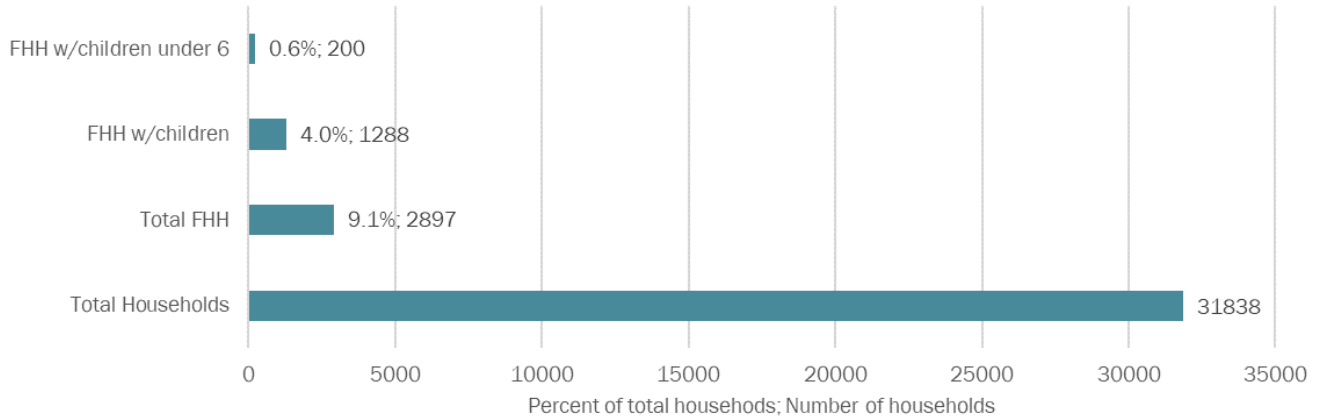
Source: American Community Survey 2014-2018 5-year estimates.

Female-Headed Households

Female-headed households is another special needs group that requires special consideration and assistance. Due to generally lower incomes, single female-headed households often have more difficulties finding adequate affordable housing than do families with two adults. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special housing needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services and medical facilities.

Figure 5-15 shows that of the total unincorporated County’s 31,838 households, 9.1 percent are female-headed (compared to 14.3% in the SCAG region), 4 percent are female-headed and with children (compared to 6.6% in the SCAG region), and 0.5 percent are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

**FIGURE 5-15
2018 FEMALE-HEADED HOUSEHOLDS
UNINCORPORATED COUNTY**



Source: American Community Survey 2014-2018, 5-year estimates.

Farmworkers

The US Department of Agriculture has noted that although hired farmworkers make up less than one percent of all US wage and salary workers, they play an essential role in U.S. agriculture. Due to the generally low wages associated with labor related work such as field workers, packing house workers, and nursery workers; farmworker households can generally be classified as very low- or extremely low-income. This makes farmworkers and their families particularly vulnerable to living in overcrowded, substandard dwelling conditions along with inadequate bathroom, kitchen, and heating facilities. The agricultural nature of Ventura County shows comparable demographic characteristics as those listed by the Census. Farm laborers often have not had opportunities for higher education, are more likely to be of Hispanic or Mexican origin and are less likely to be US citizens than are workers in other occupations in agriculture.

Farmworker Population

Official counts of farmworkers significantly underestimate the true numbers, with undocumented and poor residents most likely to be undercounted. Farmworkers are notoriously difficult to count due to their mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.⁸

Nonetheless, data from the 2018 American Community Survey (ACS) reports that there is a total of 18,319 farmworkers in Ventura County with 2,668 living in the unincorporated areas of the County. The ACS data is not a good representation of the farmworker population since the data combines persons employed in farming with persons employed in forestry, fishing, and hunting, and does not provide any distinction between high and low wage occupations. The ACS also excludes labor provided by farm labor contractors, which significantly underestimates the number of farmworkers. It is estimated that roughly

⁸ The Agricultural Worker Health Study: Case Study No. 3 - Oxnard and Santa Clara Valley. Kurt Schroeder et. Al., California Institute for Rural Studies, January 2003.

one third of all California farmworkers are employed by farm labor contractors.⁹ The 2017 U.S. Census of Agriculture, prepared by the Department of Agriculture, reported that there were 22,694 farmworkers in the County. Of the total, 10,529 (46%) worked 150 days or more, and 12,165 (54%) worked less than 150 days.

A Farm Labor study conducted by the University of California in Davis, estimates an even higher number of farmworkers in Ventura County.¹⁰ The study utilized wage and tax data from the California Employment Development Department, and estimated that Ventura County employed approximately 36,500 farmworkers in 2012. Therefore, depending on the data source, the estimated number of farmworkers in Ventura County ranges from 18,000 to 36,500 persons. Based on information received from the Ventura County Agricultural Commissioner and the local House Farm Workers! Task Force, the higher end of the range is more accurate and should be used for estimating farmworker housing needs.

Additionally, the farmworker population in Ventura County is shifting. A significant portion of the farmworker population in Ventura County consist of indigenous migrants from Mexico that do not speak Spanish. The indigenous migrants come from the Mexican states of Oaxaca, Guerrero and Michoacan, including Mixtecs, Zapotecs, and Purepechas. These populations face unique challenges including language barriers, as they often only speak their native pre-Hispanic indigenous languages. They also have deep-rooted and unique cultural practices and beliefs that often create barriers and isolate them from other Latino populations.

Farm Labor Trends

In order to understand the changing trends in farming and farmworker households and their housing needs, the County reached out to representatives in the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government such as the Agricultural Commissioner's Office, and nonprofit housing developers. Though these discussions did not result in a more accurate count of farmworkers, they did provide a more germane and local picture of farmworker households and their housing needs.

The discussions revealed that most farmworkers residing in Ventura county work either seasonally or year-round. Most farmworkers need housing which can accommodate families, such as single-family housing or multifamily apartment units. Additionally, there are two other types of farmworkers that have different housing needs:

- (1) Migrant individuals or families (defined as traveling to do farm work and unable to return to permanent residence on the same day). The numbers of migrant workers have declined in the past decade. Migrant workers still need permanent homes.
- (2) H-2A crews of workers. These are farmworkers who enter under a federal guest worker program for a limited number of months (no more than 10) before they return to their country of origin. H-2A visa workers require a sponsoring employer, who provides housing, meals and transportation to the job site. Anecdotally, it appears that the number of H-2A visa workers in Ventura county are increasing yearly due to a shortage of locally based farm labor available for seasonal work such as harvesting. According to the Mexican Consulate in Oxnard, there were 1,500 H-2A visas issued in

⁹ University of California Agricultural Personnel Management Program, <http://are.berkeley.edu/APMP/pubs/flc/farmlabor>, 2004-5.

¹⁰ Hooker, B., P.L. Martin, and A. Wong. "California Farm Labor: Jobs and Workers." *ARE Update* 18(6): 5-8. University of California Giannini Foundation of Agricultural Economics.

2020. H-2A visa workers can share homes or apartments to be housed in bunkhouses, dormitories, or single occupancy rooms. Since very few bunkhouses exist, the employers of H-2A workers now compete with permanent farmworkers for scarce affordable homes and apartments.

Notwithstanding the difficulties associated with procuring a precise count of the farmworker population, the total number of farmworkers in Ventura County appears to have increased over the last two decades. This may be partly explained by changes in crop type and the related value of the specialty crops, which are more labor intensive. The Ventura County Agricultural Commissioner's 2019 Crop and Livestock Report estimated that the gross value of Ventura County's agricultural industry was approximately two billion dollars, making it one of the top 10 agricultural counties in the state. Over the last two decades, the cultivation of labor-intensive and high yield crops has increased. Ranked in order of financial yield, the report listed strawberries as the highest value crop in the County, followed by celery, lemons, raspberries, nursery stock, avocados, tomatoes, cut flowers, peppers, and hemp. Industrial hemp was reintroduced into Ventura County in 2018, replacing cabbage as the tenth leading crop.

Types of Housing Needed for Farmworkers

Like most families, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services. For this reason, the vast majority of farmworker households reside in conventional, lower-income housing located within the existing cities near the irrigated farmland (e.g., Oxnard, Santa Paula, Fillmore, and Ventura) and the existing unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Anecdotal information provided by sources close to the agricultural community indicates that many farmworker households reside in single family residences with multiple families sleeping in garages or detached accessory buildings. The global pandemic of 2020-21 made it clear that a safe and secure food supply requires a healthy trained and stable workforce, which is more attainable when essential workers have the ability to live in affordable, quality housing. The California Department of Public Health listed "transmission in overcrowded housing" as one of the top contributing factors to the high rate of COVID-19 virus infections in Ventura County¹¹. Farmworker families sharing private rentals and farmworkers in the H-2A visa program living in dormitory style housing are likely to live in more overcrowded conditions.

In addition to the lower-income housing options available throughout the incorporated and unincorporated County, there are two housing types specifically for the farmworker population available in the unincorporated areas of the County.

- (1) Farmworker or Animal Caretaker dwelling units (one to four dwelling units) on existing farms or ranches.
- (2) Farmworker complexes, which generally fall within the following sub-categories:
 - Farmworker camps (five or more dwelling units) on existing farms or ranches and licensed by the State and exempt from local building inspection; or
 - Farmworker housing projects developed by non-profit corporations and subsidized with Federal, State and/or local funding.

¹¹ Rode, Erin (2020, July 4). Overcrowded housing is contributing to coronavirus spread in Ventura County. Ventura County Star. <https://eu.vcstar.com/story/news/local/2020/07/03/overcrowded-housing-contributing-rise-county-s-covid-19-cases/3278476001/>

Since the housing types listed above are specifically for the farmworker population, the County's Zoning Ordinance requires that the property owner provide an annual verification to the Planning Director, demonstrating that the residents in the farmworker dwelling units or farmworker housing complexes meet the employment criteria established in the Zoning Ordinance. As of March 2020, the verification forms mailed to the property owners by the County included 97 farmworker/animal caretaker dwelling units which have zoning clearances, and an additional 206 units which were permitted through Conditional Use Permits. Of the 206 units with Conditional Use Permits, 165 units are located within two farmworker complexes (Valle Naranjal and Rancho Sespe).

HCD maintains a list of employee housing¹² and H-2A worker housing licensed by the State of California. Table 5-15 below lists the existing agricultural employee housing and H-2A worker housing in the unincorporated County in 2020 by the facility name and location, with the number of structures that can accommodate farmworkers and their families at the facility, as well as the total number of employees in these facilities.

Data from HCD's website indicates that 182 employees in the unincorporated County live in HCD-regulated agricultural employee housing structures, and 109 employees live in HCD-regulated H-2A worker housing. An additional 231 agricultural employees and 1,441 H-2A workers live in other housing located in cities. Most of the H-2A worker housing consists of converted hotels and motels located within the cities.

¹² "Employee Housing" refers to housing enforced by HCD pursuant to *California Health and Safety Code, Section 17000-17062.5* (Employee Housing Act). Although the permittee is required to get permits based on the requirements of the local government, the actual housing is regulated by HCD.

TABLE 5-15 FARMWORKER HOUSING REGULATED BY HCD UNINCORPORATED COUNTY				
Facility Name	Facility Address	Property Owner	No. of Structures	No. of Employees
Farmworker Housing Regulated by HCD				
Pine/Foothill	802 Pine Road, Santa Paula	Limoneira	68	68
La Campana	2297 Sycamore, Fillmore	Limoneira	6	6
Orchard Farm	12404 W. Telegraph, Santa Paula	Limoneria	11	11
Newhall Ranch	4 ½ miles east of Piru, Hwy 126, Piru	Newhall Land and Farming Company	22	11
Plant Warehouse Inc.	5612 Donlon Road, Somis	Janice Pierce	2	2
Leavens Ranches	12681 Broadway Rd., Moorpark	Leavens Ranches	3	3
B-Camp	2512 Balboa St., Oxnard	Sursum Corda Properties	18	18
Rancho Medio Día	1989 Hondo Ranch Rd., Somis	Grether Farming Co Inc	5	5
Rose House	2600 N. Rose Ave, Oxnard	Elkhorn Packing Co. LLC	1	10
TOTAL number of employees in State Licensed Employee Housing				182
H-2A Worker Housing				
Almond Drive	3544 Almond Drive, Oxnard	Coastal Farm Labor Services, Inc.	10	50
Heavens Honey Inc.	777 Hopper Canyon, Fillmore	Heavens Honey Inc.	1	7
Magana Family Ranches	1041 Bardsdale Ave, Fillmore	Magana Labor Services, Inc.	1	7
Berry Land Management Company, LLC	3860 Etting Rd, Oxnard	Rancho Nuevo Harvesting	1	20
GH Land Holdings LLC	2292 E Hueneme Rd, Oxnard	Rancho Nuevo Harvesting	2	25
TOTAL number of employees in State Licensed H-2A Worker Housing				109

Source: The California Housing and Community Development Division of Codes and Standards, Housing Standards Program provided a current database of active employee housing facilities in Ventura County, pursuant to CA Health and Safety Code, Section 17000-17062.5 (2020).

In addition to the farmworkers residing in the State licensed housing options listed above, farmworker housing complexes such as Rancho Sespe and Valle Naranjal apartments were built in the unincorporated area of Piru, which lies in close proximity to agricultural areas. These apartment complexes are reserved for farmworkers and their families and contain a total of 165 two, three, and four-bedroom units.

The need for additional safe, clean, and affordable housing for farmworkers in Ventura County (cities, unincorporated County) is well documented. The 2002 County of Ventura Farmworker Housing Study concluded that, based on the trends in agricultural production anticipated by local growers and farming officials, a clear need exists for all types of farmworker housing. That is, housing for permanent farmworkers and seasonal migrant farmworkers, housing for large farmworker families, and housing tailored to single male day laborers.

Farmworker Resources

In 2018, the County Building Division released a set of free template building plans for three sizes of farmworker dwelling units (700, 900, and 1,200 sq. ft.). The intent was to increase the supply of affordable farmworker housing. There was no charge for use of the architectural drawings and using them would reduce plan review times in the Building Department. Although County staff held public informational meetings touting the plans and received statewide publicity, further public outreach is recommended. One of the Housing Element programs includes more targeted outreach with bilingual (Spanish/English) materials on the County website. It could be helpful to interview stakeholders for insight into why so few farmers have taken advantage of the free plans.

In Fall 2018, the Ventura County Board of Supervisors approved the implementation of a new Farmworker Resource Program to build trust and relationships among the agricultural community and provide assistance to farmworkers in seeking prompt resolution to workplace issues and understand existing labor laws protecting them. The Farmworker Resource Program includes interpretation services in both Spanish and Mixtec.

There is significant collaboration among organizations interested in farmworker housing in Ventura County, including the following: House Farm Workers!, the Ventura County Farm Bureau, VC CoLAB, MICOP, CAUSE, Friends of Fieldworkers, the Vulnerable Populations Group, and others.

Affordable housing developers who are developing and operating farmworker and/or very low-income housing in the county include the Cabrillo Economic Development Corporation, Many Mansions, People's Self Help Housing, AMCAL, Housing Authority of Ventura County Area, and the Housing Authority of the City of San Buenaventura. These farmworker housing developments are typically designed around a community center that offers an array of programs and services. Residents enjoy English as a Second Language and citizenship classes, computer lab, music classes and events, tutoring, holiday celebrations, and crafts onsite. Despite the various financial resources available for farmworker housing as listed in Table 5-38, below, farmworker housing developed or operated with any federal funds requires tenants to be legal residents of the United States. This poses a significant barrier for some farmworkers to access housing since many farmworkers in California are undocumented. Eventually this may be resolved by federal immigration reform, but another solution involves committing local private and public funds to supplement State funding to develop and maintain farmworker housing.

Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. In Ventura County, a household of

four persons with an income of \$33,850 or less¹³ in 2020 was considered an extremely low-income household. According to the CHAS 2012-2016 data, of the 18,630 households in the unincorporated County, 2,154 (11 percent) households were identified to be extremely low-income households. Of the households identified to be extremely low-income, 1,057 (49.1 percent) were property owners and 1,097 (50.9 percent) were renters.

Families and Persons in Need of Emergency Shelter

Homelessness is caused by several social and economic factors, including a breakdown of traditional social relationships, unemployment shortage of low-income housing, cuts to public subsidies to the poor, and the deinstitutionalization of the mentally ill.

Collecting data on homeless on homelessness is an important component in the overall process of ending homelessness. Data on homeless individuals and families can increase public awareness, attract resources, help communities plan services and programs to address the needs of the population and to measure the progress of current local homelessness responses. One way the number of people who are homeless in the county is counted is through the annual Point in Time (PIT) homelessness survey, an unduplicated count of the people in a community who are experiencing homelessness, including both sheltered and unsheltered populations, on a single night.

Counts of homeless individuals and families can also be determined through data collected every day (throughout the year) by Ventura County Continuum of Care (CoC) participating service providers through the Homeless Management Information System, which serves as an entry point to all homeless shelters and services.

Counting the unsheltered homeless population can be more difficult than the sheltered population. The Ventura County CoC has worked to improve their survey collection in unsheltered homeless encampments countywide. In some areas, such as river bottoms, this population is difficult to access, making the population challenging to survey and engage in services.

The number of homeless individuals within the county has increased in recent years. While some of the increase in the recent 2020 PIT count (up 51 percent since 2017, see Table 5-16 below) may be attributed to increased survey collection within homeless encampments, the total population increase may also reflect an increase in people reporting first-time homeless (more than a 20 percent increase over the past two years). The increase in the homeless population is also an effect of natural disasters (wildfires) that occurred within the county in 2017, 2018, and 2019 which strained the local housing market, with more than 800 housing units destroyed countywide and hundreds more damaged. These disasters permanently and temporarily displaced households and created even lower vacancy rates and higher rental rates for available housing units.

¹³ 2020 HCD State Income Limits. (2020, January 8). *California Department of Housing and Community Development*. Retrieved from www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml

TABLE 5-16 NUMBER OF HOMELESS INDIVIDUALS (SHELTERED AND UNSHELTERED): 2015-2020 VENTURA COUNTY, CITIES AND UNINCORPORATED COUNTY						
Jurisdiction	2015	2016	2017	2018	2019	2020
Camarillo	35	24	27	49	33	30
Fillmore	7	6	0	2	10	10
Moorpark	7	4	7	3	2	0
Ojai	40	29	19	31	47	49
Oxnard	603	584	461	335	548	567
Port Hueneme	22	7	18	19	30	19
Ventura	334	300	301	516	555	531
Santa Paula	20	56	35	44	106	95
Simi Valley	202	99	105	143	121	162
Thousand Oaks	83	104	102	80	103	152
Unincorporated Areas	64	58	77	77	114	128
Ventura County	1,417	1,271	1,152	1,299	1,669	1,743

Source: [Ventura County 2020 Homeless Count and Subpopulation Survey, April 2020](#)

Homelessness in California is a continuing and growing crisis. In 2018, Ventura County saw the first significant increase in the annual Point-In-Time Homeless Count and Survey. A 12.8 percent increase in homelessness countywide was found during this one-day survey with a nearly 24 percent increase in unsheltered homelessness. The unincorporated County saw a drastic 48 percent increase in homeless population from 2018 to 2019. Of the 114 persons counted in the unincorporated areas of the County in 2020, 56 persons were unsheltered. The other 58 individuals were either staying in a shelter (11) or in transitional housing (61). This significant increase in homelessness despite efforts to improve access and coordination of the homeless service system indicates the work of preventing and ending homelessness is more important than ever.

In 2016, the Ventura County CoC launched a coordinated entry system which is intended to connect individuals and families to services needed to move them out of a state of homelessness as quickly as possible. The CoC is partnering with community partners to link to the coordinated entry system for broader coverage and increased ease of access for people in need of services. Table 5-17 below, lists some of the shelters and transitional housing operating countywide.

TABLE 5-17 SPECIAL NEEDS HOUSING INVENTORY VENTURA COUNTY			
Organization	Services Provided	Population Served	Number of Beds
Turning Point - Safe Haven Shelter	Emergency Shelter	Individuals with mental illness	14
Turning Point – Veterans Transitional Housing	Transitional Housing	Homeless veterans	15
Turning Point – River Haven	Temporary shelter	n/a	20
Salvation Army	Emergency Shelter	Single adults, homeless veterans	12
RAIN Transitional Living Center	Transitional Housing	Homeless families and adults	65
Kingdom Center Women’s Shelter	Emergency shelter and Transitional housing.	Single women and women with children	39
Rescue Mission Alliance/Lighthouse Women’s Shelter	Emergency Shelter and Transitional Housing	Single women and women with children, single men.	93
The City Center	Transitional Housing	Victims of domestic violence and their children	67
Tender Life Maternity Home	Transitional Housing	Pregnant women	12
Khepera House	Transitional Housing	Substance Abuse Treatment and Recovery	n/a
Coalition for Family Harmony and Interface Children and Family Services	Emergency Shelter and Transitional Housing	Victims of domestic violence and their children	n/a
Seasonal Winter Shelters: West County, Ojai, Simi Valley, Santa Paula and Thousand Oaks	Emergency Shelter	n/a	211
ARCH Ventura	Permanent Year-Round Emergency Shelter	Homeless individuals and their pets	55

Source: Ventura County Regional Consolidated Plan, 2020-2024

At-Risk Low-Income Housing Units

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. According to CHP, the unincorporated areas of the County does not have any multifamily rental projects financed by the government that are at risk of being converted to market-rate housing within the next 10 years.

A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of affordable housing developments. Not limited to organizations located solely in Ventura County, the qualified entities that HCD lists for Ventura County are as follows¹⁴:

- Innovative Housing Opportunities, Inc. (Irvine)
- Abbey Road Inc. (North Hills)
- ROEM Development Corporation (Santa Clara)
- Coalition for Economic Survival (Los Angeles)
- Many Mansions, Inc. (Thousand Oaks)
- Nexus for Affordable Housing (Orange)
- Housing Corporation of America (Laguna Beach)
- Long Beach Affordable Housing coalition, Inc. (Long Beach)
- Peoples’ Self-Help Housing Corp. (San Luis Obispo)
- A Community of Friends (Lafayette)
- Century Housing Corporation (Culver City)

Coastal Building Activity

Government Code Section 65588(d)(1)(2)(3) and (4) requires that the Housing Element also evaluate housing activities in the Coastal Zone, if appropriate, and report on any federal, state, or local assisted housing projects eligible (at risk) to convert to market rate housing within 10 years.

A total of six new single-family dwelling units were constructed in the unincorporated Coastal Zone between December 1, 2012 and December 31, 2020. A total of eight single family units and a duplex were demolished and replaced during this same period. There was no net loss of units. No new development containing affordable units were approved nor constructed in the Coastal Zone. In addition, no demolitions of 10 or more units occurred in the coastal areas. The County actively implements the Mello Act during its development review process in the coastal zone for residential development. For example, since 2018, two applications were reviewed for Mello Act compliance but both applications were withdrawn. There are no units that are currently at risk to convert from low or moderate-income in the Coastal Zones.

¹⁴ California Department of Housing and Community Development. (2020, October). HCD’s Current List of Qualified Entities. <https://www.hcd.ca.gov/policy-research/docs/Qualified-Entities.xlsx>

Fair Housing Assessment

California Assembly Bill 686, signed in 2018, requires each city or county to take deliberate actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to the different types of social, cultural, and economic barriers in our society. Housing elements must now include an assessment of fair housing practices, examine the relationship of available housing sites to areas of high opportunity, and include actions to affirmatively advance fair housing. The purpose of this analysis is to foster equitable communities by identifying and replacing segregated living patterns with integrated and balanced living patterns. Ensuring that sites for housing, particularly lower income units, are distributed with equitable access to opportunities rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to socio-economic settlement patterns and accessibility of various opportunities including jobs, transportation, good education, and health services.

This section serves as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10) in the County of Ventura. It examines existing conditions and demographic patterns — concentrated areas of poverty within the County, concentrated areas of low- and median- income housing, and concentrated areas of low and high opportunity — to identify how past discriminatory housing practices have affected fair housing practices, pursuant to the Fair Housing Act of 1968 (FHA), and housing choice for communities with protected characteristics. It is primarily focused on identifying community issues related to fair housing practices in the unincorporated areas of the County; however, countywide data and analysis has been included for contextual comparison.

As authorized by Government Code section, 65583 (c)(10)(B), the information in this section is from the U.S. Census American Community Survey (ACS) data between 2015-2019, the California Department of Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool, and the 2020 Ventura County Regional Analysis of Impediments to Fair Housing Choice (AI)¹⁵.

The U.S. Department of Housing and Urban Development (HUD) requires each jurisdiction that receives Community Development Block Grant, HOME Investments Partnership Program and Emergency Solutions Grant, to complete an analysis of impediments to fair housing choice at least once every five years, consistent with the Consolidated Plan cycle, as part of their obligations under the Community Development Act of 1974 and the Cranston-Gonzalez National Affordable Housing Act. The Ventura County AI is an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing throughout Ventura County. The analysis also provides solutions and measures that will be pursued to mitigate or remove identified impediments. The AI prepared in 2020 assessed the extent of housing needs among specific income groups and evaluated the availability of a range of housing choices for residents throughout Ventura County, including those living in cities and residents of the unincorporated areas of the County. The impediments identified in the AI and discussed below are also addressed in the analysis of government constraints in Chapter 3.

¹⁵The Cloudburst Group, 2020. Ventura County Analysis of Impediments to Fair Housing Choice.

https://vcportal.ventura.org/CEO/community-dev/docs/Regional_VenturaAI_2020.pdf

Fair Housing Enforcement and Outreach

Pursuant to Title VIII of the Civil Rights Act of 1968 [42 U.S. Code Section 3601 et seq. (“The Fair Housing Act”)] and the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual’s “race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code.” The Fair Housing Acts protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. Fair housing complaints can be used as an indicator to identify consistent issues regarding fair housing and the characteristics of households experiencing discrimination in housing. Fair housing issues that may arise in any jurisdiction include but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability;
- Discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or purchasing a housing unit; and,
- Disproportionate impacts on housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

The County of Ventura and the cities within county contract with the Housing Rights Center of Los Angeles (HRC) a private, non-profit organization to assist each jurisdiction with fulfilling their fair housing obligations and to provide fair housing services. HRC’s mission is to actively support and promote fair housing through education, advocacy, dispute resolution and litigation to the end that all persons can secure the housing they desire and can afford, without regard to personal characteristics protected by law. Services offered through HRC include free landlord/tenant counseling, housing discrimination investigation, community outreach and education on fair housing laws. In addition, HRC enforces and performs investigations into housing discrimination by lenders and landlords throughout Ventura County.

The services provided by HRC are augmented by the State of California’s Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisements. DFEH dual-files fair housing cases with HUD’s Region IX Office of Fair Housing and Equal Opportunity (FHEO), as part of the Fair Housing Assistance Program. Countywide, a total of 35 housing discrimination cases were opened by the HRC between 2017 and the first half of 2019, with most of the allegations of housing discrimination filed by the residents of Simi Valley (31 percent), Camarillo (29 percent), and Thousand Oaks (14 percent). Complaints pertaining to physical disability (66 percent) and mental disability (20 percent) were the most common. Discrimination based on national origin (6 percent), familial status (6 percent), and religion (3 percent) were less frequently reported. Over half of the complaints (57 percent) were successfully conciliated by HRC, with about 17 percent withdrawn by the client or 9 percent closed with no enforcement action taken. As of October 2019, 14 percent (5 complaints) were reported as pending.

Additionally, HRC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used

to promote the conference and scheduled workshops and to provide general information on fair housing. In addition, the County has fair housing information on its website: www.ventura.org/county-executive-office/community-development/fair-housing/. With respect to substandard living conditions, the County is committed to enforcement through its Code Compliance division, as described in Policy 1.1 and through the implementation of Programs V and W in the Housing Element, which states that the County will assist homeowners in identifying resources for code violation cases related to substandard housing.

Integration and Segregation Patterns and Trends

Ventura County is a diverse area that is home to 848,112 people and comprised of 271,226 households. Ventura County is located northwest of Los Angeles County and the Los Angeles Metropolitan Statistical Area. It is comprised of over 1,800 square miles, though just over half of this land is undeveloped and comprises a sizeable portion of the Los Padres National Forest. The largest population centers within the county are along the Highway 101 corridor.

Ventura County has grown significantly in recent decades as households have steadily moved north from Los Angeles and south from the Bay Area to find affordable housing, scenic rural land, and lower-density neighborhoods. While this growth occurred countywide, it has been most concentrated in the eastern side, which includes the cities of Thousand Oaks, Moorpark, Camarillo and unincorporated communities such as Oak Park, Santa Rosa Valley, and Newbury Park.

Although Ventura County has grown in diversity and population size in recent years, the effects of past systemic segregation and exclusion in housing still disproportionately impact members of protected classes (i.e., Non-White, seniors, and persons living with a disability). These effects can be seen in residential segregation based on race and/or income levels resulting in persistent wealth gaps and disparities in access to opportunity. This section will describe patterns of integration/segregation for unincorporated County based on race and ethnicity, disability status, familial status, and household income.

Race and Ethnicity

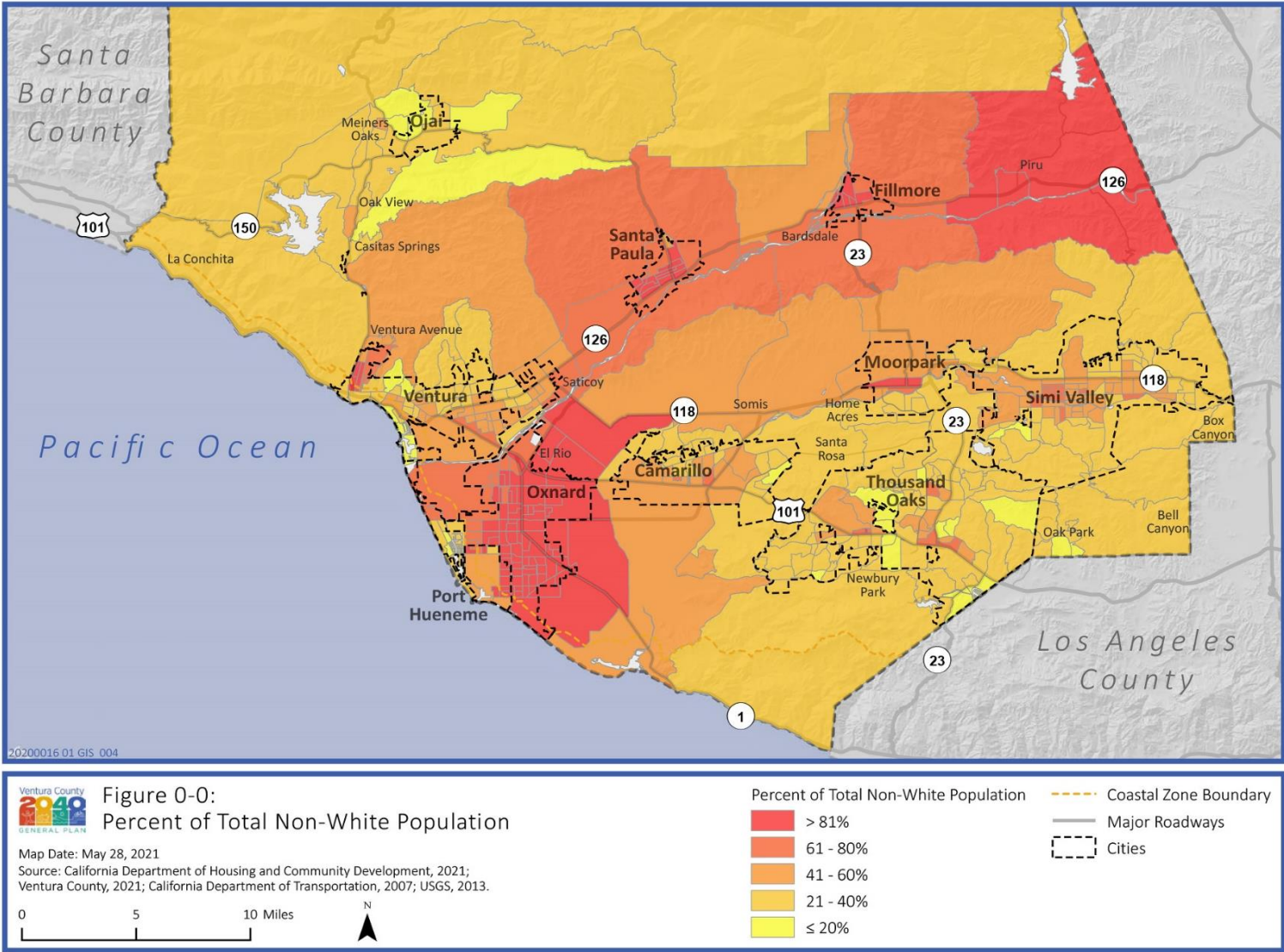
The County of Ventura which consists of unincorporated communities throughout Ventura County is less diverse than Ventura County in general. In 2018, there was a higher proportion of Non-Hispanic White residents in the unincorporated County (58 percent) than the countywide regional average (46 percent and 31 percent).¹⁶ However, Non-White communities have increased throughout the unincorporated County over the past three decades, similar to trends countywide. The population of Non-Hispanic Whites in the unincorporated County has steadily decreased throughout the years (73.0 percent in 2000, 61.9 percent in 2010, and 57.6 percent in 2018). During this same time (2010-2018), the share of Hispanic/Latino communities in the unincorporated areas increased from 22.8 to 31.7 percent, with rates ranging from 5 to 97 percent in certain census tracts. Asian and Black residents account for 5.5 percent and 1.4 percent of the unincorporated population in 2018.

Figure 5-16 shows racial demographics by census block group countywide. Most census block groups ranged from 21 to 40 percent Non-White in 2018. Non-White communities in unincorporated County are generally located along Highway 126 through Piru, Fillmore, Santa Paula, and down to the City of

¹⁶ Southern California Association of Governments (SCAG). Ventura County Local Profile - Unincorporated County. May 2019. https://scag.ca.gov/sites/main/files/file-attachments/unincareaventuracounty_0.pdf?1606015128

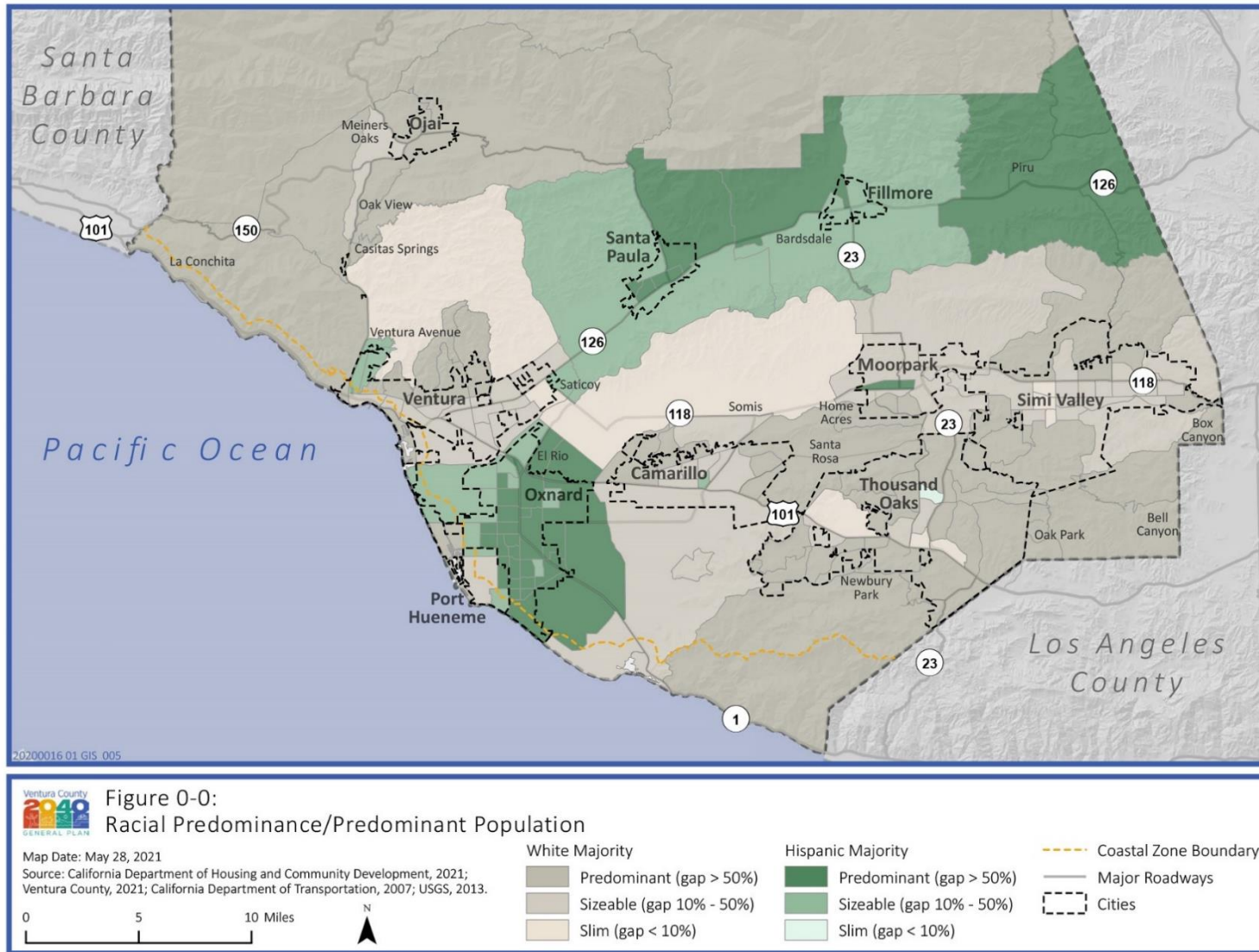
Oxnard. There is also a high portion of Non-White households in North Ventura Avenue and in the inner census block groups of each incorporated city.

**FIGURE 5-16
RACIAL DEMOGRAPHICS, VENTURA COUNTY, 2018**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-17
PREDOMINANT RACE/ETHNICITY BY CENSUS TRACT, VENTURA COUNTY**



Source: HCD AFFH Data and Mapping Tool, 2021.

Dissimilarity Index

HUD and HCD have determined that a primary metric for determining the magnitude of segregation within a city or county is the dissimilarity index (DI)¹⁷ based on research from Massey and Denton (1993) and Glaeser and Vigdor (1999). The DI is a measure of whether members of one group are located evenly across census tracts in the county. The value of this index can be between 0 and 100, with low values indicating a low amount of segregation and high values indicating a high amount of segregation. The exact value is the percent of people who would need to move census tracts for the groups to be evenly distributed within the county. According to research, an index score higher than 60 is considered high (i.e., 60 percent of people would need to move to eliminate segregation), while 30 to 60 is considered moderate, and below 30 is considered low.¹⁸

The DI analysis from the Ventura County's AI, as shown in

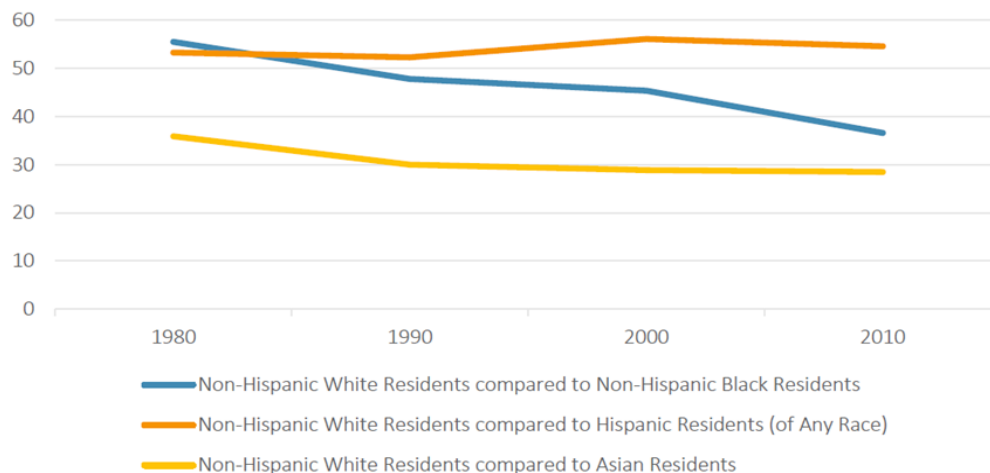
Figure 5-18, reveals that Ventura County is moderately segregated with people of different races and ethnic backgrounds tending to live in relative isolation to one another. Based on 2010 Census data, the highest level of segregation in Ventura County existed between Hispanic/Latinos and Non-Hispanic Whites (54.5 percent) and the lowest between Asians and Non-Hispanic Whites (28.5 percent). More than half of the Hispanic/Latino population, approximately 54.5 percent, would have to move across census tract neighborhoods to achieve desirable integration levels. Additionally, an estimated 37 percent of Black residents and 29 percent of Asian residents would need to move to achieve more even distribution of Non-Hispanic White/Black and Non-Hispanic White/Asian populations within Ventura County.

Generally, the dissimilarity index between Non-Hispanic White and Hispanic/Latino households stayed constant between 1980 and 2010, indicating that geographical integration has not improved over time nor worsened. The data shows a slight decrease in the DI between Non-Hispanic White and Asian households and Non-Hispanic White and Black households, which could indicate a slight improvement in geographic integration.

¹⁷ 2021, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

¹⁸ Massey, D.S. and N.A. Denton. (1993). *American Apartheid: Segregation and the Making of the Underclass*. Cambridge, MA: Harvard University Press

FIGURE 5-18
DISSIMILARITY INDEX BY RACE AND ETHNICITY IN VENTURA COUNTY



Source: *Diversity and Disparities, American Communities Project, Brown University, Oxnard-Thousand Oaks Ventura MSA 1980,1990,2000,2010 Decennial Census; Ventura County Regional AI 2020*

Familial Status

Discrimination based on certain protected classes, including "familial status," which refers to the presence of at least one child under 18 years old is also banned under the FHA. Familial status discrimination can occur when a landlord, property manager, real estate agent, or property owner treats someone differently because of the presence of one or more children under 18 years of age. A "family" could also describe people who are pregnant and people who are in the process of securing legal custody of a person under 18 years of age, including a family that is in the process of adopting a child, or foster parents. All families with children are protected by the FHA against familial status discrimination, including single-parent households and same-sex couples with children.

Rules that unreasonably restrict children or limit the ability of children to use their housing or the common facilities at the property may violate the FHA. Moreover, enforcing certain rules only against families with children may also violate the FHA. The following are the types of conduct that may violate the FHA:

- Refusing to rent, sell, or negotiate with a family because the family has one or more children under 18 years of age.
- Advertising a preference for households without children or otherwise discouraging such families.
- Telling an individual or family no unit is available even though a unit is in fact available.
- Forcing families into housing units that are larger than necessary.
- Designating certain floors or buildings for families with children or encouraging families with children to reside in particular areas.
- Charging additional rent, security deposit, or fees because a household has children under 18 years of age.

This section examines the spatial distribution of households by familial status to determine the potential of familial status discrimination in the County. Figure 5-19 displays the percent of children in married couple households in the County while Figure 5-20 shows the distribution of children in female-headed households with no spouse present.

Most children living in Ventura County are living in a household with a married couple. As shown in Figure 5-19, this household type is highest for children in communities in the unincorporated County. During the 2015-2019 ACS survey period, Ventura County had a larger proportion of family households (55.2 percent) compared to the state as a whole (31.3 percent). About 22.7 percent of the total households in Ventura County (61,641) were married-couple family households with children under 18 years old in the home. Figure 5-19 generally shows more children living in households with married-couple families in and around the eastern areas of the County (i.e., Newbury Park, Somis, and Box Canyon). Lower percentages of children live in married-couple households near El Rio, along Highway 126 and north of Bardsdale, and between Casitas Springs and the City of Ventura.

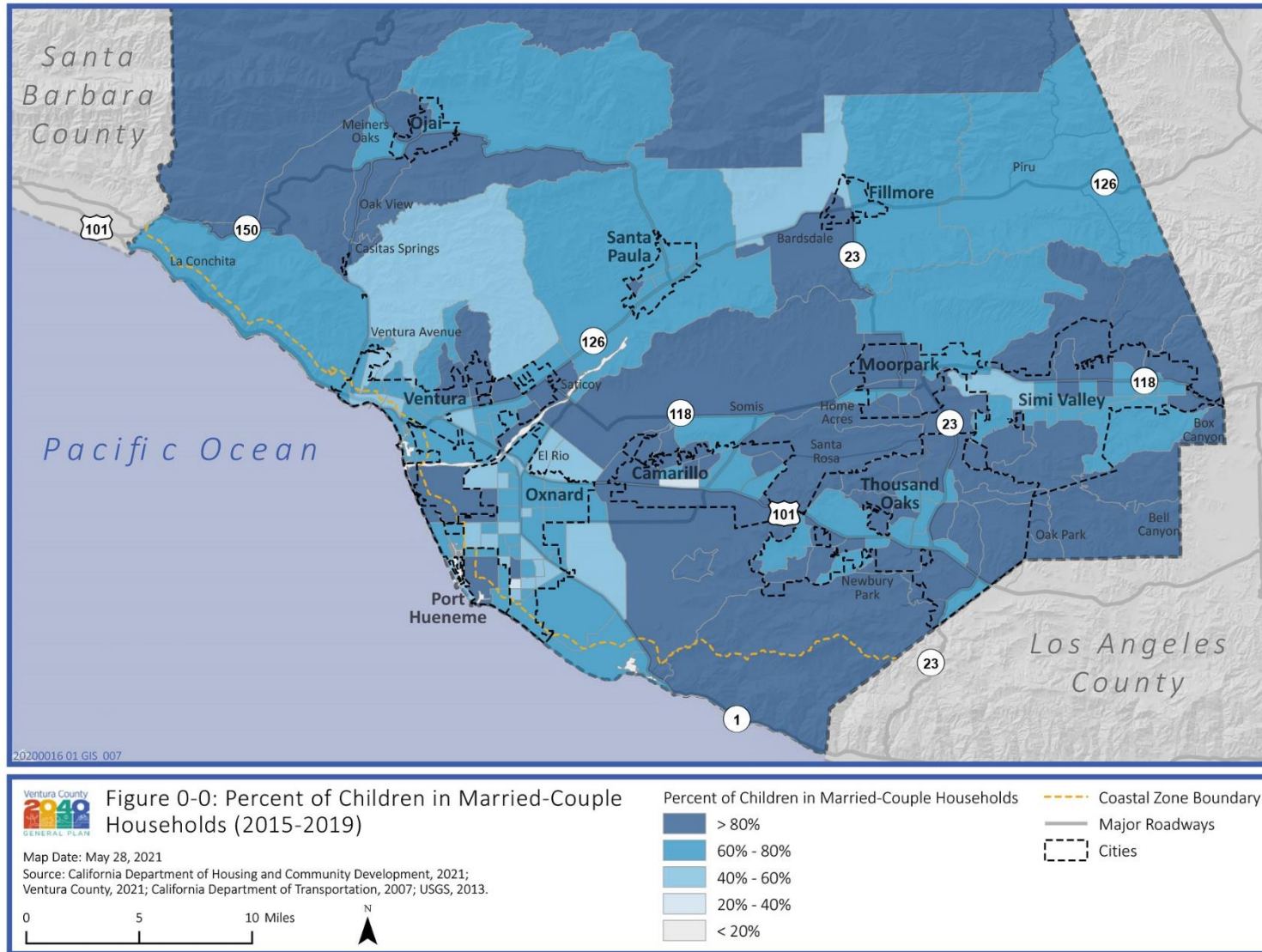
Figure 5-20 indicates that less than 20 percent of children in most census tracts throughout Ventura County live in single female-headed households with larger percentages located around the City of Santa Paula, near Piru and the Somis/Moorpark area, and along North Ventura Avenue. The El Rio community within the City of Oxnard, has the census tract with the highest portion of children living in single female headed households (40-60 percent). Overall, Ventura County had a lower proportion of single parent households with children (7.7 percent) than the state on average (8.7 percent) between 2015-2019. About 5.5 percent of households were headed by a single female with a child under 18 years old. Although the low proportion of children in single-female headed households throughout the County does not indicate a distinct fair housing issue, the higher portion of children from the El Rio community in northern Oxnard living in single-female headed households indicates a concentration of more accessible housing that is affordable for single-headed, one-income households with children.

Disability Status

The U.S. Census Bureau defines disability as having difficulty with one or more of the following: hearing, vision, self-care and/or independent living. This demographic also includes individuals with a cognitive difficulty, ambulatory difficulty, and developmental disabilities. As was discussed in the Special Needs Population section of Chapter 6, Persons with Disabilities, calculating the average proportion of residents (total non-institutionalized) living with a disability in the unincorporated County may not be accurate. According to ACS data from 2015-2019, 91,637 residents in all of Ventura County had a disability. This is about 10.9 percent of the population in the County which is comparable to the percent of people living with a disability in the state of California (10.6 percent). Disabilities typically make it harder to live independently, especially as individuals grow older. The County currently administers a number of programs that serve people with various special needs, including those that have developmental disabilities. The County's Reasonable Accommodation Ordinance sets out a process for ensuring that reasonable accommodations can be made for persons with disabilities. Providing flexibility to accommodate access-mobility needs for persons with disabilities affirmatively furthers fair housing choice and practices for persons with disabilities.

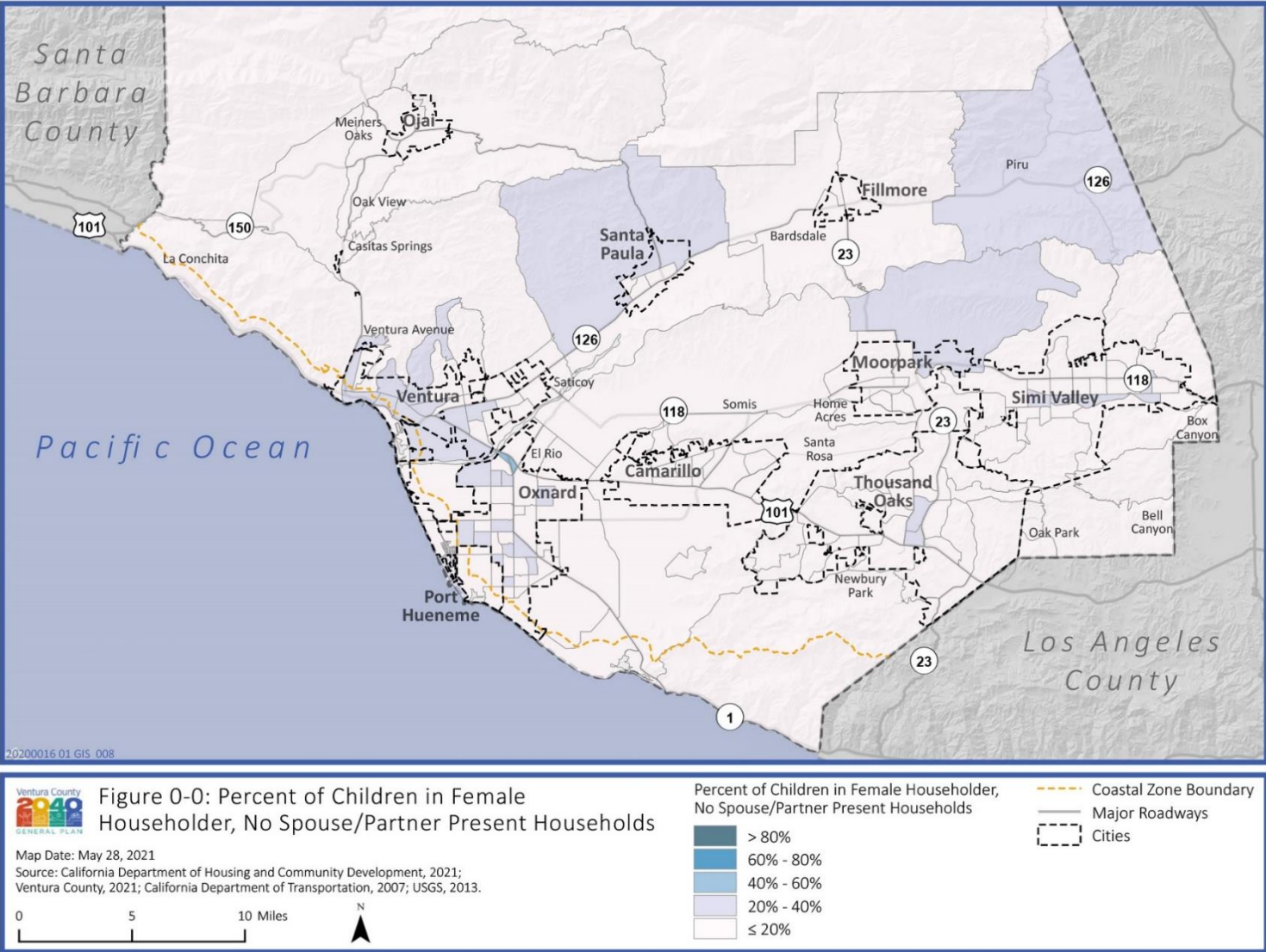
Figure 5-21 shows the population of persons with a disability by census tract in the County using ACS data from 2015-2019. At a County level, the County is relatively homogenous in that most census tracts have 20 percent or less of residents living with a disability. The Saticoy community, and the cities of Camarillo and Ventura, show that more than 30 percent of the sample population have a disability. Conversely, many smaller tracts between Port Hueneme and El Rio, and the Santa Monica Mountains area, have less than 10 percent of people living with a disability.

FIGURE 5-19
PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS



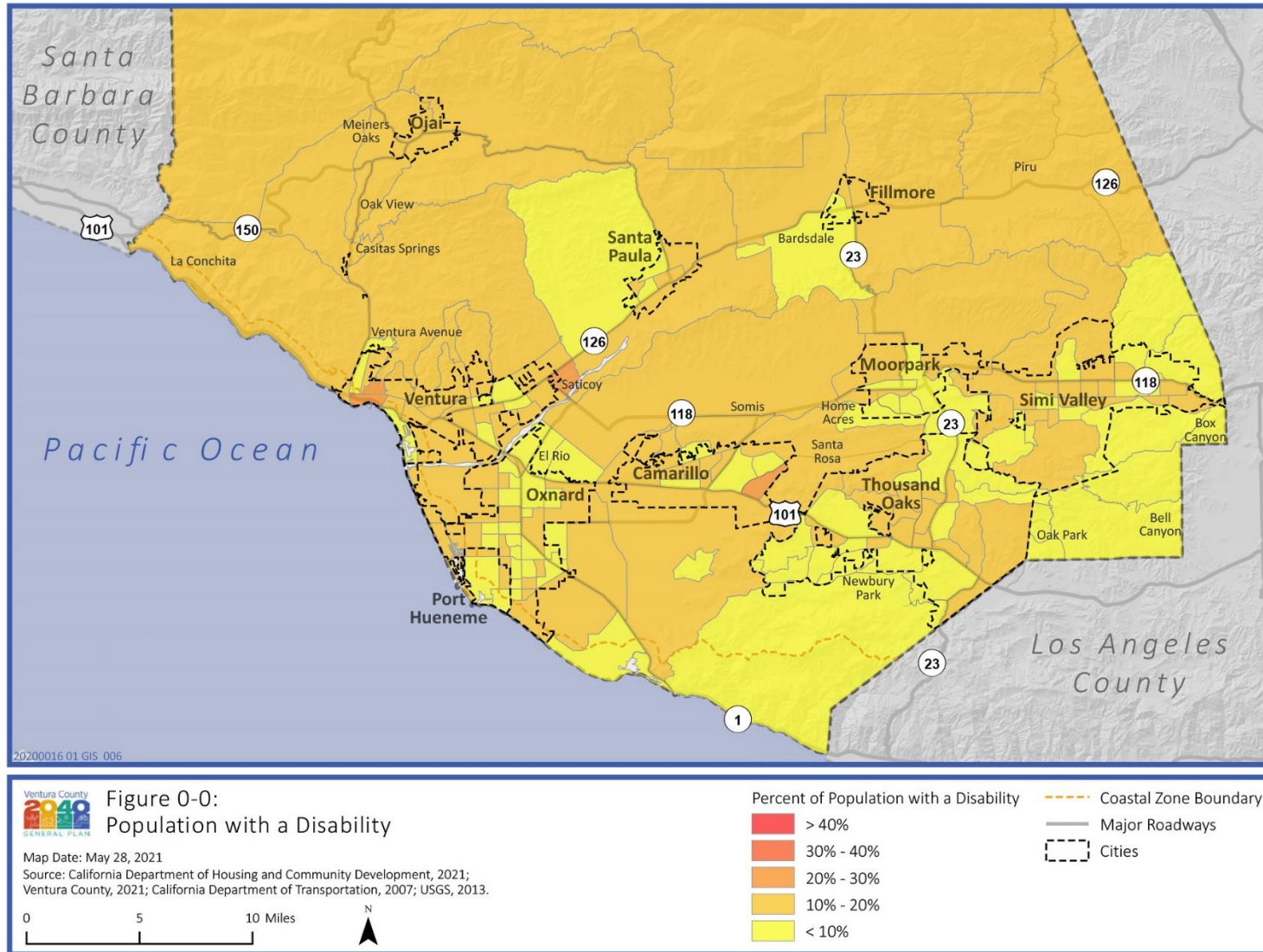
Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-20
PERCENT OF CHILDREN IN SINGLE-FEMALE HEADED HOUSEHOLDS**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-21
PERCENT OF POPULATION WITH A DISABILITY**



Source: HCD AFFH Data and Mapping Tool, 2021.

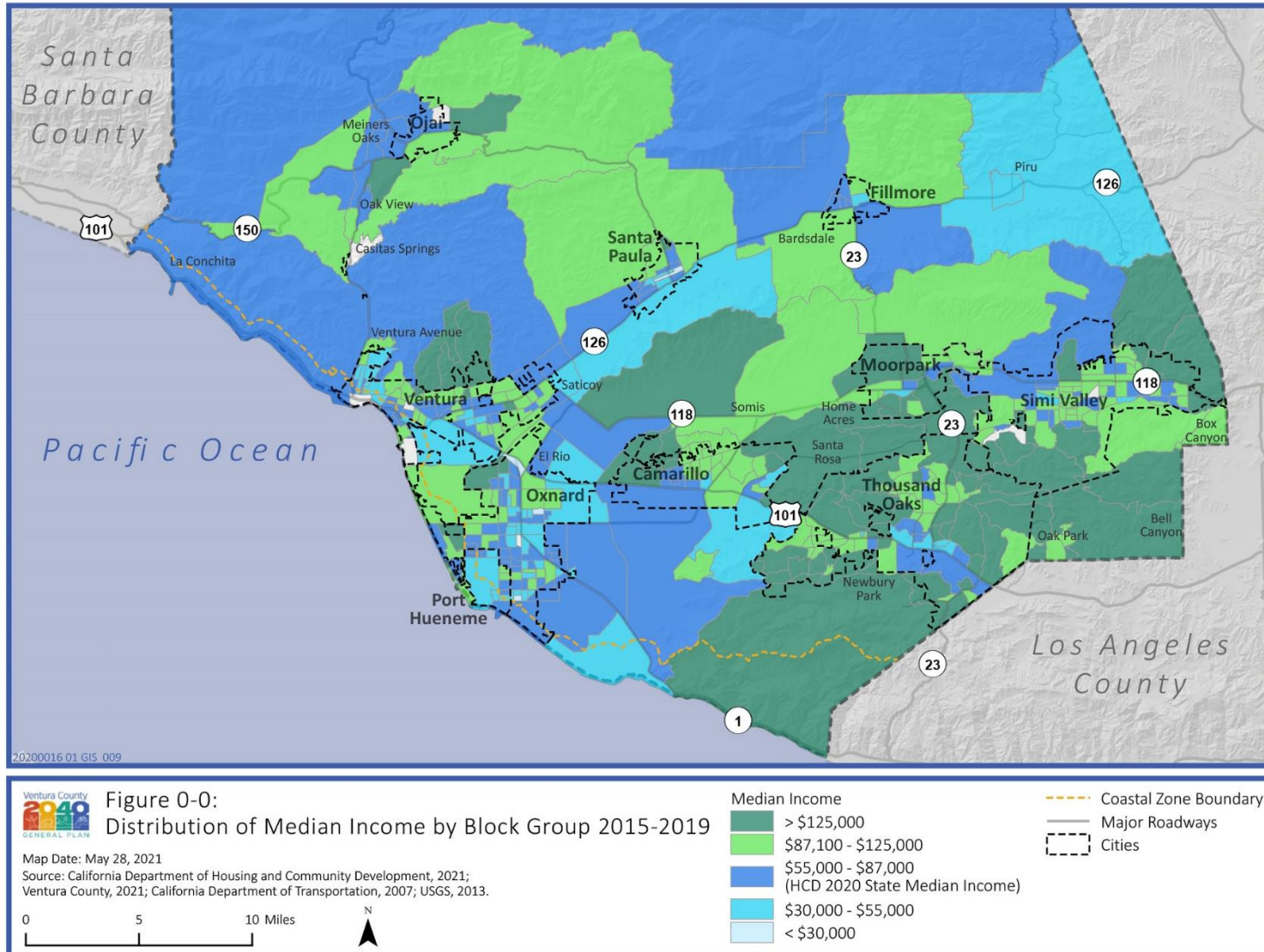
Income Status

Like any county, Ventura County has a mix of residents with extremely low incomes to high incomes, and families/ individuals with special housing needs at each level. In 2019, the area median income in Ventura County was \$97,800, which was higher than the state median income (\$82,200). Approximately 11.5 percent of households in the County earned less than \$25,000 in 2019 while 43.9 percent of households earned more than \$100,000. Figure 5-22 shows the geographic distribution of households by median household income by block groups in Ventura County. Many block groups in the County are greater than or equal to the 2020 State Median Income (\$87,100). Households in the unincorporated County with the highest incomes are surrounding the City of Ojai, north of Camarillo, in the Santa Monica Mountains and throughout the unincorporated eastern County. Households with lower median incomes (less than \$55,000) generally live along the Highway 126 corridor (Piru to Saticoy), near El Rio, and around the cities of Ventura and Oxnard.

Figure 5-23 further displays this information by showing the percentage of low- to moderate- income households by census tract. As displayed in the figure, tracts with the highest percentage of low- and moderate- income households are located in and around Port Hueneme, El Rio, and the City of Oxnard while the lowest percentages (or households with higher incomes) are located near Meiners Oaks, Santa Rosa Valley and eastern portions of the county.

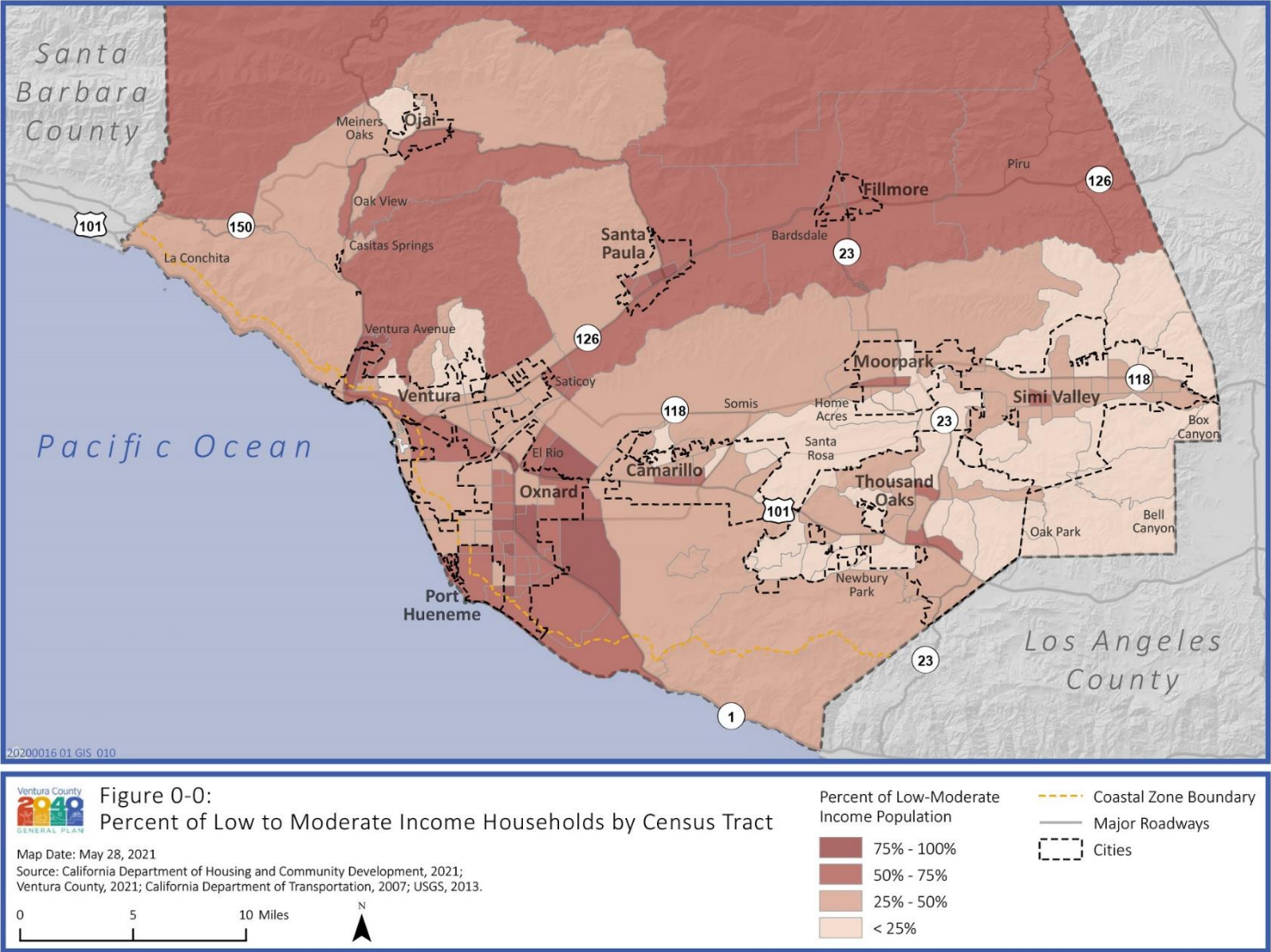
As shown in Figure 5-24, which displays poverty status by census tract in the County, the areas with the highest percent of population with incomes below the poverty level (20 percent or more) are in Piru, Santa Paula, El Rio, Oxnard and Ventura.

**FIGURE 5-22
DISTRIBUTION OF MEDIAN INCOME, VENTURA COUNTY, 2015-2019**



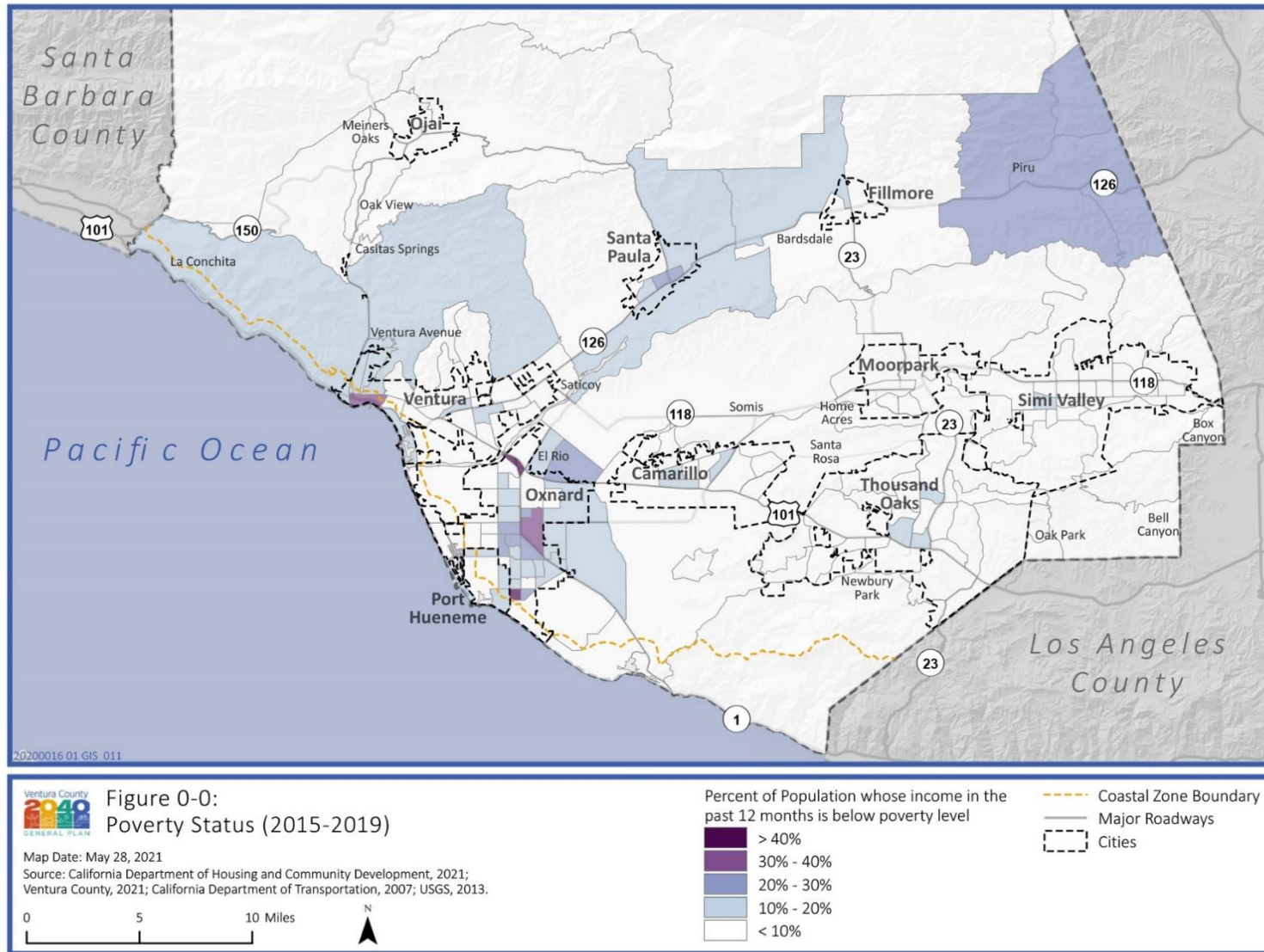
Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-23
PERCENT OF POPULATION WITH LOW-MODERATE INCOMES**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-24
POVERTY STATUS, VENTURA COUNTY, 2015-2019**



Source: HCD AFFH Data and Mapping Tool, 2021.

Racially or Ethnically Concentrated Areas of Income

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

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, and a poverty rate of 40 percent or more; or,
- A census tract that has a non-White population of 50 percent or more (majority-minority) and the poverty rate is three times the average poverty rate for the county, whichever is lower.

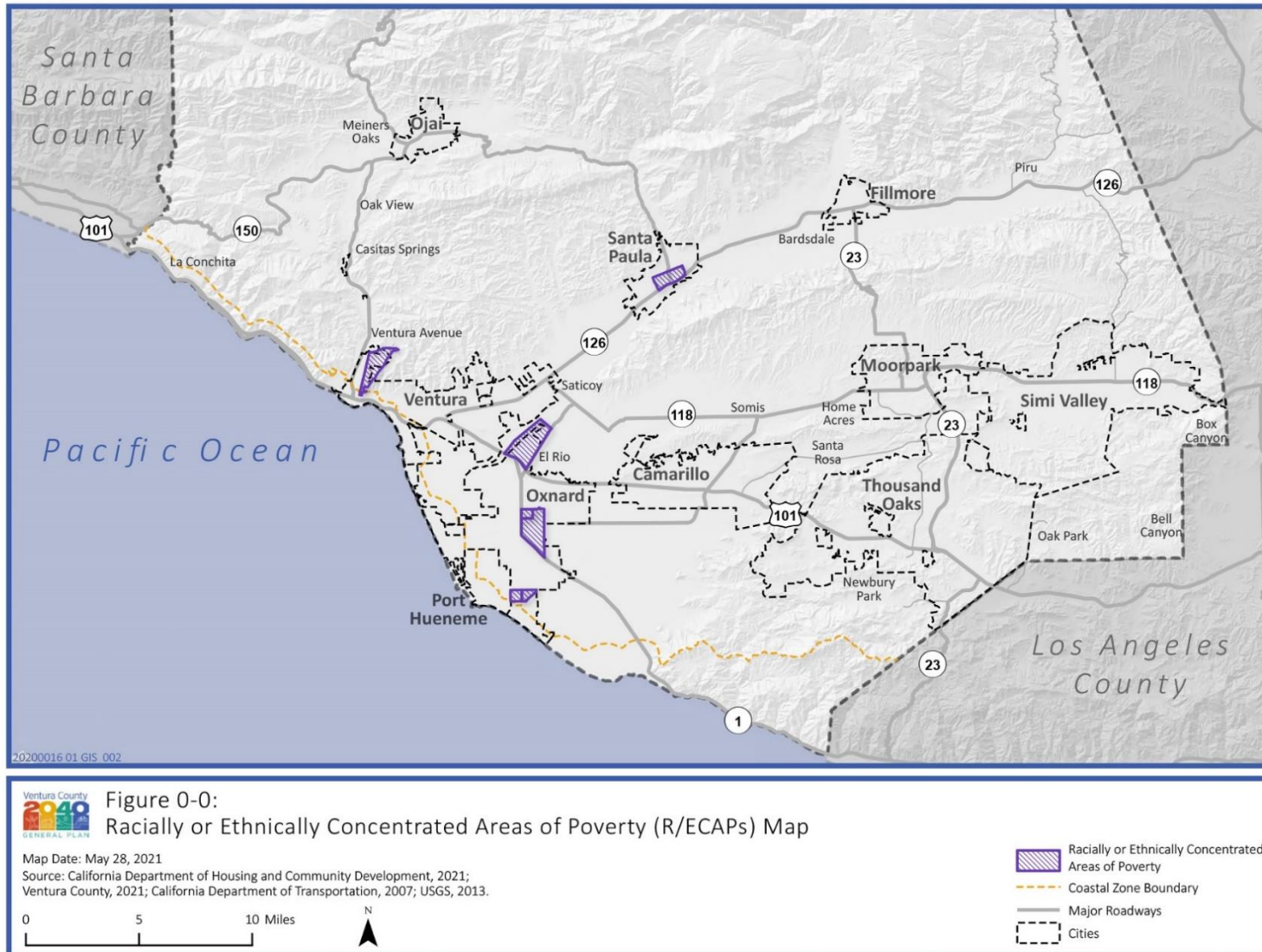
Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. Ventura County has seven census tracts designated as R/ECAP (in five contiguous areas), located in the cities of Ventura, Santa Paula, Oxnard, and Port Hueneme (see Figure 5-25). Two R/ECAP locations are located in portions of the unincorporated County. These are existing communities in El Rio and in the North Ventura Avenue area.

In 2013, one in 20 residents in Ventura County were living in a R/ECAP, equating to approximately 43,000 people. Every R/ECAP has a majority (minimum of 52 percent) of households that are cost burdened (i.e., spending more than 30 percent of income on housing). R/ECAPs in the County align with concentrations of Hispanic/Latino households (see Figure 5-16 and Figure 5-17), with all R/ECAPS having either a predominant (gap > 50 percent) or sizeable (gap between 10 percent to 50 percent) Hispanic/Latino majority. In the County in 2019, White residents and Asian residents have low poverty rates relative to other racial and ethnic groups, at 5 percent and 3 percent, respectively; Hispanic/Latino households and those identifying as some other race alone have the highest rates, at 12 percent and 13 percent, respectively.

Racially or Ethnically Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) have not been formally defined by HCD or HUD; however, they are generally understood to be neighborhoods in which there are both high concentrations of Non-Hispanic White households and high household incomes. In Ventura County, most of the eastern County has higher median incomes and lower racial/ethnic diversity especially in comparison to the cities and communities along the Highway 126 corridor. As was discussed previously and shown in Figure 5-17, Non-Hispanic Whites are the predominant racial/ethnic group in the County, with established predominance in the northwestern agricultural communities near Meiners Oaks and the City of Ojai; and the eastern communities of Newbury Park, Bell Canyon, and Box Canyon. Additionally, the median household income in most census tracts throughout the County is greater than or equal to the 2020 State Median Income. Several census tracts in the eastern County have median household incomes above \$125,000 (see Figure 5-22) and are predominately white neighborhoods (see Figure 5-17) and could therefore be considered RCAAs.

**FIGURE 5-25
RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY, VENTURA COUNTY**



Source: U.S. Department of Housing and Urban Development, 2013. HCD AFFH Data and Mapping Tool, 2021.

Access to Opportunity

Historic Context

The City Project’s report, *Healthy Parks, Schools, and Communities: Mapping Green Access and Equity for Southern California*¹⁹, provides the following historical context of segregation patterns in Ventura County:

Ventura County’s first inhabitants were the Chumash tribe of Native Americans. Though the first European explorers arrived in the 1500s, it was not until 1769 that Spaniards began settling on the land. Spanish religious leaders named the area Buena Ventura, meaning “good fortune.” In the middle of the 1800s, large migrations of white Europeans, land ownership, and commercial agricultural production changed the landscape.

By the 1860s, development of municipal infrastructure such as a post office, schools, rights to the ownership of land, and the incorporation of cities had begun in earnest. Non-Hispanic white Europeans began buying parcels of land based on the land’s capability for agricultural production and, to a lesser extent, petroleum extraction. Within a short period of time, a small number of white landowners controlled large areas of land throughout Ventura County. The need for laborers brought an influx of immigrants, particularly from Mexico. Keenly aware that they were severely outnumbered by the immigrant workers, these wealthy landowners set up a political and economic power system that ensured that the labor force would be subservient.

A series of discriminatory laws were passed preventing Mexicans and Native Americans from owning land, voting, or sending their children to the same schools the white children attended. The same laws applied to the Chinese and Japanese immigrants, as well as the few African Americans who had migrated to the area. These ethnic groups were relegated to live only in either certain designated areas of cities or in villages of farm worker housing. These housing conditions further segregated populations into ghettos and restricted access to parts of the county where non-Hispanic whites lived. Non-Hispanic white landowners also kept their workers’ wages low so the workers would remain dependent on the landowners. This also meant that workers were forced to work long hours to earn enough money to support their families and thus had less time to enjoy recreational activities such as visiting a park.

In the 1940’s a new wave of migration came to Ventura County when two military bases were built along the coast to support the U.S. Navy during World War II. This wave of migration brought many U.S. citizens from other parts of the country, including a significant number of African Americans, to Ventura County in search of employment.

Discriminatory policies and political and economic power imbalances remained intact in Ventura County through the 1950s and into the 1960s. People of color faced discrimination in housing, schools, retail stores, movie theaters, transportation services, parks, pools, and beaches.

¹⁹ The City Project. (2011). *Healthy Parks, Schools and Communities: Mapping Green Access and Equity for Southern California*. https://scag.ca.gov/sites/main/files/file-attachments/thecityprojsouthern_california_report_final_medium_res.2.pdf?1605983124

TCAC/HCD Opportunity Maps

Across the nation, affordable housing has been disproportionately developed in Non-White communities of color with higher poverty rates and not in more affluent areas, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several agencies, including HUD and HCD, in coordination with the California Tax Credit Allocation Committee (TCAC), have developed methodologies to assess and measure geographic access to opportunity (including education, poverty, transportation, and employment) in areas throughout California. Additionally, the Index of Disparity, created by Advancement Project California, summarizes overall equity in various outcomes between racial groups of a city or county. For this assessment, the opportunity indices prepared by HCD/TCAC and Advancement Project are used to analyze access to opportunity in Ventura County. Access to opportunity is measured by access to healthy neighborhoods, education, employment, and transportation.

TCAC Opportunity Area Maps

The HCD/TCAC Opportunity Maps display areas by highest to lowest resources. High resource areas are areas, which according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. As shown in the TCAC maps below, most of the unincorporated County is ranked as low to moderate resource. Communities in El Rio, Saticoy, Piru, North Ventura Avenue, and along Highway 126 have the lowest resources in the unincorporated County. The highest resource areas are located just outside the cities of Ojai near Meiners Oaks and Casitas Springs, Santa Rosa Valley, Box Canyon, Bell Canyon, and the Santa Monica Mountains area (see Figure 5-26).

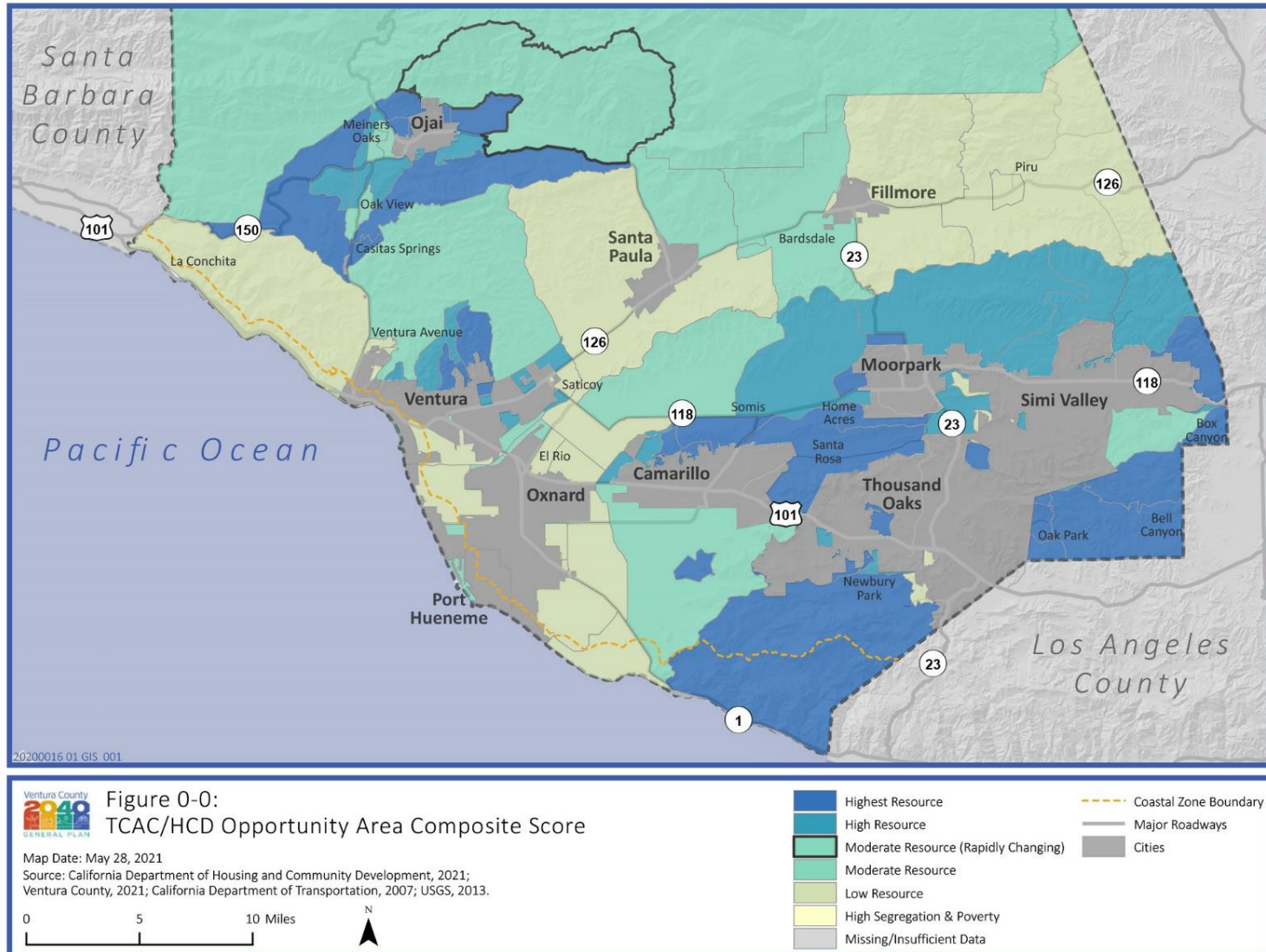
Educational Opportunity

TCAC and HCD measure educational opportunity using indicators for math proficiency, reading proficiency, high school graduation rates, and student poverty rate. As shown in Figure 5-27, education scores in the County show mixed outcomes for children. The areas in and around the Highway 126 corridor from La Conchita to Piru have the lowest education domain scores per census tract (less than 0.25) and are found to have less positive educational outcomes. These areas with lower education scores also correlate with the areas that have neighborhoods with greater poverty levels (see Figure 5-24). The history behind the desegregation case of *Soria v. Oxnard School District Board of Trustees* (1971) details how Hispanic/Latino students and other Non-White residents were historically segregated into school districts which now have disproportionately low education scores per student population. The Court found that Oxnard district administrators gerrymandered attendance boundaries and schedules to separate students as much as possible²⁰. Meanwhile unincorporated communities in the east and northwest near the communities of Oak View, Meiners Oaks, Newbury Park and Box Canyon have more positive educational outcomes and domain scores greater than 0.75.

This indicates that children of Non-White and lower-income households do not have proficient access to the most positive school opportunities throughout Ventura, especially for neighborhoods siloed in larger communities with greater poverty or limited access to proficient opportunities.

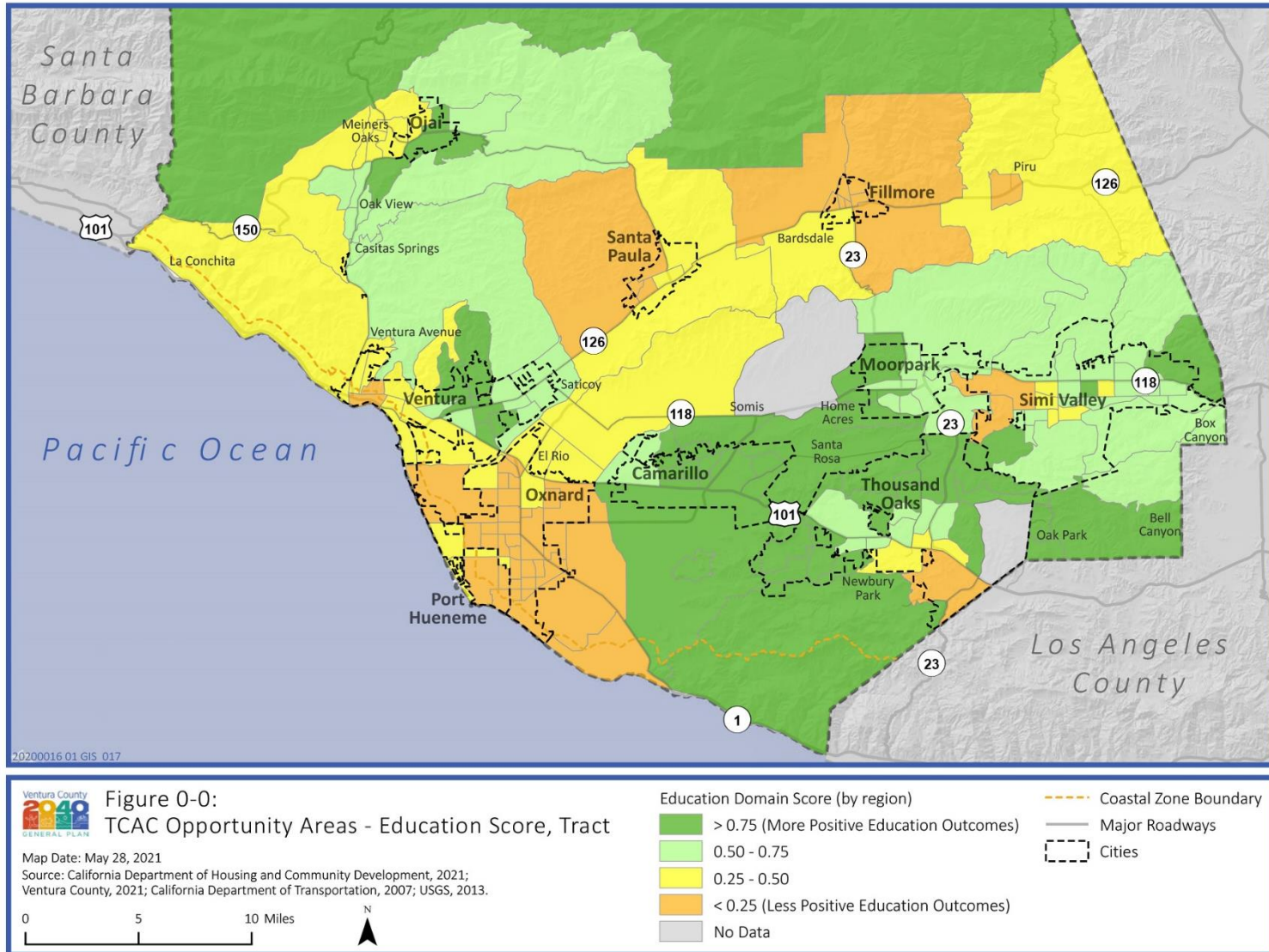
²⁰ Leung, Wendy; 2019. *In Oxnard, segregation persisted for decades; library talk explores city's past racism*. VC Star. <https://www.vcstar.com/story/news/2019/09/19/segregation-oxnard-persisted-decades-ucla-professor-talk-explores-past/2342906001/>

**FIGURE 5-26
TCAC OPPORTUNITY AREA MAP**



Source: CA Tax Credit Allocation Committee, 2021. HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-27
TCAC OPPORTUNITY AREAS – EDUCATION SCORE**



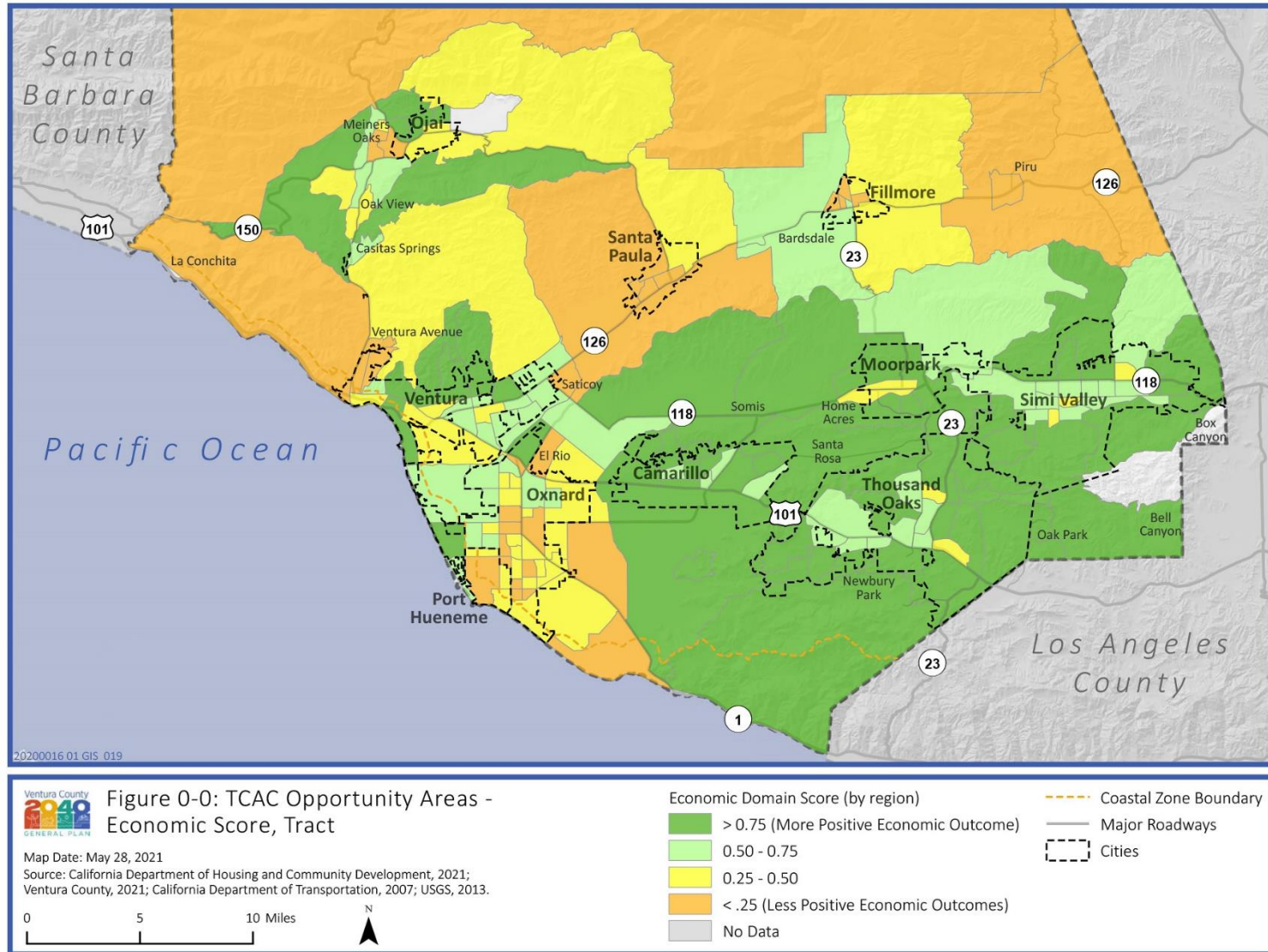
Source: HCD AFFH Data and Mapping Tool, 2021.

Economic Opportunity and Proximity to Jobs

TCAC and HCD measured economic opportunity using indicators for poverty, adult education, employment, job proximity, and median home value. Ventura County has mixed economic outcomes. Most of Ventura County ranks either greater than 0.75 indicating the most positive economic outcomes or less than 0.50 indicating less positive economic outcomes (see Figure 5-28). The eastern portion of the County has more positive economic scores (greater than 0.75) and tracts along the Highway 126 corridor have the lowest scoring census tracts for economic outcomes. These areas also have the highest percentage of low- and moderate-income households (see Figure 5-23), and the higher percentages of households in poverty (see Figure 5-24). The rest of the county has a moderate economic score (0.25-0.5 or 0.5-0.75), indicating that there are more positive economic outcomes than the Highway 126 corridor, North Ventura Avenue, and the El Rio/ Port Hueneme area. This data suggests that areas along Highway 126 with concentrated poverty will continue to have difficulties obtaining positive economic outcomes in comparison to other nearby incorporated cities.

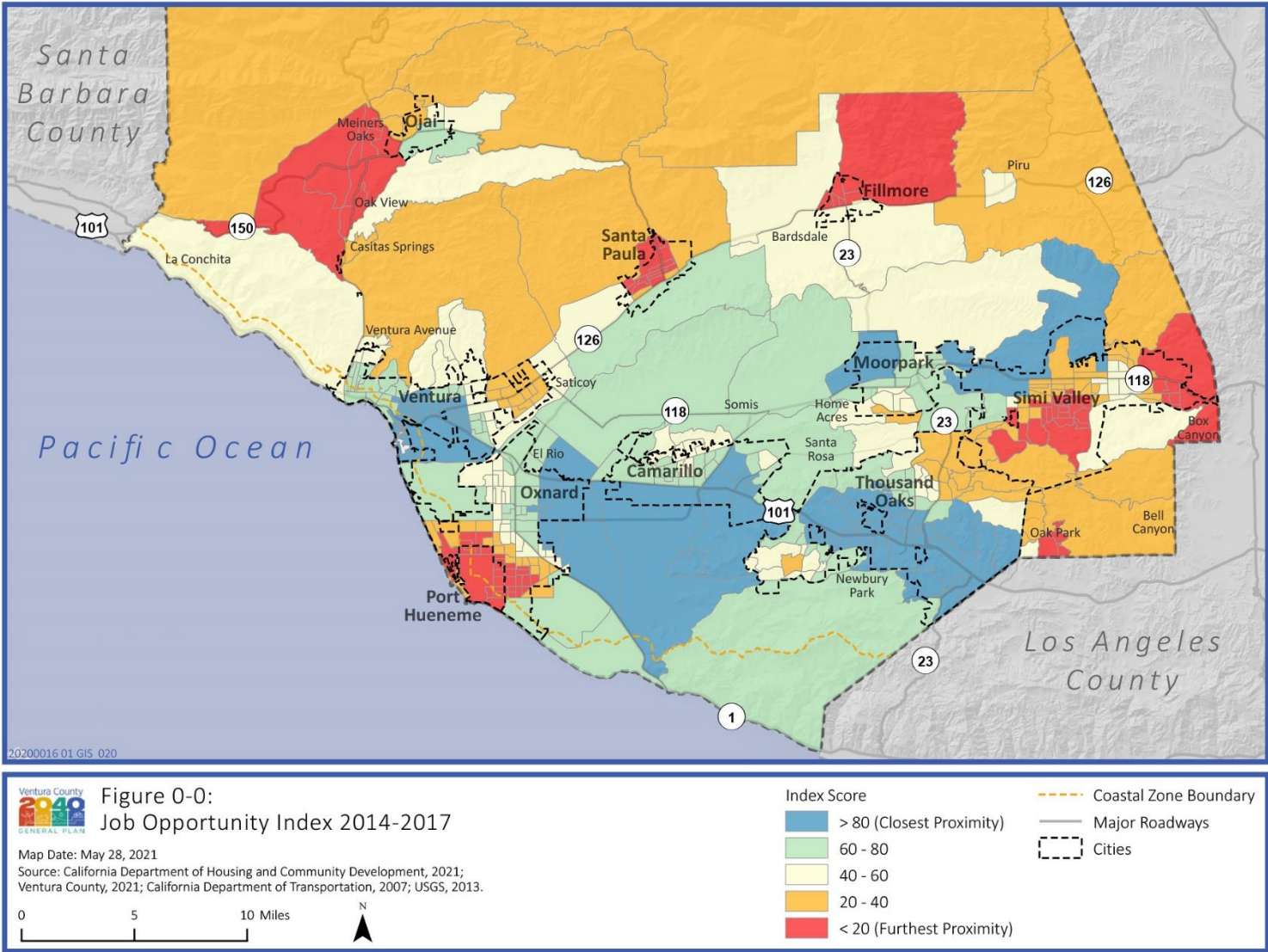
The 2014-2017 job proximity index prepared by HUD quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). CBSAs tend to be larger in size and do not follow city boundaries. CBSAs are anchored by at least one urban center with a population of at least 10,000 along with adjacent counties that are socioeconomically tied to the urban center by commuting. In this case, the CBSA generally follows county lines. Accessibility to jobs is measured by distance (“as the crow flies”) to employment centers and does not integrate transportation and commuter data. Moreover, this index more heavily weighs larger employment centers as opposed to small, neighborhood commercial centers. In Ventura County, communities with the closest proximity to jobs are near the City of Ventura and City of Oxnard sphere of influence, including North Ventura Avenue, El Rio and Saticoy (see Figure 5-29). These are also areas where there is a greater quantity of larger employment centers. The job index scores generally decline for census tracts farther away from these employment clusters. In fact, there are a few census tracts in Simi Valley, Fillmore, Santa Paula and Oak View with a job index of less than or equal to 20, which means that those residents have the furthest proximity to jobs. Several census tracts in the City of Oxnard/Port Hueneme area were also shown to have the lowest proximity to jobs.

**FIGURE 5-28
TCAC OPPORTUNITY AREAS – ECONOMIC SCORE**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-29
JOBS PROXIMITY INDEX**



Source: HCD AFFH Data and Mapping Tool, 2021.

Environmental Conditions

Lower-income housing and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, freeways, industrial areas, and other toxins and pollutants. A 2016 report entitled “Poverty Concentration and the Low Income Housing Tax Credit: Effects of Siting and Tenant Composition” studied whether nationally the LIHTC affects the concentration of poverty. The study examined who lives in tax credit developments in different neighborhoods, and how neighborhoods and metropolitan areas change after LIHTC developments are built. The study concluded that the distribution of affordable housing has been disproportionately developed in neighborhoods with predominantly Non-White communities, poor environmental conditions, and high poverty rates which thereby reinforce poverty concentration and racial segregation in low opportunity and low resource areas.²¹ The links between health and housing strongly indicate that improved housing and neighborhood environments could lead to reductions in health disparities.

TCAC and HCD measured environmental opportunity using the exposure, pollution burden, and environmental effect indicators used in California’s Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 tool. CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution. As shown in Figure 5-30, most of the County was found to have poor environmental conditions (a score of less than 0.25) despite the sizeable portion of the County that is in the Los Padres National Forest. While most communities surrounding Los Padres National Forest displayed more positive environmental conditions (ranking between 0.5-0.75) there are several pockets throughout the unincorporated County with lower environmental scores (0.25-0.50) than their surroundings. The notably heavy agricultural uses in the county would indicate that the scores in those tracts are driven by poor scores related to pesticide use, water quality, and traffic pollution as determined by CalEnviroScreen. Many of the areas along the Highway 126 corridor have CalEnviroScreen scores above the 80th percentile for pesticide use, impaired water bodies, solid waste, and traffic, indicating high negative impacts from these sources. In contrast, areas in the northern part of the county around Ojai have CalEnviroScreen scores below the 50th percentile for these categories. The environmental opportunity indicators also measure locational factors including traffic scores which are the lowest in the rural unincorporated communities which further plays a role in the poorer quality of environmental conditions in the county.

Transportation Opportunities

HUD has developed the Low Cost Transportation Index, which estimates the percentage of income that residents use to pay for transportation, measured at the census tract level. The higher an index score within a census tract, the lower the cost of transportation. The index score is influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services.

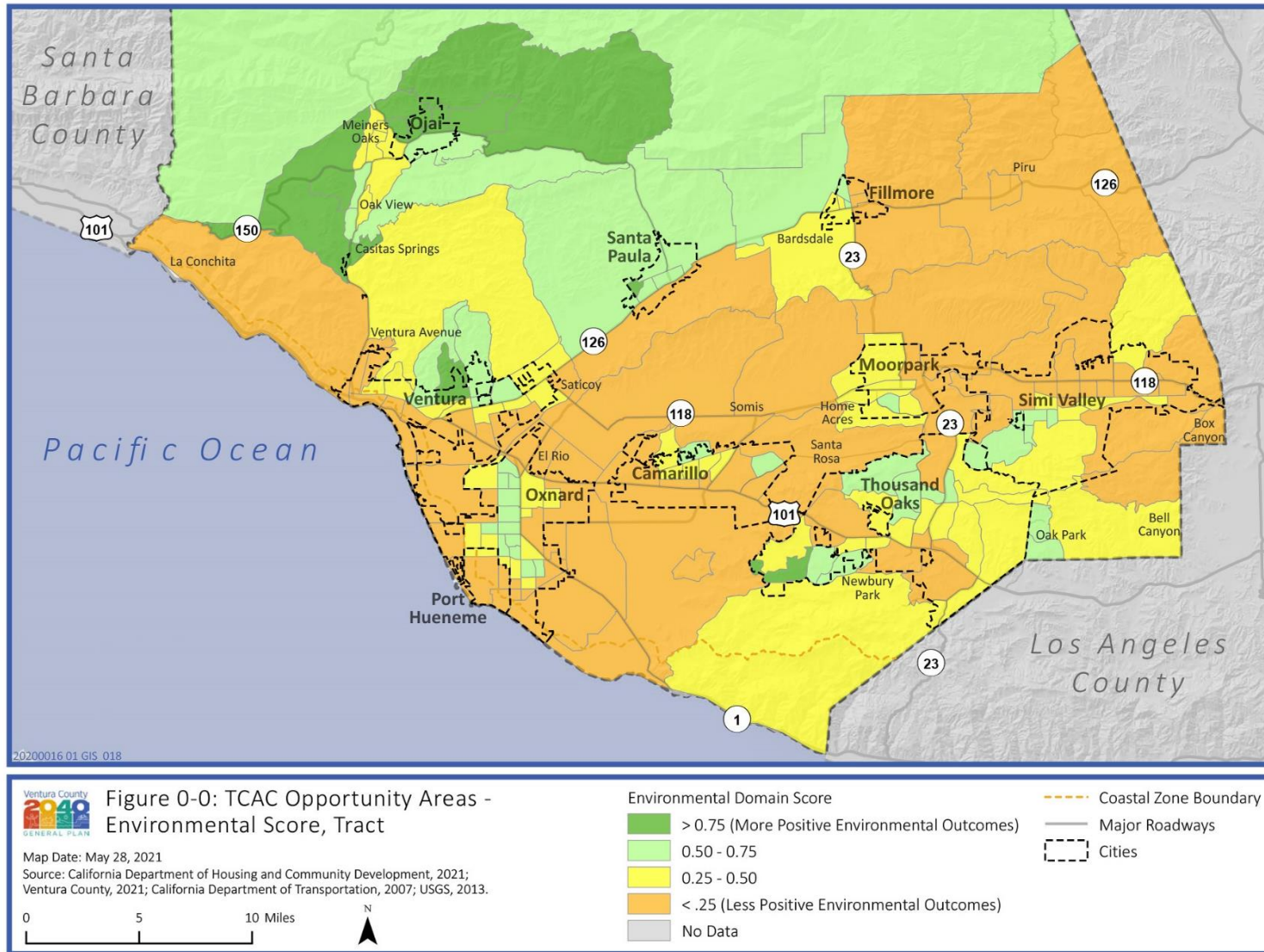
Ventura County has an average score of 79, meaning that the County, as a whole, has lower transportation costs than 79 percent of the nation. The unincorporated County has a slightly lower score of 77. These scores are higher than the statewide average (66), and higher than neighboring Santa Barbara County (65), and Los Angeles County (76). As shown in Figure 5-31, the highest scoring areas (above 90) are located in and around Ventura, Oxnard, and Camarillo, while the eastern areas in and around Moorpark,

²¹ Ellen, I.G.; Horn, K.M.; O’Regan, K.M. 2016. Poverty concentration and the Low Income Housing Tax Credit: Effects of siting and tenant composition. *Journal of Housing Economics* 34 (2016) 49-59. Elsevier Inc. <https://doi.org/10.1016/j.jhe.2016.08.001>

Simi Valley, Thousand Oaks, and Fillmore have overall index scores that are a bit lower. However, the average scores for these eastern county areas are still high (70-78) in comparison to the state average, indicating good access to transportation throughout most of the County. Ventura County's above-average scores could be due to the availability of multiple public transportation options both within cities and as regional connections. Residents are served by intercity bus routes, regional bus service, and Metrolink and Amtrak commuter rail service. The Ventura County Transportation Commission (VCTC) Intercity and Gold Coast Transit District (GCTD) provide inter-city bus service countywide. GCTD, Thousand Oaks Transit, Valley Express, and the Kanan Shuttle serve unincorporated areas. Municipal transit operators that provide primarily intra-city or community circulation service have connections with the Metrolink and Amtrak commuter rail stations to link Ventura County residents and workers with employment and activity centers in neighboring counties (Los Angeles and Santa Barbara). Additionally, the jointly-funded Coastal Express serves the counties of Ventura and Santa Barbara.

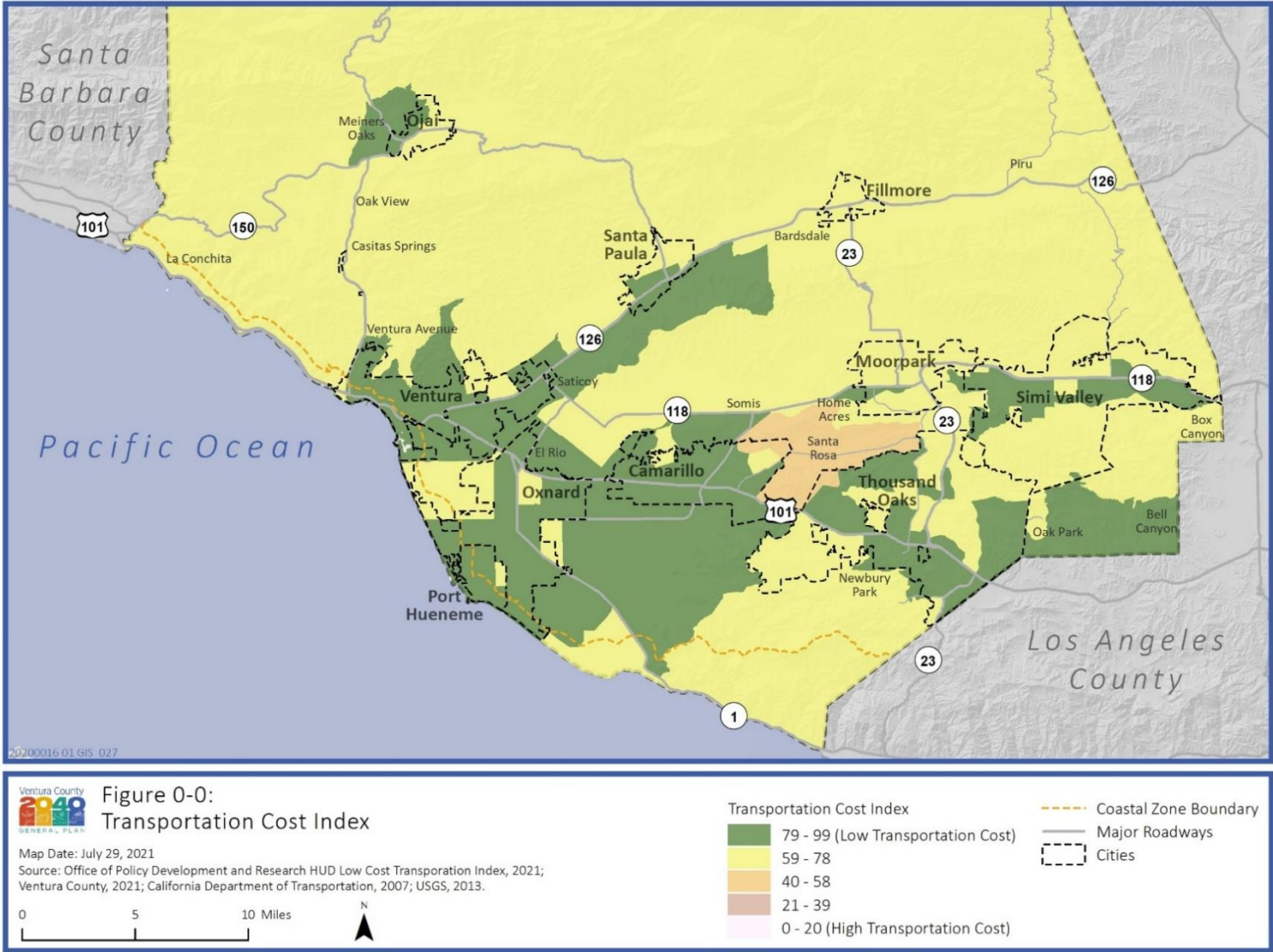
The lowest scoring area in the County is the Santa Rosa Valley, with a score of 54. Despite its proximity to Camarillo and Thousand Oaks, this area lacks a public transportation connection to these cities, which could account for the higher transportation costs since other unincorporated areas of Ventura County that have higher scores (70-78) are served by various public transportation routes that increase access to transportation and lower costs.

**FIGURE 5-30
TCAC OPPORTUNITY AREAS – ENVIRONMENTAL SCORE**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-31
HUD LOW TRANSPORTATION COST INDEX**



Source: HUD Low Cost Transportation Index, 2020.

Index of Disparity

AB 686 and HCD Guidance require local data and knowledge be included as a supplement to state/federal data. One source is Advancement Project California²², a racial justice organization, which developed the Race Counts project to maintain a comprehensive tracking tool of racial disparities across the state in seven key issue areas: democracy, economic opportunity, crime and justice, access to health care, healthy built environment, education, and housing. The tool measures the overall performance, amount of racial disparity, and impact by population size of counties and cities in California. All counties are ranked on a scale of one to four in a series of indicators, with the scale defined as follows:

- **One** indicates high racial disparity and low performance in the county. This indicates a large problem with race inequity in the county.
- **Two** indicates high racial disparity and high performance.
- **Three** indicates that racial disparity is low but that the county also has low performance.
- **Four** indicates that racial disparity is low, and that the county has high performance. This is the best ranking and racial disparity is minimal.

For each issue, the indicators used to determine ratings for the entire Ventura County are described below:

- **Crime and Justice** is measured through truancy arrests, curfew arrests, perception of safety, fatalities from police encounters, incarceration, and access to re-entry services. The Ventura County index value is 1 indicating that there is both low performance and high disparity-based race and ethnicity in the criminal justice system. Based on data from Advancement Project California, the County ranks as the most racially disparate county statewide on Crime and Justice indicators, with Fresno, Los Angeles, Orange and Yolo counties also with low performance and high disparity but not as disparate. Within this category, Ventura County ranks sixth in disparate incarcerations. Ventura County ranks ninth in disparate arrests of youth. While some of the individual indicator rankings in this category are lower, it appears that the amount of people being arrested and incarcerated by age and population size is a factor. For example, compared to Los Angeles County, Ventura County arrests 29 more youth under 18 years of age per 10,000 population.
- **Economic Opportunity** is measured through employment rates, median household income, households below federal poverty level, workforce in professional and managerial positions, internet access, denied mortgage applications, commute time to work, and business ownership. The Ventura County index value is 4, demonstrating high performance and low disparity countywide.
- **Healthy Built Environment** is measured through park access, commute time for public transportation users, drinking water contaminants, toxic release from facilities, and proximity to hazards. The Ventura County index value is 1, indicating that there are significant race-based disparities in access to healthy built environments. Ventura County ranks fourth in racial disparity in the Healthy Built Environment category. Within this category, Ventura County ranks second for disparate access to food, specifically for Native American and Latinx community members. Ventura County ranks sixth in disparate impact of toxic releases from facilities. Ventura County

²² Advancement Project California. Race Counts – Disparity Index. <https://www.racecounts.org/county/ventura/>

ranks seventh in asthma. According to data from Advancement Project and the California Health Interview Survey from 2011-2018, one in five Black residents have been diagnosed with asthma in the county.

- **Housing** is measured by analyzing housing burdens —income left after housing costs —for homeowners and renters, foreclosure rates, loan types/subprime loans, housing quality, and homeownership rates. The Ventura County index value is 2, indicating that there is high performance in rates of homeownership and other indicators but there is also high racial disparity in access to housing and homeownership.
- **Education** is measured through high school graduation rates, Math proficiency, English proficiency, school discipline, diverse effective teachers, and access to early childhood education programs. The Ventura County index value is 4, meaning high performance through high test scores and low disparities based on race.

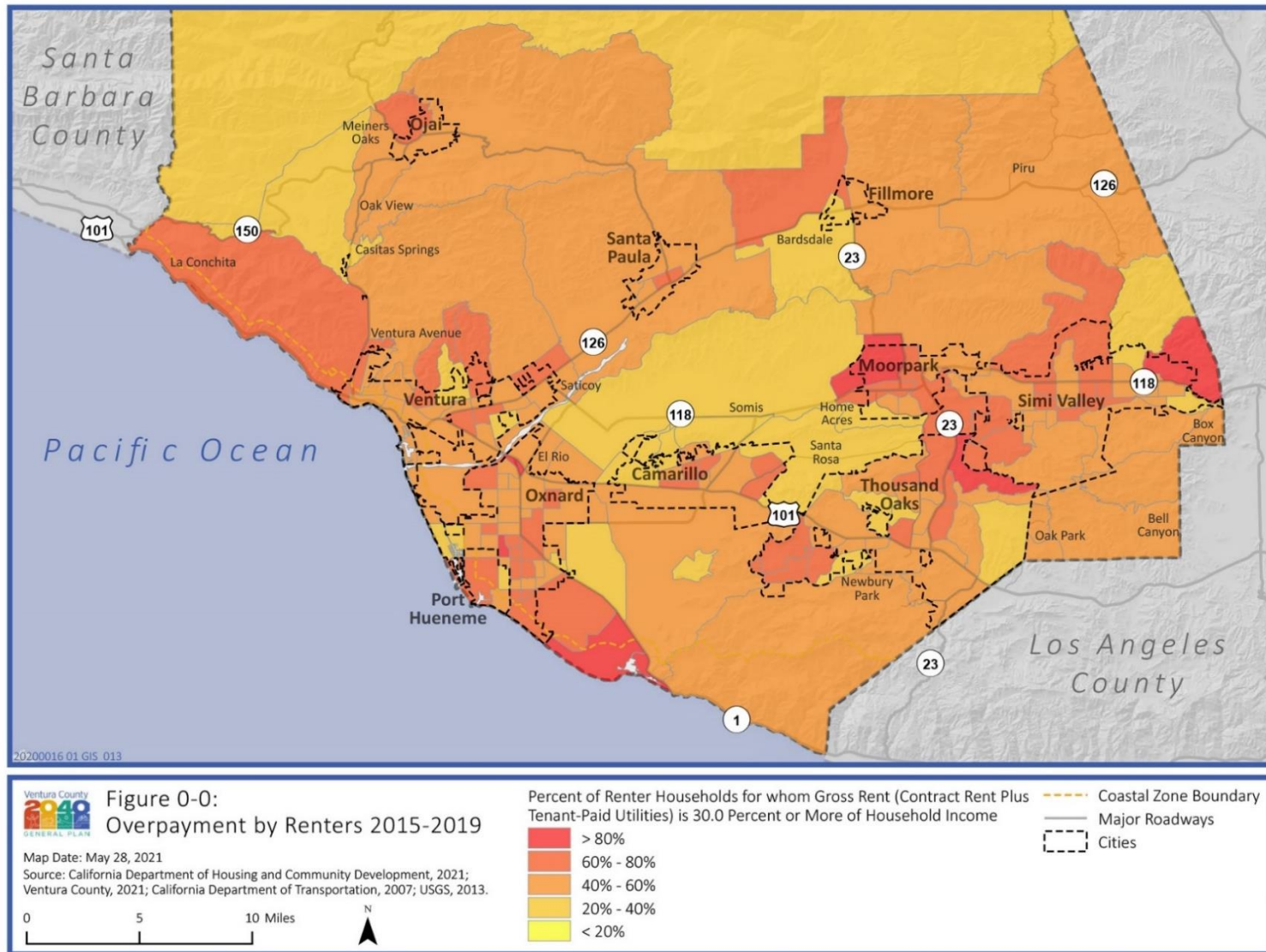
Disproportionate Housing Needs

Disproportionate housing needs show how access to the housing market differs for members of different classes. Housing problems may include housing cost burden, overcrowding, or substandard housing conditions. Black and Hispanic/Latino households in the region have the highest rates of experiencing a housing problem such as cost burden or overcrowding, while Non-Hispanic White households, are the least likely to experience housing problems across the region.

Cost Burden/Overpayment

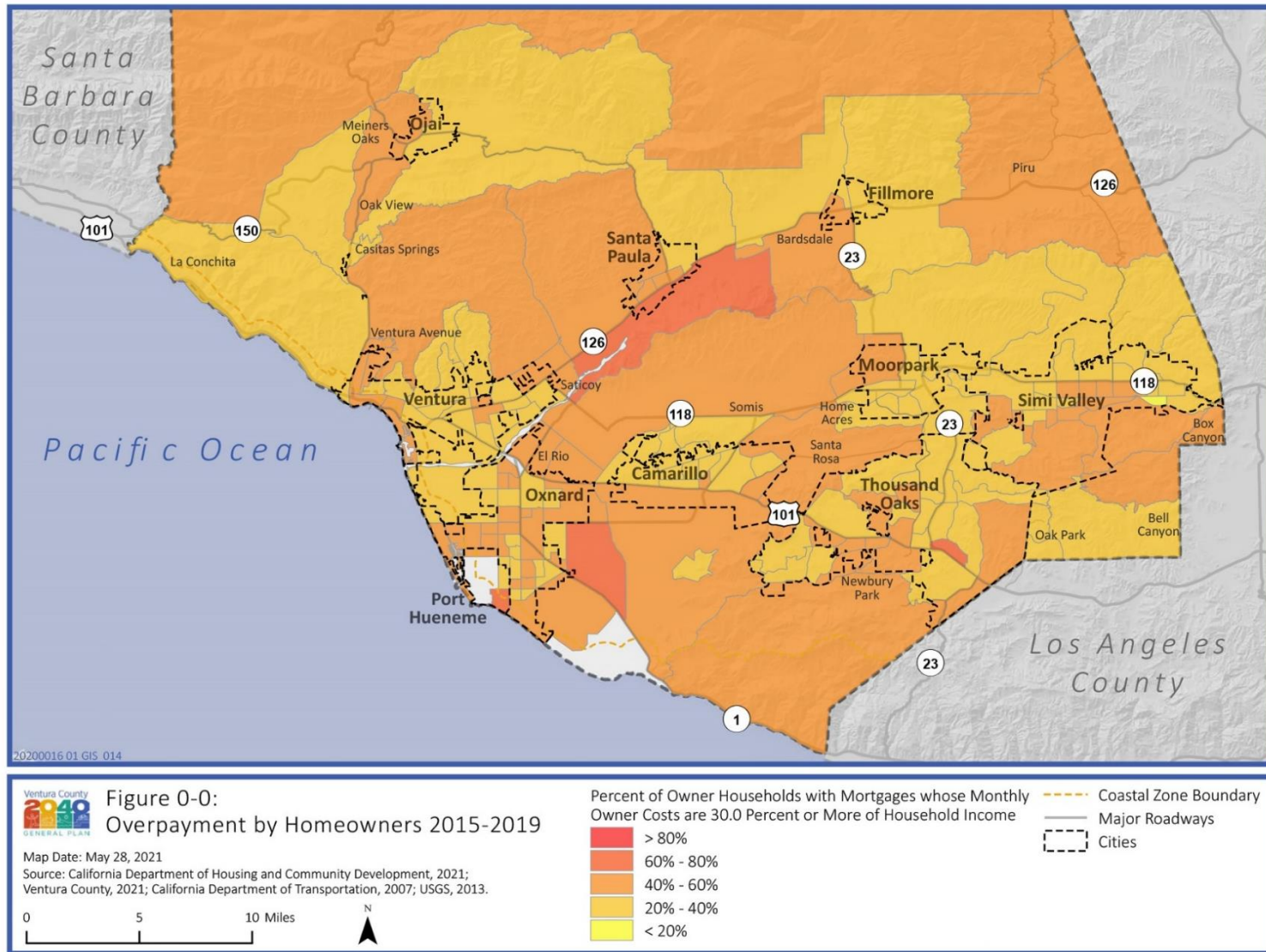
As previously described in the Housing Costs and Affordability section, overpayment or cost-burden is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. In the unincorporated County, 20.3 percent of all households were overpaying for housing, and 17 percent of households were severely overpaying (spending more than 50 percent of their gross income on housing costs). As discussed in the Housing Costs and Affordability section, 51.8 percent of all renter households in the unincorporated County are burdened by housing costs (see Figure 5-7). However, overpayment trends show that at least 20 percent of households in every census tract countywide is overpaying on housing costs. Figure 5-32 shows the trends of overpayment for renters in Ventura County from 2015-2019 and Figure 5-33 shows the trends for homeowners in Ventura County in the same time period. More renters are cost burdened in and around incorporated cities compared to the unincorporated County. As for homeowners, fewer homeowners per census tract are housing cost burdened throughout Ventura County. Larger portions of homeowners are overpaying for housing costs in the rural areas around the City of Santa Paula, near Port Hueneme, and near Meiners Oaks.

**FIGURE 5-32
OVERPAYMENT BY RENTERS 2015-2019**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-33
OVERPAYMENT BY HOMEOWNERS 2015-2019**



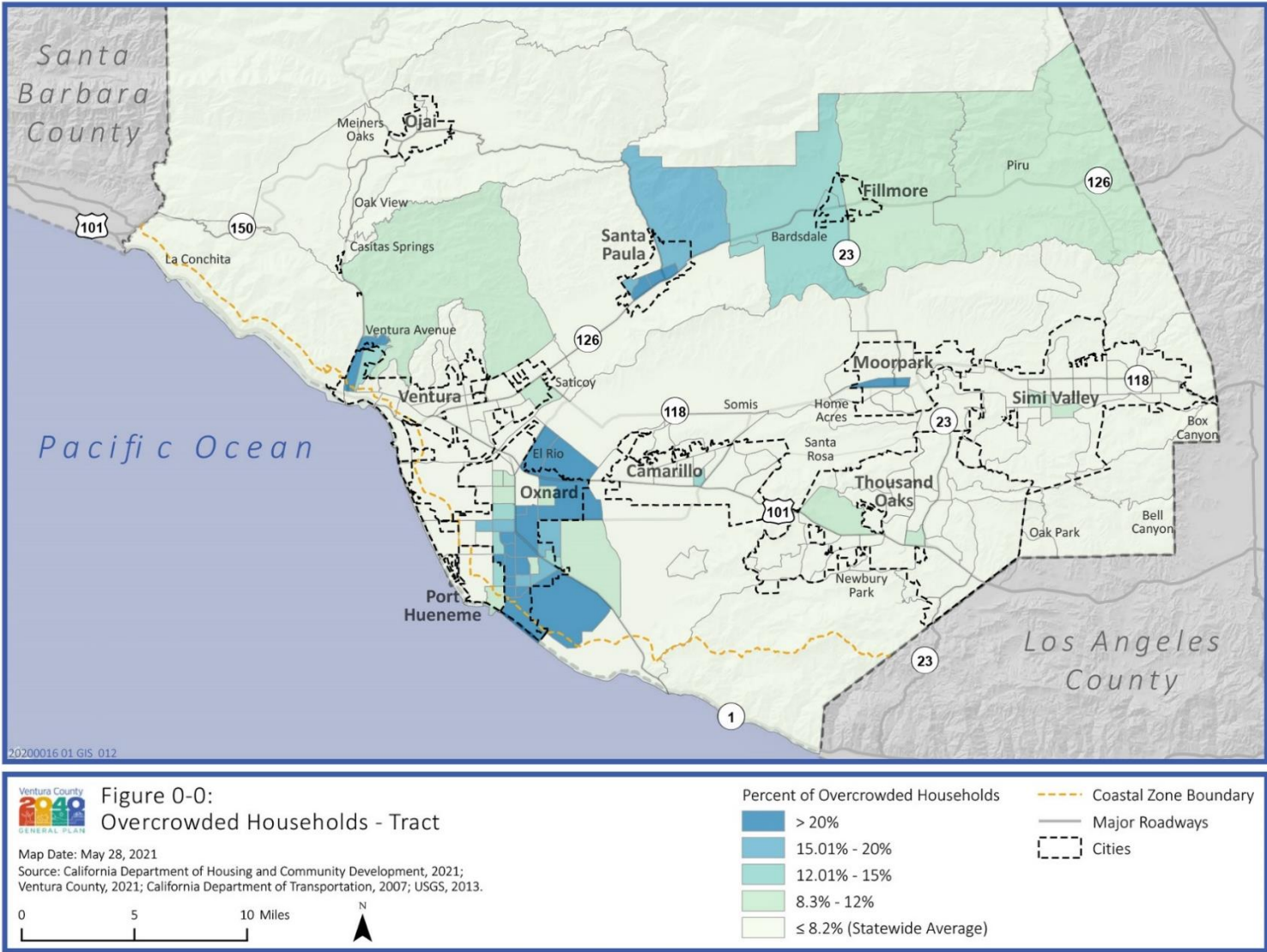
Source: HCD AFFH Data and Mapping Tool, 2021.

Overcrowding

The average household size in the unincorporated County is 3.02 persons, as of 2018, closely resembling that of the total Ventura County (3.13 persons). Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. As described in the overcrowding discussion in the Housing Needs Section, overcrowding is less common in the county compared to the SCAG region.

In 2018, 2.5 percent of owner-occupied households and 8.7 percent of renter households were overcrowded in the unincorporated County compared to 4.9 percent of owners and 15.6 percent of renters in the SCAG region (see Figure 5-11). Figure 5-34 shows the trends of overcrowded households in Ventura County by census tract. Most tracts in Ventura County are equal to or greater than the statewide average of 8.2 percent. Higher percentages of overcrowding (greater than 20 percent) tend to occur near incorporated cities including City of Oxnard, Ventura, Santa Paula, and Moorpark. In the unincorporated County, more than 20 percent of households are overcrowded in several census tracts near Port Hueneme, El Rio, and North Ventura Avenue while percentages range from 8.3–20.0 percent in the Highway 126 corridor.

**FIGURE 5-34
OVERCROWDED HOUSEHOLDS**



Source: HCD AFFH Data and Mapping Tool, 2021.

Displacement Risk

The rising cost of housing is becoming an increasingly important housing security issue in Ventura County, especially for renters. Gentrification is the process by which the influx of capital and higher-income residents into working-class neighborhoods changes the essential character of that neighborhood and displace lower-income resident. Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. Renter occupancy and high rent burdens are the most common reasons for displacement to occur since renters may not be able to afford to stay in their unit as rents increase.

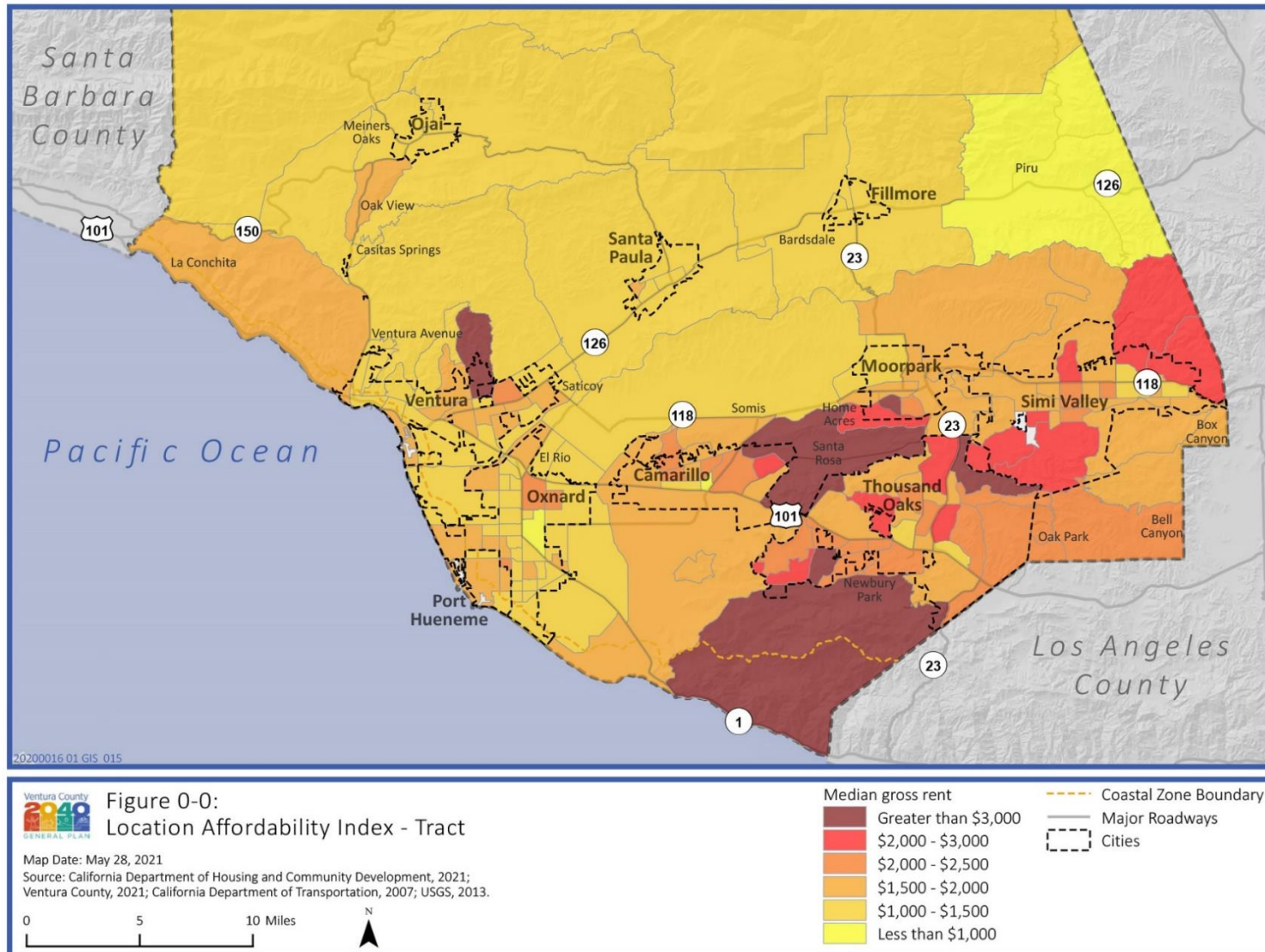
Figure 5-35 shows the Location Affordability Index in Ventura County. First launched by HUD, the index measures standardized household housing and transportation cost estimates. Using 2012-2016 ACS data, the index ratings show that the majority of the county has rents between \$1,500 and \$2,000 a month. In some areas of the county, rents are more than \$3,000 per month. As was discussed previously, the total average rent in Ventura County was \$2,000 (see Table 10 of the Housing Costs and Affordability Section in Chapter 2) in 2018. These rents are primarily affordable to moderate-income households, but out of reach for lower-income households. As shown in the figure, lower median rents are mostly in the Piru area and the City of Oxnard.

Areas with higher populations of renters and lower income households are particularly susceptible to displacement in the face of market-based pressures at the neighborhood-level. According to the UC Berkeley Urban Displacement Project, a census tract is a sensitive community if it meets the following criteria as both vulnerable and experiencing market-based displacement pressure:

- (1) Proportion of very low-income residents was above 20 percent in 2017; and
- (2) The census tract meets two of the following criteria:
 - a) Share of renters is above 40 percent in 2017;
 - b) Share of Non-White population is above 50 percent in 2017;
 - c) Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
 - d) Nearby areas have been experiencing displacement pressures.

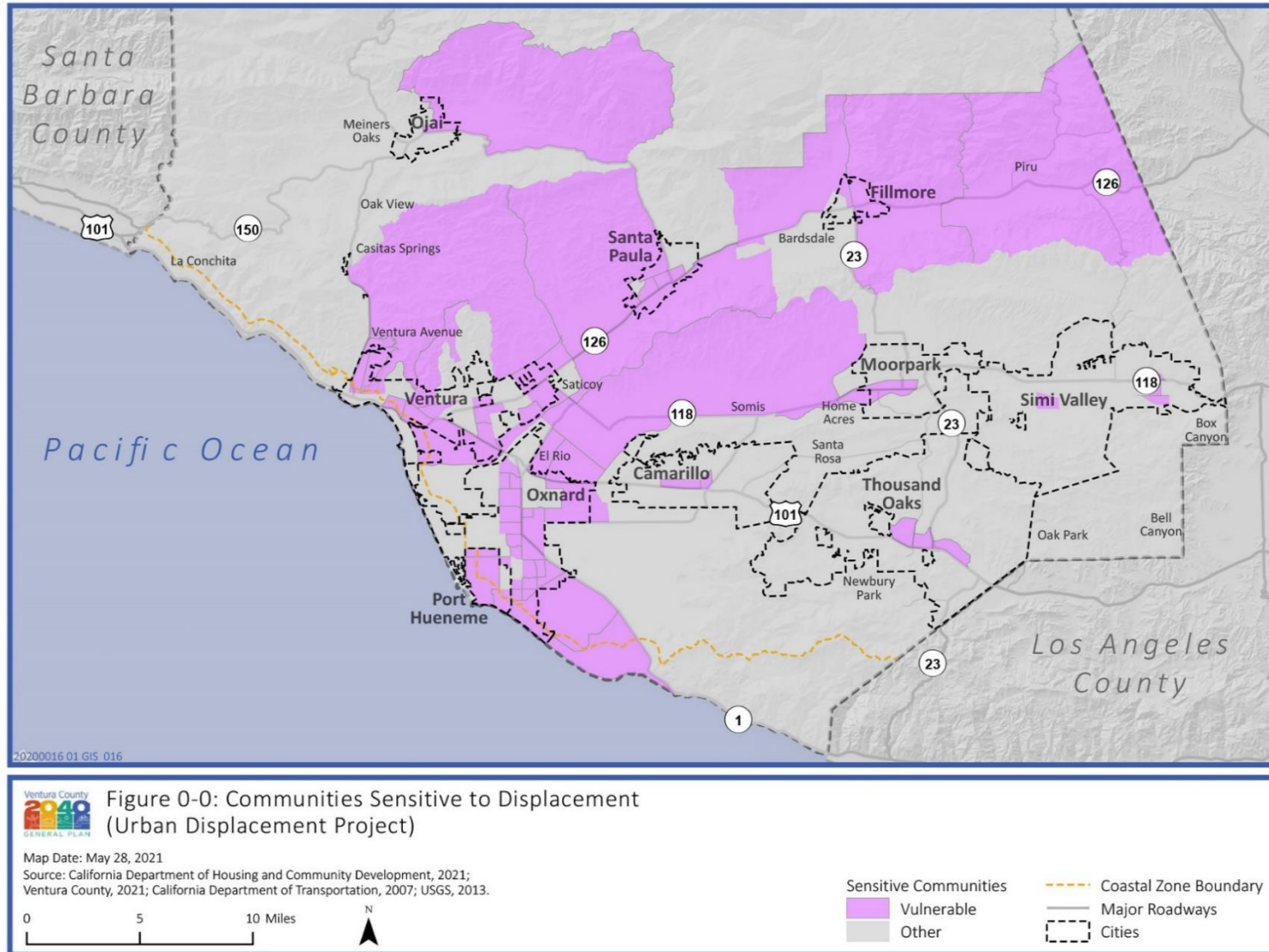
According to these metrics, several census tracts along the Highway 126 corridor in Ventura County are susceptible to displacement because of the high proportion of households that are renters with low- to moderate- incomes (see Figure 5-36). Other census tracts susceptible to displacement are in the incorporated cities of Ventura, Ojai, Oxnard, Santa Paula, and Fillmore. Fewer neighborhoods are sensitive to displacement in the eastern part of the county near the cities of Camarillo, Thousand Oaks, Moorpark, and Simi Valley which also tend to be areas with the highest opportunities, the highest incomes, and predominantly Non-Hispanic White households.

**FIGURE 5-35
LOCATION AFFORDABILITY INDEX**



Source: HCD AFFH Data and Mapping Tool, 2021.

**FIGURE 5-36
COMMUNITIES SENSITIVE TO DISPLACEMENT**



Source: HCD AFFH Data and Mapping Tool, 2021.

Rates of Homeownership

Homeownership is the largest asset of most households in the U.S. and, for many low-income households, provides an opportunity for future generations to attain homeownership by increasing the family’s wealth. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership.

Ventura County has a relatively high rate of homeownership, about 63.2 percent compared to 55.0 percent statewide in 2020. However, homeownership rates vary widely by race and ethnicity, both within and among jurisdictions in the county. As shown in Table 5-18, 70.2 percent of Non-Hispanic White households and 73.5 percent of Asian households in the county are homeowners. Hispanic/Latino or as Multi-Racial households have the lowest homeownership rates in the county (49.0 percent and 48.4 percent respectively); a difference of almost 21 percentage points between Hispanic/Latino and Non-Hispanic White homeownership.

Table 5-18 HOUSING TENURE BY RACE/ETHNICITY – VENTURA COUNTY					
Race/ Ethnicity	Owner Occupied		Renter Occupied		Total Occupied Units
	Number	Percent of Total	Number	Percent of Total	Number
White, Non-Hispanic	111,428	70.2%	47,368	29.8%	158,796
Black	2,328	50.2%	2,309	49.8%	4,637
Asian	13,951	73.5%	5,031	26.5%	18,982
Native Hawaiian and Other Pacific Islander	290	58.0%	210	42.0%	500
American Indian and Alaskan Native	863	51.4%	815	48.6%	1,678
Some Other Race	5,440	56.4%	4,212	43.6%	9,652
Multiracial (Two or More Races)	3,708	48.4%	3,959	51.6%	7,667
Hispanic or Latino	40,817	49.0%	42,458	51.0%	83,275
Total Occupied	171,174	63.2%	99,866	36.8%	271,040

Source: U.S. Census, American Community Survey 5 Year Estimates 2015-2019, Table S2502.

Other Relevant Factors

Mortgage Lending

In the 1940s and 1950s, racial discrimination in mortgage lending was a common place occurrence that was allowed, and perpetrated, by the Federal Government to limit access to homeownership and wealth-building opportunities for Black and minority populations. Discriminatory practices in home mortgage lending have evolved in the last five to six decades. From government sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. Non-White households continue to have less-than-equal access to loans at the best price and on the best terms that their credit

history, income, and other individual financial considerations merit. As a whole, Ventura County continues to experience unequal representation among loan applicants based on race or ethnicity.

The overall approval rate for loan applications in Ventura County in 2018 was 53.8 percent, which represents a slight decrease from 57.6 percent in 2013 but an increase from 47.2 percent in 2008. Of all loan initiations in Ventura County, the most common type of application in 2018 was for conventional home purchase loans, which is 30.4 percent of all loans. Of these, the most applications originated in the cities of Thousand Oaks, Simi Valley, Oxnard, and the City of Ventura, while the cities of Fillmore, Ojai, Santa Paula, and Port Hueneme comprised the fewest number of conventional home purchase loan applications. Furthermore, loan applications at banking institutions in the cities of Ojai (84.9 percent), Thousand Oaks (65.1 percent), and Ventura (64.4 percent) had the highest approval rates, while the cities of Fillmore (54.9 percent), Santa Paula (57.3 percent), and Oxnard (59.1 percent) had the lowest.

As described in the County's Regional AI, White applicants were over-represented in loan applications in 2008 whereas Black, Hispanic/Latino, and Asian households were under-represented relative to the demographics of Ventura County's population. Unequal representation among loan applicants based on race and ethnicity could be related to inequitable access to lending opportunities further limiting minority access to wealth.

Subsequent approval rates for government-backed home purchase loans were also typically highest for Non-Hispanic White applicants in 2018 at 71.9 percent, and lowest for Black and African American applicants at 60.7 percent. In 2018, Hispanic/Latino applicants experienced the lowest approval rates for conventional home purchase loans in comparison to Non-Hispanic Whites with 70.1 percent approval rates.

Growth Management Policies

Growth management policies aim to control the progression and speed of development to balance the needs of a community's existing residents while adequately preparing for those of future ones. Such policies, however, can become impediments to fair housing when a jurisdiction restricts its capacity and cannot address its own housing needs. Growth management usually is not a single policy or program, but rather a collection of codes, regulations, or standards to direct the rate and intensity of new development. Examples include general policies that require the expansion of public facilities and services concurrent with new development, to policies that establish urban growth boundaries, to numerical limitations on the number of dwelling units that may be permitted annually. One of Ventura County's distinguishing characteristics is its open space and scenic character. The County is dedicated to directing urban development to cities and existing unincorporated communities to preserve its working and rural landscapes, agricultural lands, scenic vistas, natural resources, and recreational opportunities. The County has a direct role in maintaining agricultural, rural, and open space areas and shaping the character of urban development. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future county residents. The County has adopted several regulatory measures to guide growth and development in the county, such as land use designations and greenbelt agreements, and the County implements a voter initiative to conserve open space and agriculture. These measures are described in the Housing Element – Chapter 3 as well as in the General Plan Chapters 3, Land Use and Community Character Element, and Chapter 8, Agriculture Element.

Between 2000 and 2016, 94.3 percent of the county's population growth occurred in incorporated cities, two-thirds of which occurred in just three cities: Oxnard, Simi Valley, and Thousand Oaks. This continues a longstanding trend in the county of accommodating growth primarily in the cities, which, in turn, reflects Ventura County's policy emphasis on preservation of agriculture and open space lands. The

County and the cities in the county have taken several actions to direct growth away from agricultural and open space lands including the development of, and adherence to, the Guidelines for Orderly Development, greenbelt agreements, and a voter-initiative referred to as Save Open Space & Agricultural Resources, commonly known as SOAR. Urban development is focused near existing cities and within or near Existing Community boundaries to preserve agricultural lands and prevent premature conversion to uses incompatible with agricultural uses.

While the SOAR initiative aims at preserving agricultural and open space resources, the implementing ordinance restricts the redesignation of properties in the unincorporated area to accommodate additional urban development. The cities' respective SOAR ordinances establish urban boundaries around each city, extension of which can occur only with voter approval. The SOAR ordinance also requires with limited exceptions, a county-wide voter approval for any change or amendment to the County General Plan "Agricultural," "Open Space," or "Rural" land-use designations. This thereby limits the County's discretion over which land which can be utilized for uses such as housing, commercial and industrial development. In addition to the constraints imposed by SOAR, the type and intensity of urban development is also significantly constrained due to the presence of natural resources with steep slopes and topological features, sensitive cultural resource areas, biologically important habitat, natural areas and waterways that including wildlife corridors, and significant high fire hazard zones across the county.

Since State housing law mandates jurisdictions to facilitate the development of a variety of housing types to meet the jurisdictions' fair share of regional housing needs, any growth management measure that may compromise a jurisdiction's ability to meet its regional housing needs could have an exclusionary effect. In Ventura County, the Guidelines for Orderly Development and SOAR limit the capacity for urban development, including housing, specifically in the unincorporated county. The 2040 General Plan, adopted in September 2020, which incorporates the Guidelines for Orderly Development and SOAR, accommodates future development primarily within existing unincorporated communities. Specifically, the 2040 General Plan contains 13 designations for the types of land uses (e.g., commercial, industrial, residential) allowable within areas designated as Existing Community and Urban. The residential land uses, densities, and parcel sizes in Existing Communities, as well as opportunities for infill through accessory dwelling units (ADUs), can accommodate the needs identified in the Regional Housing Needs Assessment of the 2021-2029 Housing Element. One of the first housing projects approved consistent with SOAR and the newly-adopted General Plan is the Somis Farmworker Housing Complex (Case No. PL19-0046), approved in February 2021, which includes 360 dwelling units with a community wastewater treatment facility that will provide sewer service to the housing complex and produce recycled water for use to irrigate adjacent agricultural fields. The proposed 360-unit housing complex includes a variety of one-, two-, and three-bedroom apartments in 28 buildings (mix of one, two and three stories), and associated ancillary facilities such as community centers, play fields, tot lots/playgrounds, a basketball court, a community garden area, and a network of meandering pedestrian walkways.

Unincorporated Ventura County supports an agricultural industry of state-wide importance and has made progress in providing low-cost housing for this employment sector. Farmworker housing is increasingly an important housing need in the County, along with better opportunities for educational and economic advancement. To address housing needs for vulnerable populations such as farmworkers, the County will invest in infrastructure and service upgrades in disadvantaged and low-opportunity areas, and support the development of affordable housing through the pursuit and distribution of funding (Housing Element Programs A, D, and O). The County will also provide educational tools for property owners, prepare streamlined building plans, and promote the development of ADUs (Housing Element Programs C and U). The County is working with the cities and stakeholders to complete the Farmworker Housing Study and increase farmworker housing units countywide (Housing Element Program E). Updates to the County's zoning ordinances to meet State laws for special needs housing will also be implemented (Housing Element Program N).

Community Data

As part of the AI development process, Ventura County’s community engagement efforts included six community meetings, six stakeholder meetings, three focus groups, and two surveys. The following is a summary of community data received as part of AI efforts, which may be applicable to the unincorporated county.

Ventura County Resident Survey

Respondents to the Ventura County Resident Survey were predominately Non-Hispanic White (72 percent), and/or homeowners (74 percent).

Of the 652 respondents to the survey, 8 percent or 51 respondents, felt they had been discriminated against in a housing-related situation. Among those who felt they had experienced discrimination; the most common response was on the basis of race.

The most common answer to the question, “What type of housing is most needed to address housing needs in your community?” was “[m]ore housing for persons with special needs (e.g., disabled, homeless, farmworkers).”

Community Consultation

Based on stakeholder feedback for the unincorporated county, the renewal/extension of SOAR halts most housing development, except limited farmworker housing, to preserve agricultural land, natural areas, and viewsheds. Housing costs are high in rural areas and small cities. Additionally, homeless numbers in the county have increased with many people living in isolated areas. Other feedback from incorporated jurisdictions (cities) indicated that residents in the eastern county felt that housing costs are high and have concern about keeping workers in the area due to housing costs. Moreover, some east county residents do not support the development of multifamily housing even for senior or supportive housing. In the western unincorporated county, multifamily housing development is not keeping pace with demand, particularly for lower income residents. In addition, the Thomas Fire increased overall rental prices throughout the county.

Findings from Analysis of Impediments

The AI identified several impediments to fair housing choice throughout Ventura County. While no significant barriers to fair housing or impact on housing choice were found in the County’s public policies and Zoning Code, the AI identified the presence of housing discrimination and hate crimes, lack of adequate housing for persons with special needs, and disparities in access to homeownership opportunities. Based on the identified impediments, the AI included the following recommendations:

- Implement additional outreach strategies to inform lower-income households of available local, state, and federal homebuyer assistance
- Expand fair housing information available on the County website.
- Expand testing for discriminatory practices in private rental and home sales markets.
- Facilitate more accessible housing options for seniors and persons with disabilities.
- Provide aid to seniors and residents with a disability to make accessibility modifications to their property and housing.

- Increase development of supportive housing through non-profit housing developers and service providers.
- Increase transit-oriented development to better connect residents with jobs throughout the region.

Affirmatively Further Fair Housing Analysis of Sites Inventory

As part of AB 686, the sites analysis is required to be analyzed with respect to AFFH. The primary goal is to ensure that affordable housing is dispersed equitably throughout the County rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved.

The Housing Element land inventory, described in Chapter 4, shows a capacity for 2,469 housing units on vacant and underutilized sites and in approved projects (this excludes projections for Accessory Dwelling Units (ADUs) and Farmworker Dwelling Units), with 645 units affordable to lower income households. The following section will analyze the sites inventory and its potential impact to the housing issues analyzed in the Assessment of Fair Housing including patterns of integration and segregation, disparities in access to opportunity, and patterns of disproportionate housing problems and needs for protected classes.

Existing Affordable Housing

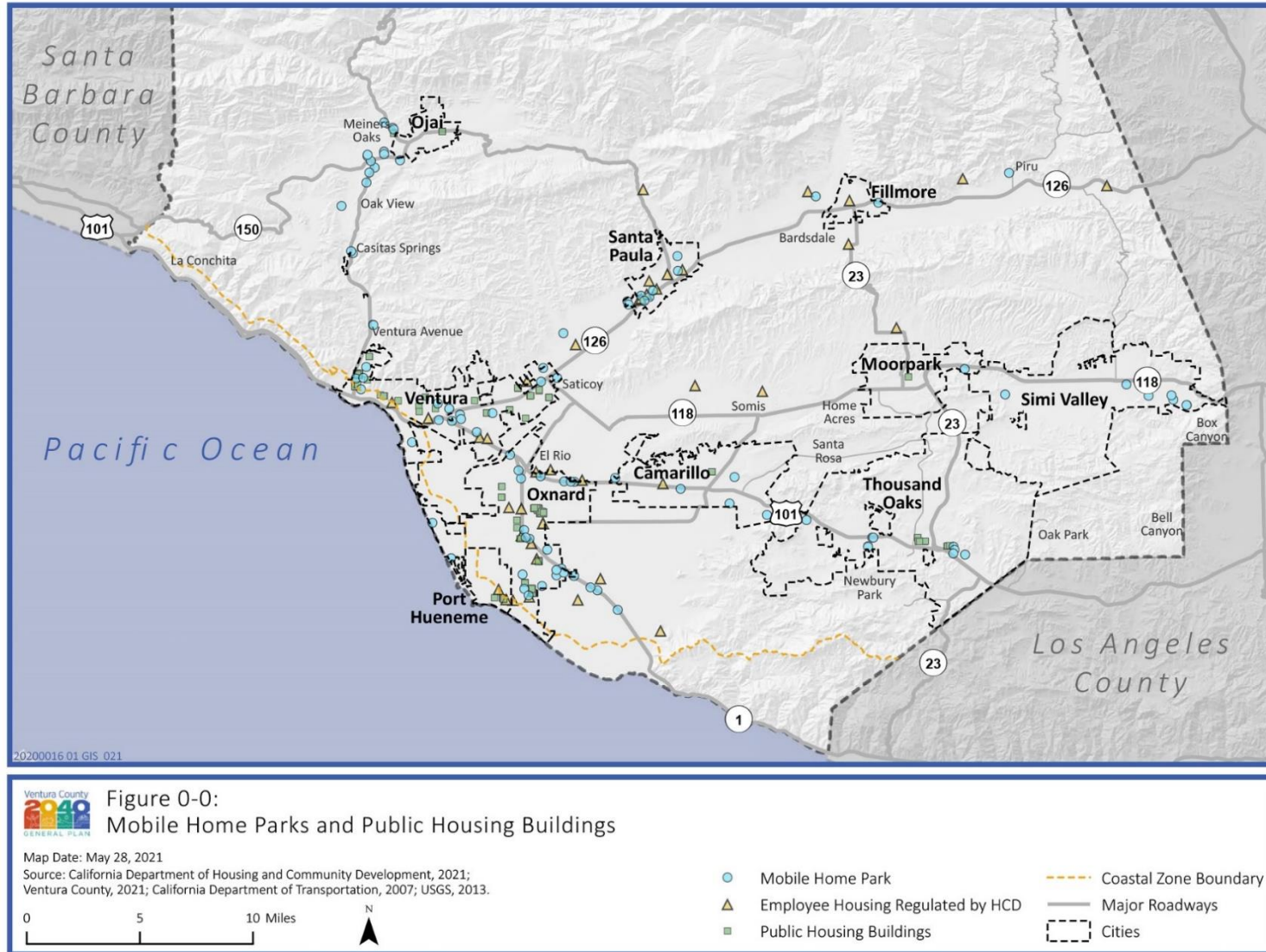
Consistent with countywide policies that direct growth to the incorporated cities, HUD-funded affordable housing in the unincorporated county accounts for less than 0.5 percent of HUD-funded affordable units in the county. As shown in Table 5-19, nearly 75 percent of the county's affordable housing is concentrated in just four cities: Oxnard, Simi Valley, Ventura, and Thousand Oaks. Areas with more affordable housing coincide with neighborhoods that have more Non-White households overall and generally lower incomes communitywide. The cities of Ojai, Port Hueneme, and Santa Paula have the greatest share of affordable units relative to their jurisdiction's housing stock, while Moorpark has the lowest. As shown in Figure 5-37, the vast majority of state monitored farmworker housing (or Employee Housing Regulated by HCD as labelled in Figure 5-37) is also located within the existing cities near irrigated farmland (i.e., Oxnard, Santa Paula, Fillmore, and Ventura) and the unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Like most families, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services; however, these areas tend to have the greatest poverty rates and more prevalent housing problems as discussed in the Disproportionate Housing Needs section.

**TABLE 5-19
AFFORDABLE HOUSING UNITS WITH HUD FUNDING BY JURISDICTION**

Jurisdiction	Affordable Units (2018)	Total Occupied Rental Housing Units (2017)	Total Housing Units (2017)	Percent of Housing Stock Affordable	Percent of All Affordable Units in the County
Camarillo	625	8,100	25,535	2.4%	6.9%
Fillmore	228	1,307	4,558	5.0%	2.5%
Moorpark	167	2,810	11,603	1.4%	1.8%
Ojai	210	1,278	3,340	6.3%	2.3%
Oxnard	2,705	23,862	54,467	5.0%	29.7%
Port Hueneme	453	3,546	7,803	5.8%	5.0%
San Buenaventura	2,182	18,793	43,146	5.1%	24.0%
Santa Paula	580	3,968	9,199	6.3%	6.4%
Simi Valley	894	11,864	43,214	2.1%	9.8%
Thousand Oaks	1,010	13,789	47,930	2.1%	11.1%
Unincorporated County	43	-	-	-	0.5%
Ventura County (Total)	9,097	99,368	285,997	3.2%	100.0%

Source: HUD, 2018. U.S. Census, American Community Survey 2018. Ventura County AI, 2020.

**FIGURE 5-37
EXISTING AFFORDABLE HOUSING – VENTURA COUNTY**



Source: HCD AFFH Tool, 2021. HCD Employee Housing, 2021. HUD, 2018.

Potential Effect on Patterns of Segregation

The inventory has the potential to contribute to existing patterns of segregation as above moderate-income sites are mostly identified in predominantly Non-Hispanic White areas with higher incomes. While lower-income sites are distributed throughout the unincorporated county, the small number of sites will not significantly improve patterns of segregation for Non-White communities. Many of the above moderate-income sites identified in the Housing Element are located in concentrated areas of affluence in the Oak Park/Bell Canyon, Santa Rose, and Camarillo areas, while lower-and mixed-income sites (i.e., CSUCI University Glen Phase II, and the Piru Expansion Reider and Finch Subdivisions) are located in areas identified as 60 percent or less Non-White as shown in Figure 5-17. In comparison to the percentage of low to moderate income areas, the distribution of the moderate and above-moderate incomes sites are primarily in areas with higher incomes and lower percentages of low-moderate households (see Figure 5-38).

Potential Effects on Access to Opportunity

Table 5-20 displays the percentage of unit capacity in the sites inventory within each of the TCAC opportunity areas, and Figure 5-39 identifies the sites relative to TCAC opportunity areas in the County. The data shows that the majority of the County's proposed inventory, both in total and within each income category, is within areas with the highest resources (see Figure 5-39). Of the sites identified with capacity for lower-income development, 29 percent of the unit capacity is within low resource areas, compared to 62 percent in the high resource and highest resource areas combined.

Many of communities identified as those with high or highest resources within concentrated areas of affluence in Figure 5-22 are either master planned communities with pre-approved tract maps on smaller lots or located in rural areas with limited infrastructure access, or has natural hazards on site (e.g., high fire hazard zone, and steep slopes), all of which limits the ability to rezone these sites for multifamily housing. For example, the Somis Farmworker Housing project, referenced in the Resource Inventory section, is located in a highest resource area. This development was approved because farmworker housing complexes are allowed on agriculturally zoned lots and the project included a package treatment plant to address the lack of sewer access. To facilitate more housing choices in areas of opportunity, the Housing Element includes the following programs, which aligns with several of the suggested programs listed in HCD's Guidance Memorandum on Affirmatively Furthering Fair Housing²³:

- Program Nos. C, M, S, T, and U provide zoning, fee waivers, and permit streamlining incentives to increase housing choices and affordability;
- Program K proposes to explore options for an inclusionary requirement;
- Program R provides down payment assistance to future homeowners; and
- Program X includes the County's HomeShare program which leverages in-home supportive services in exchange for living arrangement in the home at little to no rent

As shown in Table 5-20 below, most the County's lower-income residential inventory sites are located in high and highest opportunity areas, which typically constitute of areas that can offer access to good schools, jobs, and result in more positive economic outcomes to future households. On the other hand, the

²³ 2021, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

residential sites identified in lower resource areas are located in the communities of Piru and El Rio, which are also Designated Disadvantaged Communities in the County. The County’s General Plan has several policies aimed at providing equitable access to the quality of life to these communities which are listed later in the Fair Housing Issues and Contributing Factors section. For housing located in these areas, the following policies and programs offer place-based strategies to encourage community conservation and revitalization, which is also aligned with HCD’s Guidance Memorandum:

- Program A and Policy EV-1.2 in the Economic Vitality Element proposes to target federal and state grant investment in areas of most need. Additionally, on March 9, 2021, the Board of Supervisors approved a Statewide Park Development and Community Revitalization Grant Program application available through Prop 68 for improvements to the Nyeland Acres community center and park, to be administered by the County Parks Department;
- Program D proposes to seek funding to prioritize water and sewer infrastructure improvements in disadvantaged communities
- Policy LU-17.5 in the Land Use Element discourages the establishment of housing near incompatible land uses in disadvantaged communities
- Policy LU-18.5 in the Land Use Element encourages stakeholders in disadvantaged communities to participate in the decision-making process for adaption planning related to climate change within Ventura County;
- Program Y and Policy LU-18.2 in the Land Use Element proposes to facilitate opportunities for residents from areas of concentrated poverty and disadvantaged communities to serve on boards, committees, task forces and other county government decision making bodies; and
- Program Nos. C and T as well as Policy LU-18.1 in the Land Use Element expands on access to community meetings and materials to encourage meaningful dialogue. This may include live interpretation offered at meetings, offering planning materials in Spanish, and holding meeting times after work hours.

**TABLE 5-20
RESIDENTIAL SITE CAPACITY BY TCAC OPPORTUNITY AREA**

TCAC Opportunity Area	Lower-Income		Moderate Income		Above Moderate		Total	
	Units	Percent of Total Low Units	Units	Percent of Total Mod Units	Units	Percent of Total Above-Mod Units	Units	Percent of Total
Low Resource	184	29%	157	34%	92	22%	433	28%
Moderate Resource	50	8%	0	0%	0	0%	50	3%
High Resource	41	5%	0	0%	0	0%	41	3%
Highest Resource	370	57%	310	66%	321	78%	1,001	66%
Total	645	-	467	-	413	-	1,525	-

Source: County of Ventura, 2020; Ascent, 2020.

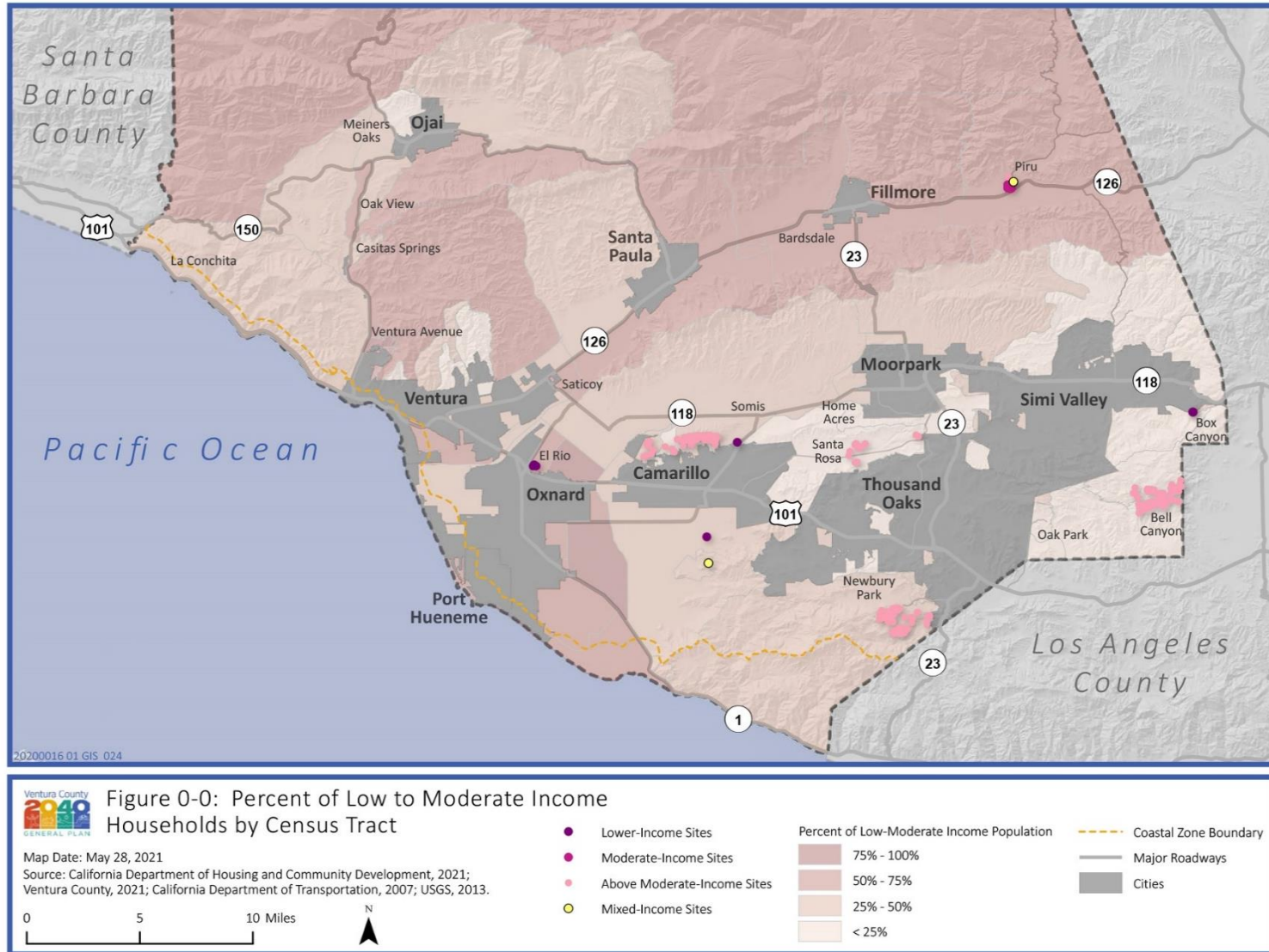
Potential Effects on Disproportionate Housing Needs

Figure 5-40 overlays the inventory on a map of communities sensitive to displacement. Many of the same areas that are considered low resource also face disproportionate housing needs such as overpayment, overcrowding, and are more vulnerable to the risk of displacement. The County must, therefore, balance the need to create affordable housing opportunities in high and moderate resource areas with the need to create affordable housing opportunities in areas that are at risk of displacement and face overpayment and overcrowding issues. By providing lower-income sites in El Rio and lower/mixed-income sites in Piru, the inventory may potentially provide some relief to the impact of disproportionate housing needs in these communities. Table 5-21 shows the number of units identified in at-risk areas by income level. Approximately 20 percent of all units (433 units) identified in the inventory are in communities at risk of displacement overall.

TABLE 5-21 RESIDENTIAL SITE CAPACITY BY DISPLACEMENT RISK		
	Units Identified in At-Risk Communities	
Income Level	Number	Percent of Total
Low	184	13%
Moderate	157	20%
Above Moderate	92	17%
Total	433	20%

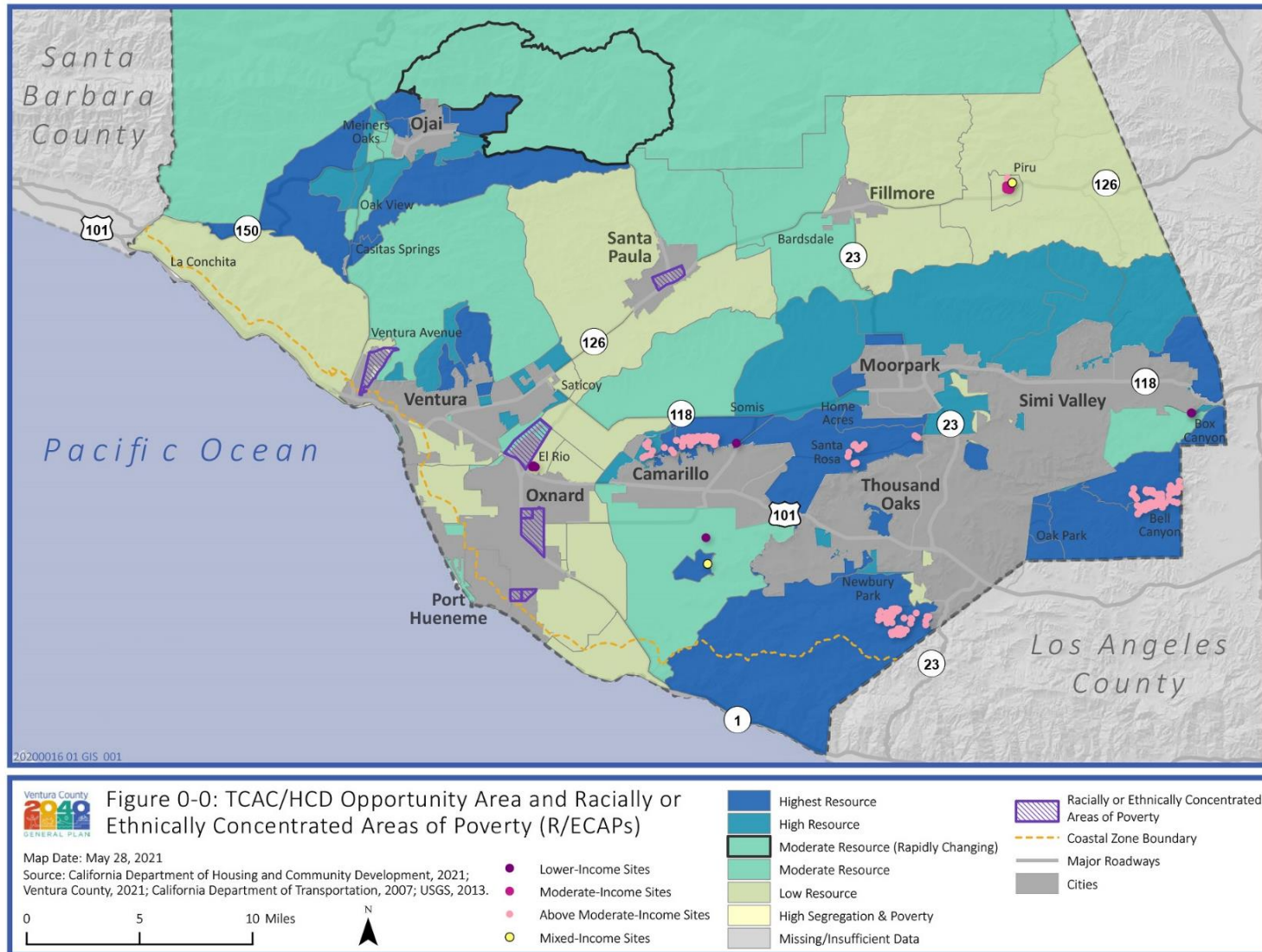
Source: County of Ventura, 2020; Ascent, 2020.

**FIGURE 5-38
SITES INVENTORY AND LOW-MODERATE INCOME AREAS**



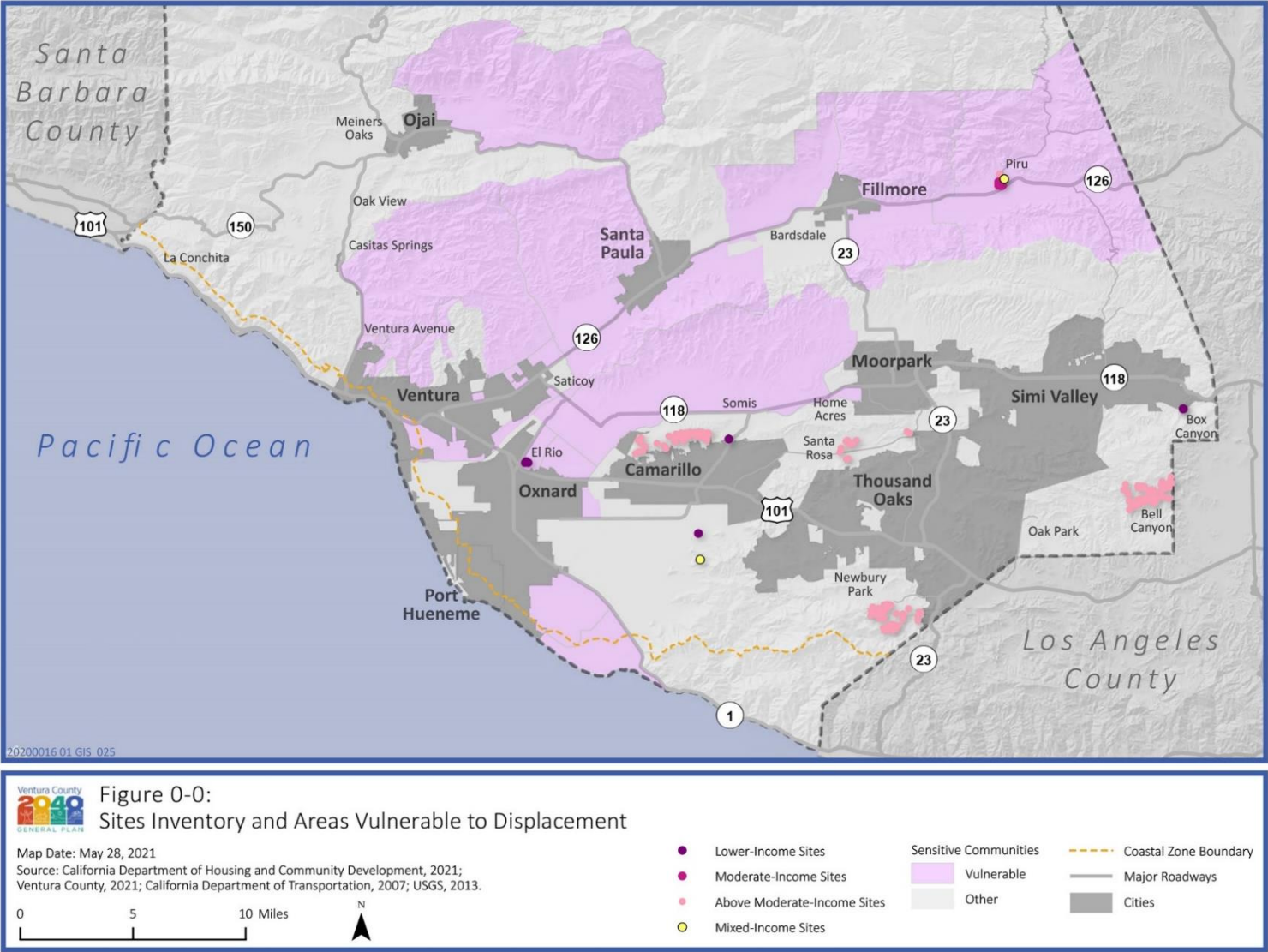
Source: HCD AFFH Tool, 2021. Adapted by Ascent, 2021.

**FIGURE 5-39
SITES INVENTORY AND TCAC/HCD OPPORTUNITY AREAS**



Source: HCD AFFH Tool, 2021. Adapted by Ascent, 2021.

**FIGURE 5-40
SITES INVENTORY AND AREAS VULNERABLE TO DISPLACEMENT**



Source: HCD AFFH Tool, 2021. Adapted by Ascent, 2021.

Fair Housing Issues and Contributing Factors

The findings of this assessment indicate that fair housing issues in the County are primarily related to segregation, mostly by income and secondarily by race/ethnicity. The reasons behind segregation range from public policy, to where people can afford to live, to prejudice. As determined in the 2020 AI, there is also housing discrimination, disproportionate access to homeownership opportunities, and a limited supply of housing and services for seniors and persons with disabilities countywide. Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities.

The County has established priorities and goals to affirmatively further fair housing based on the Assessment of Fair Housing. These are included in the Housing Element’s Goals, Policies and Programs (Chapter 5) as well as through other elements in the County 2040 General Plan. Table 5-22 summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in the County.

TABLE 5-22 FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES		
AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<p>Patterns of Segregation including Presence of R/ECAPs</p>	<ul style="list-style-type: none"> • Past racially restrictive covenants and school district gerrymandering caused segregation in schools and neighborhoods. • Rural and agricultural communities (along Highway 126) have more affordable housing opportunities overall. Communities are primarily home to Hispanic/Latino, low- and moderate-income households, including farmworkers. • Infrastructure constraints restrict development of high-density housing in most of the unincorporated county; therefore, county is limited in rezoning for higher density development in unincorporated communities which need it most. 	<ul style="list-style-type: none"> • Encourage home share partnerships to provide affordable housing options in exchange for services to assist senior resident homeowners (Program X). • Continue the rent control program for mobilehome parks, which provides housing for lower income residents in high resource areas (Program B). • Encourage construction of ADUs to increase supply of affordable housing, especially in high resource areas (Programs C and U). • Increase services and amenities to improve access to opportunity in low resource areas (Programs A, D, and E). • Provide training to landlords on fair housing laws and encourage them to market their rental units in high resource areas to voucher holders. (Programs L and Q).

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Disproportionate Access to Homeownership	<ul style="list-style-type: none"> • Unaffordable home prices in coastal communities • Costs of repairs or rehabilitation for older housing stock • Lack of economic mobility for protected classes 	<ul style="list-style-type: none"> • Provide down payment assistance to eligible potential homeowners (Program R) • Guide eligible homeowners in identifying resources for rehabilitation assistance (Programs V and W)
Discrimination in Housing	<ul style="list-style-type: none"> • Lack of community support for high-density affordable housing • Limited housing opportunities for persons with disabilities 	<ul style="list-style-type: none"> • Increased testing and more persistent enforcement of fair housing laws (Program L) • Actively recruit residents from low-opportunity/disadvantaged communities to serve or participate on boards, committees and other local government bodies (Program Y) • Amend County Ordinances and implement new state housing laws that mandate the use of only objective standards to approve residential projects, including projects for the special needs population. (Programs N and T)

2040 General Plan Policies Affirmatively Furthering Fair Housing

In 2020, the County adopted numerous policies in other elements of the 2040 General Plan focused on advancing environmental justice and increasing access to amenities in designated disadvantaged community, or low resource areas. Relevant policies from the Land Use and Character Element and the Economic Vitality Element are listed below. Additionally, the County will be conducting comprehensive Area Plan updates and will develop community specific actions aiming to address the opportunities and resources available to lower income households as well as expand amenities in lower resource areas.

Land Use and Character Element

LU-1.7 Safe and Sanitary Homes Education and Outreach. The County shall engage with agencies, non-profit organizations, landlords, property owners and tenants in Disadvantaged Communities to disseminate information to educate about indoor mold and lead hazards, methods for reduction, and prevention.

LU-17.5 Placement of New Residential Uses. Within designated disadvantaged communities, the County shall discourage the establishment of new residential and other sensitive land uses near incompatible industrial land uses unless appropriate mitigations or design consideration can be included.

LU-18.1 Communication Channels. Within designated disadvantaged communities, the County shall continue to improve communication channels and methods for meaningful dialogue between

community members and decision-makers, including County staff and elected and appointed representatives.

LU-18.2 Input on Proposed Planning Activities. Within designated disadvantaged communities, the County shall facilitate opportunities for community members and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process.

Economic Vitality Element

EV-1.2 County Investment Priorities. The County shall prioritize investment in infrastructure, services, safety net programs and other assets that are critical to future economic vitality, including public safety, healthcare, library services, water supply and quality, transportation, energy, and environmental resources. This investment shall consider equity in investment opportunities to designated disadvantaged communities, including designated Opportunity Zones under the federal Tax Cuts and Jobs Act of 2017. The focus of these efforts shall be to improve social equity and opportunity for all.

EV-1.3 Housing Affordability. The County shall continue to work with cities and community organizations to implement best practices, pursue funding, and implement programs that reduce the cost of housing to retain and attract employers and employees.

EV-1.7 Supporting Industries Fitting County Needs. The County shall strive to attract industries based on existing and projected workforce demographics, educational attainment, skills, and commute patterns, and which provide opportunities to residents living in designated disadvantaged communities.

EV-1.10 Grocery Stores in Underserved Communities. The County shall strive to attract and retain high-quality, full-service grocery stores and other healthy food purveyors in Existing Communities and adjacent urban areas, particularly in underserved areas.

EV-6.1 Workforce Readiness. The County shall collaborate with the Workforce Development Board, the P-20 Council, job and career centers, and other organizations to maximize workforce readiness by promoting job opportunity readiness among unemployed or underemployed residents and students and coordinating with local employers to identify workforce readiness issues and education and training program needs.

SECTION 5.2 HOUSING REGULATIONS AND POTENTIAL CONSTRAINTS

Potential constraints to the provision of adequate and affordable housing can be created by government policies and regulations as well as non-governmental factors such as costs associated with land and construction. These constraints may increase the cost of housing or may render residential construction economically and/or politically infeasible for developers. Housing production constraints can also significantly impact households with low and moderate incomes and special needs.

Government Constraints

Local polices and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls as summarized in Figure 5-41 below, site improvement requirements, fees, and permit processing procedures, among other things, may constrain the maintenance, development, and improvement of housing.

Land Use Controls

The Guidelines for Orderly Development

Ventura County's Guidelines for Orderly Development (Guidelines) were originally adopted by the Board of Supervisors, all city councils within Ventura County, and the Ventura County Local Agency Formation Commission (LAFCo) in 1969. The Guidelines represent a regional commitment to encourage urban development within cities whenever and wherever practical and to facilitate orderly planning and development in Ventura County. One of the primary goals was to channel growth into cities and away from agricultural land. Protecting agricultural resources has been an important part of Ventura County's policy history and the agricultural industry remains a critical part of Ventura County's economy and identity today.

Through consistent application of the Guidelines over the past 50 years, the County and the cities, in coordination with LAFCo, contained urban development within city Sphere of Influence boundaries, but permitted those boundaries to expand as new urban development was approved. This was accomplished on a practical level by encouraging applicants for urban land use entitlements on sites located within a city Sphere of Influence²⁴ to apply first to the city rather than the County and to annex to the city prior to development occurring.

Urban development in the unincorporated County, therefore, can occur only where the zoning is established and is consistent with the land use plans of the respective cities. In Unincorporated Urban Centers, urban development should only be allowed when an Area Plan has been adopted by the County. The County's General Plan integrates the Guidelines for Orderly Development through Land Use policies LU-1.1, LU-1.2 and LU-1.4, which promote orderly growth in areas designated as Existing Communities and unincorporated urban centers.

Targeted growth could be seen as a governmental constraint, however, when viewed as a necessary method to direct urban growth to areas that are most suitable for development and to protect agricultural land, open space, sensitive environmental habitats and other natural resources, the benefits outweigh the

²⁴ The Spheres of Influence boundaries can be viewed in the County of Ventura General Plan Background Report, Figure 3-2.

constraints that may be imposed. Much of the unincorporated county is environmentally sensitive wildland, such as the Santa Monica Mountains, the Los Padres National Forest and related areas, which has considerable habitat value. Directing new growth to targeted urban areas is more likely to result in affordable housing, as costs associated with providing services and developing infrastructure in support of residential development would be substantially less.

Additionally, directing growth near cities and to Existing Communities and unincorporated Urban Centers maximizes the efficient use of land by promoting higher density development within areas of the County that already have existing public infrastructure, employment centers, and proximity to services like grocery stores, banks, medical offices, and dining amenities.

The Guidelines for Orderly Development, as well as the planning principles that underlie this agreement, are consistent with Government Code sections 65561, 65562 and the intent of SB 375:

- Government Code section 65561 and 65562 recognize the need to preserve open space land not only for the maintenance of the economy but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources.
- SB 375 (2009) calls for reduction in greenhouse gas emissions through infill and other environmentally-friendly development.

Greenbelt Agreements

Greenbelts are voluntary agreements between the County and one or more cities to limit urban development in agricultural areas within the unincorporated county. Between 1967 and 1986, the county and many cities adopted greenbelt agreements. They are unenforceable but politically important policy statements designed to set aside agricultural “greenbelts” and physically separate the cities from one another. There are seven greenbelts in Ventura County²⁵. Most, if not all of this land, is also protected by SOAR initiatives, described below.

Much like the Guidelines for Orderly Development, the intent of these Greenbelt Agreements was to protect agricultural lands and to prevent premature conversion to uses incompatible with agricultural uses. Through these agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing zoning. The description, terms, conditions, and features of greenbelt agreements vary and are in effect for an indefinite time period. Over time, the boundaries of the County’s greenbelts have been amended to accommodate new development.

The Ventura County General Plan and Non-Coastal Zoning Ordinance regulate the uses in a greenbelt. The existing General Plan designations for greenbelts include Agriculture, Open Space, Rural, and Existing Community. In general, the zoning designations within a greenbelt typically include Agriculture-Exclusive (AE), Rural Agricultural (RA), and Open Space (OS).

²⁵ The County Greenbelt Map can be found in the County of Ventura General Plan Background Report, Figure 3-6.

**FIGURE 5-41
GEOGRAPHY OF GOVERNMENT CONSTRAINTS**

Guidelines for Orderly Development

The Guidelines for Urban Development, originally adopted in 1969 by the County and all of its cities, state that urban development and municipal services should occur within incorporated cities and their Spheres of Influence, whenever practical.

Greenbelts

Greenbelts (in green) are voluntary agreements between the County and its cities to restrict the development of open space and agricultural land beyond city limits (in gray). First adopted in 1967, these greenbelts serve to limit urban sprawl and protect valuable green space and farmland.

SOAR

The SOAR ordinances (Save Open Space and Agricultural Resources) adopted by the County and most of its cities, require voter approval to make any changes to land designated Agricultural (in green) or Open Space (in brown), or to develop for urban use land beyond the City Urban Restriction Boundaries (dashed lines, above).

General Plan

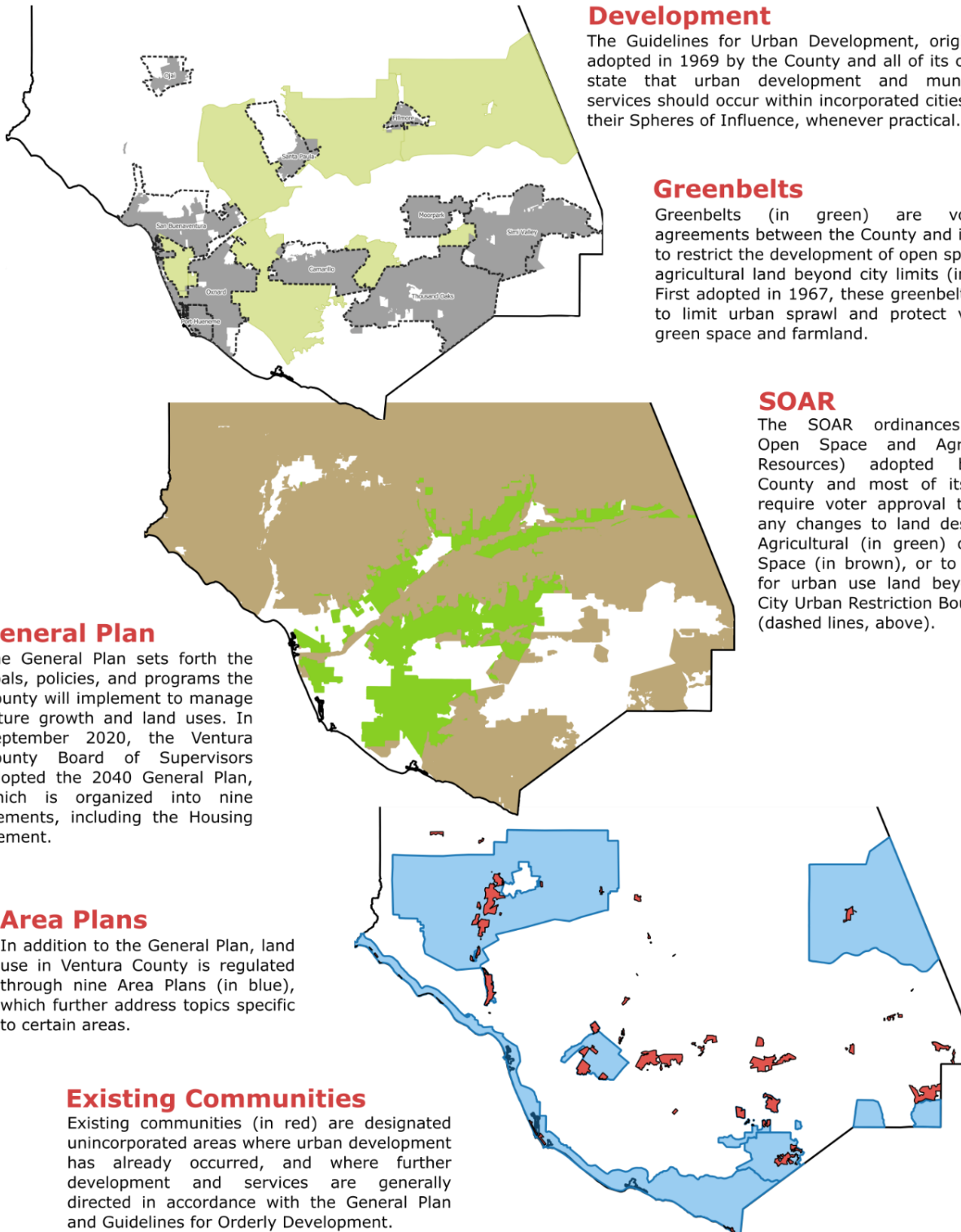
The General Plan sets forth the goals, policies, and programs the County will implement to manage future growth and land uses. In September 2020, the Ventura County Board of Supervisors adopted the 2040 General Plan, which is organized into nine elements, including the Housing Element.

Area Plans

In addition to the General Plan, land use in Ventura County is regulated through nine Area Plans (in blue), which further address topics specific to certain areas.

Existing Communities

Existing communities (in red) are designated unincorporated areas where urban development has already occurred, and where further development and services are generally directed in accordance with the General Plan and Guidelines for Orderly Development.



Save Open Space & Agricultural Resources (SOAR)

The Save Open Space and Agricultural Resources Initiative (SOAR) refers to a series of voter initiatives that the County and eight cities within the county approved to protect open space and agricultural land, beginning in 1995. SOAR established more formal urban growth boundaries that can't be changed without voter approval.

First approved in 1998, the County's SOAR initiative requires a majority vote of the county electorate in order to rezone unincorporated Open space, Agricultural or Rural land for urban development or to make any changes to a General Plan goal or policy related to those land use designations. The eight voter-approved SOAR initiatives passed by the cities of Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, Thousand Oaks and Ventura require voter approval for urban development beyond a defined City Urban Restriction Boundary, or, in the case of the City of Ventura, before rezoning agricultural land within the city's Sphere of Influence.

Because the majority of land in the unincorporated area (approximately 98 percent) is subject to the County SOAR initiative, this ordinance acts as a constraint on future urban development in lands designated Open Space, Agricultural, and Rural, but does not act as a constraint on future development on land that is already designated for urban uses. Moreover, in recognition of the dire need for housing, the County SOAR initiative contains an exemption for the construction of farmworker housing on land designated Agricultural. The County's SOAR initiative was renewed by voters in November 2016, extending the expiration date to 2050.

Ojai Valley Area Plan Traffic Policy

The Ojai Valley Area Plan contains policies regarding land use and development affecting traffic levels along State Route 33, which encompasses a significant portion of the Ojai Valley Area Plan boundary. To help maintain the roads at a Level of Service of "E" or better, General Plan guidelines require any projects in this impact area to mitigate, or reduce, the negative effects of traffic congestion that may result from development and growth. An exception to this policy is for affordable housing and farmworker housing projects located in areas served by roads that are currently operating at LOS "E" or better.

Detailed evaluation of potential traffic impacts is required for development projects in the Ojai Valley. A Traffic Impact Study can be conducted to estimate the anticipated traffic impacts likely to result from new development. Potential impacts may be mitigated by reducing the size of the proposed project, changing the time of trips generated to be outside of peak traffic hours, or arranging shuttles or other alternatives to single-occupant vehicles for transportation.

General Plan

The County's 2040 General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the unincorporated County. The County's land use designations contain a wide array of housing types – from urban multifamily complexes along the coast and in some Existing communities to rural residential uses on large acreages, as shown in Table 5-23 below. The various densities of residential development in the county not only provide housing choices, but their locations and designs play a critical role in the character and quality of life of county residents. The County has 1,129,234 acres designated by the General Plan to accommodate at least 499,612 units. However, a vast majority, 89 percent, of the residential development capacity lies within the city Spheres of Influence. This reflects the collaborative agreement memorialized in the Ventura County Guidelines

for Orderly Development, which calls for urban development to occur within cities whenever and wherever practical.

TABLE 5-23 GENERAL PLAN RESIDENTIAL LAND USE		
Land Use Designation	Description	Residential Density^{1, 2}
Very Low-Density Residential (VLDR)	This designation provides a physical transition between the outer edges of an existing community or Urban Area and nearby agricultural and open space areas and uses.	Maximum: 4 units per acre
Low-Density Residential (LDR)	This designation provides for a variety of single-family homes and neighborhoods.	Maximum: 6 units per acre
Medium-Density Residential (MDR)	This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density allowed should occur along major transportation routes or adjacent to commercial centers. The MDR designation generally applies to residential neighborhoods and central areas within Existing Communities and Urban Areas.	Maximum: 14 units per acre
Residential High-Density (RHD)	This designation provides for residential development in more intensely developed residential and commercial areas. The RHD designation generally applies to central areas within Existing Communities and Urban Areas.	Minimum: 20 units per acre Maximum 22 units per acre
Residential Planned Development (RPD)	The purpose of this designation is to provide areas of residential communities which will be developed using modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site.	Maximum: 20 units per acre
Coastal Residential Planned Development (CRPD)	The purpose of this designation is to provide areas for residential communities which will be developed using innovative site planning techniques. The CRPD designation generally applies to areas appropriate for modern residential development within the boundaries of an Existing Community designated area in the coastal zone.	Maximum: 36 units per acre
Residential Beach (RB)	This designation provides for small-lot, beach-oriented residential communities. The RB designation generally applies to areas appropriate for high-density residential development within the boundaries of an Existing Community designated areas in the Coastal Zone.	Maximum: 36 units per acre

**TABLE 5-23
GENERAL PLAN RESIDENTIAL LAND USE**

Land Use Designation	Description	Residential Density ^{1, 2}
Mixed Use (MU)	This designation provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses.	Maximum: 20 units per acre

¹The County shall exclude from the Residential land use maximum density farmworker dwellings and accessory dwelling units. (LU-10.2)

²For qualifying residential developments, a density bonus may be provided in accordance with California Government Code section 65915.

Zoning Ordinances

As discussed in the previous sections, urban residential development is generally directed to the cities or to specific unincorporated Urban or Existing Community designated areas. Nonetheless, some limited residential uses are allowed in Agricultural, Open Space and Rural designated areas. The County General Plan specifies in Figures 3.2a and 3.2b of the Land Use Designations chapter of the Background Report which zones of the Non-Coastal and Coastal Zoning Ordinances are consistent with each land use designation.

The County has a total of 33 zoning classifications, of which, 22 zoning classifications allow some form of a residential use. Table 5-24 below lists all zones in the County by name and abbreviation.

**TABLE 5-24
ZONE ABBREVIATIONS**

Non-Coastal Zoning Ordinance		
OS (Open Space)	RES (Residential)	CPD (Commercial Planned Development)
AE (Agricultural Exclusive)	RPD (Residential Planned Development)	M1 (Industrial Park)
RA (Rural Agricultural)	RHD (Residential High Density)	M2 (Limited Industrial)
RE (Rural Exclusive)	R/MU (Residential Mixed Use)	M3 (General Industrial)
RO (Single-Family Estate)	TC (Town Center)	IND (Light Industrial)
R1 (Single-Family Residential)	CO (Commercial Office)	TP (Timberland Preserve)
R2 (Two-Family Residential)	C1 (Neighborhood Commercial)	SP (Specific Plan)
Coastal Zoning Ordinance		
COS (Coastal Open Space)	CR1 (Coastal One-Family Residential)	CRPD (Coastal Residential Planned Development)
CA (Coastal Agriculture)	CR2 (Coastal Two-Family Residential)	CC (Coastal Commercial)
CR (Coastal Rural)	RB (Residential Beach)	CM (Coastal Industrial)
CRE (Coastal Rural Exclusive)	RBH (Residential Beach Harbor)	Harbor Planned Development (HPD)

The following is a description of the various zones that allow residential use. The County's Zoning Ordinances (Non-Coastal and Coastal) are available on the County Planning Division website:

Single-Family Residential (R1) Zone: The purpose of the R1 zone is to provide for and maintain areas which are appropriate for single-family dwellings on individual lots with a minimum lot area of 6,000 square feet. Additional uses, necessary and incidental to single-family development, are also permitted.

Two-Family Residential (R2) Zone: The purpose of the R2 zone is to provide for and maintain residential areas allowing two single-family dwelling units or a two-family dwelling unit on individual lots with a minimum lot area of 7,000 square feet. As in the R1 zone, additional uses, necessary and incidental to single-family development, are also permitted.

Residential Planned Development (RPD) Zone: The purpose of the RPD zone is to provide areas for communities which will be developed utilizing unified design techniques. There are various sub-categories in this zone that establish the density of housing on the individual lots which vary from the density of one dwelling unit per acre (RPD-1 du/ac) to 20 dwelling units per acre (RPD-20 du/ac). This zone provides a flexible regulatory framework in order to encourage:

- Coordinated neighborhood design and compatibility with existing or potential development of surrounding areas;
- An efficient use of land particularly through the clustering of dwelling units and the preservation of the natural features of sites;
- Variety and innovation in site design, density and housing unit options, including garden apartments, townhouses and single-family dwellings;
- Lower housing costs through the reduction of street and utility networks; and
- A more varied, attractive and energy-efficient living environment as well as greater opportunities for recreation than would be possible under other zone classifications.

Residential High Density (RHD) Zone: The purpose of this zone is to make available parcels that are appropriate for multifamily residential projects at densities considered by state law to be affordable by design to lower-income households. This zone allows multifamily dwelling as a permitted use by right accommodates a minimum density of 20 dwelling units per acre. The minimum lot area required for development in this zone is 0.8 acres.

Residential (RES) Zone: The purpose of this zone is primarily for construction of single family and duplex residential development, but triplex and quadplex residential development is allowed on larger lots within the residential neighborhood. The minimum lot areas in this zone differ for each type of housing, such as 4,000 square feet for a single-family dwelling, 7,000 square feet for a duplex, 7,500 square feet for a triplex, and 8,000 square feet for a quadplex.

Residential Mixed Use (R/MU) Zone: The purpose of this zone is primarily for construction of multi-family dwellings with a minimum density of 20 dwelling units per acre, along with compatible commercial uses in specific locations within the zone. In addition to three-story multi-family housing, triplex and quadplex residential development is also allowed in this zone.

Rural Agricultural (RA) Zone: The purpose of this zone is to provide for and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential land uses are protected. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, as well as individual dwelling units for farmworker and animal caretakers are permitted in this zone.

Rural Exclusive (RE) Zone: The purpose of this zone is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

Single-Family Estate (RO) Zone: The purpose of this zone is to provide areas exclusively for single-family residential estates where a rural atmosphere is maintained by the allowing of a range of horticultural activities as well as animals for recreational purposes. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

Open Space (OS) zone: The intent of the OS zone is to essentially preserve natural resources, manage production of resources, provide outdoor recreation and public health and safety, promote efficient municipal services, and be utilized to define the boundaries of existing communities and helps prevent urban sprawl in the County. This zone includes parcels or areas of land or water that are essentially unimproved, and certain residential uses are allowed in the zone, which include single-family dwellings, accessory dwelling units, and all options for farmworker housing.

Agricultural Exclusive (AE) Zone: The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have detrimental effects upon the agriculture industry. Although this zone is primarily focused on encouraging agricultural uses, it allows minimal residential uses which may support the agricultural use, such as single-family homes and their associated residential uses, and all options for farmworker housing.

Timberland Preserve (TP) Zone: The purpose of this zone is to maintain the optimum amount of the limited supply of timberland, discourage its conversion to urban uses, or expansion of urban services into the zone, and to encourage investment in the timberlands. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, as well as individual dwelling units for farmworker and animal caretakers are permitted in this zone. However, there are only seven parcels zoned TP, consisting of 56 acres.

Town Center (TC) Zone: The purpose of this zone is primarily for commercial use, but the zone allows for compatible light industrial use, as well as residential units, as a secondary use. The residential options include individual residential units as well as live/work units allowed only on the second floor of this zone. Ground-floor residential units are not permitted.

Coastal One-Family Residential (CR1) Zone: The purpose of this zone is to provide for, and maintain, areas along the coast for more traditional single-family developments on lots with a minimum lot area of 7,000 square feet.

Coastal Two-Family Residential (CR2) Zone: The purpose of this zone is to provide for, and maintain, areas along the coast where single and two-family dwellings are allowed, on lots with a minimum lot area of 7,000 square feet.

Residential Beach (RB) Zone: The purpose of this zone is to provide for the development and preservation of small-lot, beach-oriented residential communities, with a minimum lot area of 3,000 square feet. Residential single-family dwellings are permitted in this zone.

Residential Beach Harbor (RBH) Zone: The purpose of this zone is to provide for development and preservation of unique beach-oriented residential communities with small lot subdivision patterns. Residential single-family dwellings are permitted in this zone.

Coastal Residential Planned Development (CRPD) Zone: The purpose of this zone is to provide a method whereby land may be designated and developed as a unit for residential use by taking advantage of innovative site planning techniques. There are various sub-categories in this zone that establish the density of the multi-family housing on the individual lots which vary from the density of three dwelling units per acre (CRPD-3 du/ac) to 25 dwelling units per acre (CRPD-25 du/ac).

Coastal Rural (CR) Zone: The purpose of this zone is to provide for and maintain a rural residential setting where a variety of agricultural uses are also permitted, while surrounding land uses are protected. The minimum lot area required in this zone is one acre. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

Coastal Rural Exclusive (CRE) Zone: The purpose of this zone is to provide for residential areas with semirural atmosphere, but exclude agricultural uses to a great extent and concentrate on residential uses. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

Coastal Open Space (COS) Zone: The purpose of this zone is to provide for the preservation, maintenance, and enhancement of natural and recreational resources in the coastal areas of the County while allowing reasonable and compatible uses of the land. Residential single-family dwellings, and additional uses, necessary and incidental to single-family development, are permitted in this zone.

Coastal Agricultural (CA) Zone: The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in the coastal zone of Ventura County, and to protect these areas from the encroachment of nonresidential uses that, by their nature would have detrimental effects on the agriculture industry. Although this zone is primarily focused on encouraging agricultural uses, it allows minimal residential uses which may support the agricultural use, such as single-family homes and their associated residential uses.

Overlay Zones

In addition to the above zoning classifications, the Zoning Ordinance also establishes overlay zones to apply additional regulations and standards to certain properties, as shown in Figures 3-25 through 3-28 of the General Plan Background Report. The following zoning overlays apply to residential development in portions of the County:

Scenic Resource Protection (SRP) Overlay Zone: The purpose of this overlay zone is to preserve and protect the visual quality within the viewshed of selected County lakes, along the County's adopted scenic highways, and at other locations as determined by the Area Plans, to minimize development that conflicts with the value of scenic resources and to provide notice to landowners and the general public of the location and value of scenic resources which are of significance in the County. The SRP overlay is applied to over 55,000 acres of land within the County and properties within this overlay zone are required to meet specific development standards to ensure that the proposed development minimizes visual impacts from the viewsheds. Figure 8-7 of the Background Report depicts the SRP Overlay Zone in Ventura County, which includes the visual resources in the Ojai and Thousand Oaks areas and around prominent lakes.

Mineral Resources Protection (MRP) Overlay Zone: The purpose of this overlay zone is to safeguard future access to an important resource, to facilitate a long term supply of mineral resources within the County, to minimize land use conflicts, to provide notice to landowners and the general public of the presence of the resource, and the purpose is not to obligate the County to approve use permits for the development of the resources subject to the MRP Overlay Zone. The MRP overlay is applied to approximately 21,000 acres of land zoned Agricultural Exclusive (A-E), Open Space (O-S), Rural Exclusive (R-E), Industrial Park (M-1), and Limited Industrial (M-2).

Community Business District (CBD) Overlay Zone: The purpose of this overlay zone is to identify community business districts with unique historic character which justify special permit requirements and standards so as to preserve or re-create the historic character of the district, and encourage mixed-use development projects within the district to revitalize it, encourage pedestrian circulation, maximize site development potential, and create an active environment while promoting a traditional village-style mix of retail, restaurants, offices, civic uses, multi-family housing and other compatible land uses. The CBD overlay is applied to 11 acres of land zoned Commercial Planned Development (CPD).

Temporary Rental Unit Regulation (TRU) Overlay Zone: The purpose of this overlay zone is to establish standards and requirements for the temporary rental of dwellings as accessory uses within the overlay zone boundary, in order to ensure that the use of dwellings as temporary rental units does not adversely impact long-term housing opportunities within the Ojai Valley; to safeguard affordable housing opportunities for individuals working in service and other relatively low-wage sectors in the Ojai Valley so that such individuals can live in close proximity to their places of work; preserve the residential, small-town community character of the Ojai Valley, and ensure that temporary rental units are compatible with surrounding land uses; and to protect the health, safety and welfare of the temporary rental units' renters, occupants, neighboring residents, as well as the general public and environment. The TRU overlay is contiguous with the boundary of the Ojai Valley Municipal Advisory Council.

Critical Wildlife Passage Areas (CWPA) Overlay Zone: This overlay zone identifies Critical Wildlife Passage Areas which are located entirely within the boundaries of the larger Habitat Connectivity and Wildlife Corridors overlay zone, the extents of which are shown on Figure 8-6a through 8-6c of the General Plan Background Report. The purpose of this overlay zone is to identify areas within the Habitat Connectivity and Wildlife Corridor that are physically constrained and species movement is or will likely be restricted between the larger core habitat areas connected by the overall corridor. Although this overlay zone doesn't prohibit residential development, it encourages clustering of development to the maximum extent feasible through a compact siting standard for development.

Habitat Connectivity and Wildlife Corridor Overlay Zone: Ventura County contains large areas of undeveloped native habitats that are primarily conserved within the Ventura and Santa Clara Rivers, Los Padres National Forest, and the Santa Monica Mountains. However, the natural resource values within these areas are compromised by the loss of habitat connectivity between them which can result in restricted genetics and ultimately extinctions for animal and plant populations in the face of increasing isolation and climate change. The purpose of the Habitat Connectivity and Wildlife Corridor overlay zone is to preserve the functional connectivity for wildlife and vegetation between these core natural areas. The creation of the overlay zone provides a way to protect functional connectivity by implementing the following: minimizing direct barriers to wildlife movement by improving or protecting wildlife road crossing structures and restricting the use of wildlife impermeable fencing; reducing the indirect impacts of outdoor

lighting; protecting the connectivity of surface water features by limiting the removal of vegetation; and, incentivizing property owners to site development outside these areas..

Mobilehome Park (MHP) Overlay Zone: The Mobilehome Park Overlay Zone prevents the redevelopment of mobilehome parks by only allowing land uses related to the operation of mobilehome parks. All 25 of the unincorporated county’s mobilehome parks are in the Mobilehome Park Overlay Zone, representing approximately 1,400 mobilehome spaces.

Senior Mobilehome Park (SMHP) Overlay Zone: The Senior Mobilehome Park Overlay Zone is applied solely to the County’s eight senior mobilehome parks. At least 80% of the spaces in these parks must be occupied by at least one resident 55 years of age or older. Senior mobilehome park owners or management may apply additional occupancy restrictions. The Senior Mobilehome Park Overlay Zone reserves approximately 900 mobilehome spaces for use by seniors.

Allowed Residential Uses

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single family homes, multifamily housing, accessory dwelling units, mobilehomes, farmworker housing, homeless shelters, and transitional housing, among others. Each zoning classification, as detailed above, allows a range of residential uses that are permitted by-right or with a Zoning Clearance; however, many districts allow additional residential uses with a Planned Development Permit or Conditional Use Permit, both of which requires a public hearing. Details on the permitting process are described later in this section. Table 5-25 through Table 5-27 below, identify the various residential uses allowed in each zoning classification and whether the use is allowed by-right (i.e., with a zoning clearance) or requires a type of discretionary permit. It’s worth noting that the County approves most single-family dwellings with an over-the-counter Zoning Clearance. There is no design review or architectural review process required and a low flat fee is charged. Sites that trigger discretionary review for single family homes include those in coastal locations, locations where an overlay zone requires discretionary review, or sites where other unique circumstances exist, such as the presence of environmentally sensitive habitat on the site.

Legend for Entitlement for Table 5-25, Table 5-26, and Table 5-27

<p>E = Exempt ZC = Zoning Clearance PD = Planned Development Permit</p>	<p>PDP = PD Permit, Principally-Permitted (only appealable to the Coastal Commission) CUP = Conditional Use Permit</p>	<p>Exempt</p>	<p>Approved by Planning Director or Designee</p>	<p>Approved by Planning Commission</p>	<p>Approved by Board of Supervisors</p>
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**TABLE 5-25
HOUSING TYPES PERMITTED BY ZONE, NON-COASTAL ZONES**

Residential Uses	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	CO	C1	CPD	M1	M2	M3	
Dwellings:																	
Dwellings, Single-Family	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD		ZC							
Mobilehome, Continuing Nonconforming	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP							
Dwellings, Two-Family, or Two Single-Family Dwellings							ZC	PD									
Dwellings, Multi-Family								PD	ZC								
Farmworker Housing Complex	PD	PD															
Accessory Dwelling Unit	Pursuant to Article 7 sec. 8107-1.7																
Mobilehome Parks			CUP	CUP	CUP	CUP	CUP	CUP									
Agriculture and Agricultural Operations, Accessory Uses and Structures:																	
Farmworker Dwelling Units	ZC	ZC	ZC							ZC							
Animal Caretaker Dwelling Units	ZC	ZC	ZC							ZC							
Care Facilities:																	
Intermediate: Care of 7 or More Persons			CUP	CUP		CUP	CUP	CUP	CUP		CUP		CUP				
Residential: Care of 6 or Fewer Persons	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD	PD								
Residential: Care of 7 or More Persons			CUP	CUP		CUP	CUP	CUP			CUP		CUP				
Emergency Shelter													ZC				
Hotels, Motels and Boarding Houses													PD				
Uses and Structures, Accessory:																	
Dwelling, For Superintendent or Owner													CUP	CUP	CUP	CUP	CUP
Dwelling, Caretaker														CUP	CUP	CUP	

TABLE 5-26 HOUSING TYPES PERMITTED BY ZONE, SATICOY AREA PLAN				
Residential Uses	RES	R/MU	TC	IND
Dwellings:				
Dwellings, Single-Family	ZC			
Dwellings, Two-Family, or Two Single-Family Dwellings	ZC	PD		
Dwellings, Multi-Family				
Triplex, Quadplex	PD	PD		
Apartments (min. 4 plus units)		PD		
Town Center Residential			PD	
Accessory Dwelling Unit				
Live/Work Units			PD	
Care Facilities:				
Intermediate: Care of 7 or More Persons	CUP	CUP	CUP	
Residential: Care of 6 or Fewer Persons	ZC	ZC		
Hotels, Motels and Boarding Houses			PD	
Uses and Structures, Accessory:				
Dwelling, For Superintendent or Owner		PD	CUP	CUP
Dwelling, Caretaker				CUP

**TABLE 5-27
HOUSING TYPES PERMITTED BY ZONE, COASTAL ZONES**

Residential Uses	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Dwellings:											
Dwellings, Single-Family	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
Within exempt areas ¹	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Dwellings, Two-Family, or Two Single-Family Dwellings						PDP	PDP	PDP	PDP		
Within exempt areas ¹						ZC	ZC	ZC	ZC		
Dwellings, Multi-Family									PDP		
Within exempt areas ¹									ZC		
Accessory Dwelling Unit	PD	PD	PD	PD	PD	PD	PD	PD	PD		
Within exempt areas ¹	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Mobilehome, Continuing Nonconforming	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
Mobile Home Parks			CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Within exempt areas ¹			ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Agriculture and Agricultural Operations:											
Farmworker or Animal Caretaker Dwelling Unit (one per lot)		PDP									
Farmworker or Animal Caretaker Dwelling Unit – nonconforming lot		CUP									
Farmworker or Animal Caretaker Dwelling Units (more than one)		CUP									
Within exempt areas ¹		ZC									
Care Facilities:											
Residential: Care of 6 or Fewer Persons	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
Within exempt areas ¹	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Hotels, Motels and Boatels										CUP	
Uses and Structures, Accessory:											
Dwelling, for Proprietor (2nd or 3rd floor only)										PDP	PD

¹ Pursuant to Categorical Exclusion Order E-83-1, the construction of single-family dwellings on existing vacant legal lots of record in Solromar, Silver Strand, Hollywood Beach, North Coast is exempt from coastal development permit requirements (Ventura County Coastal Zoning Ordinance Sec. 8174-6.2)

Residential Care Facilities

State law requires that group homes of six or fewer residents be regulated in the same manner as single-family residences for zoning purposes. Under the County's Zoning Ordinances, residential care facilities serving six or fewer persons, are allowed wherever single-family units are allowed. The only exception to this is in the TC and TP Zones. The TP zone applies to seven parcels Countywide and the Town Center zone comprises the commercial and civic core of the Saticoy Area Plan and may allow for compatible live/work units. For larger occupancies, residential care uses are permitted with a Conditional Use Permit issued by the Planning Commission. While not explicitly required by State law, the CUP requirement for residential care facilities for 7 or more persons could be considered a fair housing issue.

The County's definition of "family", which was amended in 1995, is in compliance with fair housing laws and does not discriminate based on household type or number of individuals. The definition is as follows:

Family - An individual, or two or more persons living together as a single housekeeping unit in a dwelling unit; including residents and operators of a boardinghouse or other residential facility under the Community Care Facilities Act.

Housing Program N will ensure that the County's Zoning Ordinances will be amended to address residential care facilities for six or fewer residents. Specifically, these smaller facilities will be regulated in the same manner as single-family dwelling units and the development standards for larger group homes in the Zoning Ordinances will be evaluated to ensure state fair housing laws are met for residential care facilities of 7 or more persons.

Emergency Shelters

As required by Government Code section 65583(a)(4)(A), the Non-Coastal Zoning Ordinance allows emergency shelters in the Commercial Planned Development (CPD) Zone as a permitted use without a conditional use or other discretionary permit. The criteria used to determine viable sites within the CPD zone included the following.

- Parcel location within a Sphere of influence of a city with a minimum population of 20,000 to assure adequate services;
- Not within 300 feet of a school or another emergency shelter;
- Existing or expected future sewer line; and
- Minimum parcels size of one-half acre.

In 2011, the Housing Element Environmental Impact Report assessed 21 CPD zoned sites to allow for emergency shelters by right. Applying the criteria listed above, Planning staff identified that of the 21 sites assessed, there is the possibility of developing eight emergency shelters in the following locations: two in Montalvo, one in Strickland Acres, three in El Rio, and two in Nyeland Acres. Since 2011, three of the eight sites have been annexed to the Cities of Ventura and Oxnard. Five potential areas remain to develop emergency shelters as shown in Table 5-28 below.

TABLE 5-28 EMERGENCY SHELTER SITES UNINCORPORATED COUNTY		
APN	Location	Parcel Size
144-0-021-345 & 144-0-021-395	El Rio	2.51 and 1.3 acres
145-0-151-210 & 145-0-151-220	El Rio	0.65 and 0.67 acres
147-0-060-265 & 147-0-060-245	Strickland Acres	0.51 and 0.68 acres
149-0-100-485 & 149-0-100-465	Nyeland Acres	1.17 and 1.12 acres
149-0-063-170	Nyeland Acres	0.78 acre

The County’s emergency shelter ordinance has a 60 beds per facility limit (Non-Coastal Zoning Ordinance Section 8107-44). Hence, it is approximated that the five shelter locations could accommodate approximately a total of 300 beds. Additionally, Planning staff has identified that the 300-foot buffer requirement from school sites may not be an allowed criterion in state law, which can open up the possibility for another emergency shelter site in El Rio. Housing Program N will ensure that the County updates the Zoning Ordinance to align with Government Code section 65583(a)(4), which outlines requirements for permitting emergency shelters.

Low Barrier Navigation Centers

Assembly Bill 101, approved on July 31, 2019, added Government code sections 65660 through 65668 to require a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, Government code section 65560(a) defines “low barrier navigation center” 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.

The County of Ventura Zoning Ordinances do not address or define low barrier navigation centers; therefore, Housing Program N will ensure that the County updates the Zoning Ordinance to address low barrier navigation centers consistent with Government Code sections 65660 through 65668.

Transitional and Supportive Housing

Government Code section 65583(c)(3) states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined in Health and Safety Code section 50801(i) as “housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development’s requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing.” Supportive housing is defined in Government Code section 65582(g) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of section 53260, and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Housing Program N will ensure that the County's Zoning Ordinance will be amended to define supportive and transitional housing as set forth in Government code section 65582(g) and Health and Safety Code section 50801(i) respectively. Additionally, the Zoning Ordinance amendment will address both supportive and transitional housing as a residential use in all zones allowing residential uses, subject only to the requirements applied to other residential uses of the same type in the same zone.

AB 2162, effective January 1, 2019, was adopted to address shortages in supportive and emergency housing. AB 2162 requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review. For a project to be eligible for the streamlined and ministerial AB 2162 process, it must satisfy specific criteria pursuant to Government Code section 65651, including but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- One hundred percent of the units within the development, excluding managers' units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income households; and
- A specified number of units are designated as supportive housing.

On November 2020, the County issued a Zoning Clearance for the 50-unit Sierra Vista Senior Supportive Housing Project pursuant to AB 2162. Planning staff also developed a streamlined multifamily application to facilitate the processing of housing projects that are eligible for streamlined review under AB 2162 or other state streamlining laws, as well as a webpage with information and resources for applicants who are interested in proposing housing projects eligible for streamlining (the application and webpage will be launched Summer 2021).

Farmworker and Employee Housing

Health and Safety Code section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a single-family residence in the same zone. Health and Safety Code section 17021.6 requires that any employee housing consisting of no more than 36 beds in group quarters or 12 units shall be deemed an agricultural land use and permitted in the same manner as agricultural uses. The County is currently processing Non-Coastal Zoning Ordinance amendments to achieve consistency with this State law. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Spring and Summer 2021, respectively.

AB 1783 provides for streamlined, ministerial approval of agricultural worker housing that meets the requirements Health and Safety Code section 17021.8, including that the farmworker housing will be located on land zoned primarily for agricultural uses and be maintained and operated by a qualified affordable housing organization that has been certified by HCD.

Planning staff developed a streamlined multifamily application to facilitate the processing of housing projects that are eligible for streamlined review under AB 1783 or other state streamlining laws, as well as a webpage with information and resources for applicants who are interested in proposing housing projects eligible for streamlining. Both will be launched in Summer 2021.

To further reduce constraints to the development of housing for farmworkers, the Board of Supervisors will consider amendments to the Non-Coastal Zoning Ordinance that would reduce the crop density requirements needed to qualify for ministerial farmworker dwelling units, evaluate new housing options for temporary and seasonal farmworkers, and potentially expand the use of farmworker housing

complexes to the Rural Agricultural zone with a discretionary permit. Revisions to farmworker housing development standards will complete Housing Element Program 3.3.3-5(8) from the 2013-2021 Housing Element. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Summer and Fall 2021, respectively.

Additionally, implementation of Program E will identify the needs of the local farmworker population on a countywide scale and propose housing solutions.

Single-Room Occupancy Units

The County of Ventura General Plan and Zoning Ordinances do not explicitly address single-room occupancy housing; however, single room occupancy units were added to the definition of both “boarding houses” and “multifamily dwellings” de facto allowing single room occupancy units area wherever boarding houses or multifamily units are allowed.

Accessory Dwelling and Junior Accessory Dwelling Units

Government code sections 65852.2 and 65852.22 establish state standards for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). ADUs and JADUs provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood. Since 2014, ADUs have comprised 30 percent of the residential building permits issued in the unincorporated County and have long been identified as an important source of affordable housing for County residents.

To encourage establishment of ADUs, state law authorizes cities and counties to adopt ADU ordinances consistent with state standards requiring ministerial (“by right”) approval of ADUs that meet specified objective criteria. If an ADU ordinance is not adopted, a proposed ADU development is subject only to the standards set forth in state law (Government Code, Section 65852.2).

Several bills have further relaxed requirements for ADUs at the local level (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670). The 2016 and 2017 updates to state law included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size requirements and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot within a residential or mixed-use zone, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs and created a tiered fee structure that charges ADUs based on their size and location and prohibits fees on units less than 750 square feet. AB 671 requires local governments to include in Housing Elements plans to incentivize and encourage affordable ADU rentals and requires the State to develop a list of state grants and financial incentives for affordable ADUs. In addition, AB 670 makes any governing document, such as a homeowners’ association Covenants, Conditions, and Restrictions, void and unenforceable to the extent that it effectively prohibits or unreasonably restricts the construction or use of ADUs or junior ADUs.

The County of Ventura’s Zoning Ordinances (NCZO section 8107-1.7 and CZO section 8181-13), provide general provisions and development standards for ADUs in the County. They have been amended over time and are currently in the process of being updated to meet new state laws that went into effect January 1, 2020.

To facilitate the permitting of ADUs and JADUs in the unincorporated County, Programs C and U will be implemented. Also, the County released updated standardized plans for 700, 900 and 1,200 square foot

ADUs to be utilized for farmworker and accessory dwelling in July 2021. To ensure that permitting trends align with the projections, Program Z will monitor ADUs.

Persons with Disabilities (Reasonable Accommodation)

Government Code section 65583(a)(5) requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons.

In 2011, the Planning Division processed ordinance amendments for Reasonable Accommodation pursuant to Government Code section 65583(c)(3). The County's Zoning Ordinances (Non-Coastal Zoning Ordinance section 8111-9 and Coastal Zoning Ordinance section 8181-14) set out a process for ensuring reasonable accommodation, and include provisions for making, reviewing and processing a formal request for Reasonable Accommodation. They both include factors that should be considered when reviewing a request for accommodations, applying conditions of approval, and an appeals process for denial action. It is the policy of the County to provide individuals with disabilities reasonable accommodations in land use and zoning rules, policies, practices and procedures that may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The standards in the Zoning Ordinances for determining a Fair Housing Reasonable Accommodation Request include the following:

- The applicant seeking the accommodation(s) is a qualified individual protected under the Federal Fair Housing Act or the California Fair Employment and Housing Act.
- The accommodation(s) is reasonable and necessary to afford the applicant an equal opportunity to use and enjoy a dwelling unit(s).
- The requested accommodation(s) would not impose an undue financial or administrative burden on the County.
- The requested accommodation would not require a fundamental alteration in any County program, policy, practice, ordinance, and/or procedure, including zoning ordinances.
- Other factors that may have a bearing on the accommodation request.

The County Building and Safety Division adopted the Universal Building Code (UBC) in 1947; the UBC has since been replaced by the California building Code (CBD) which addresses the provisions for access to people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint through the reasonable accommodations formal request process described above and outlined in the Non-Coastal Zoning Ordinance section 8111-9 and Coastal Zoning Ordinance section 8181-14.

The current findings to approve a Reasonable Accommodation request could be considered a fair housing issue. Through Housing Program N, County Planning Division will conduct an ordinance review to ensure that the County's Zoning Ordinances comply with the state law requirements for Reasonable Accommodation standards. If the review concludes that standards are not compliant, the Zoning Ordinances will be amended to remove potential constraints to housing for persons with disabilities and comply with state and federal laws.

Residential High-Density (RHD) Zone

In 2011, the County created a new RHD zone for the purpose of meeting lower income category RHNA targets and rezoned seven sites at a density of 20 dwelling unit per acre. These sites were not only zoned to meet the density requirements for lower-income housing site inventory assumptions, but they were processed to allow multifamily housing as a use “by right,” meaning they require only a ministerial Zoning Clearance permit pursuant to Non-Coastal Zoning Code Section 8109-1.3. At the time, the understanding was that these sites were required to be 100 percent affordable in order to be eligible for the “by right” process. Recent state law AB 1397, Government Code section 65583.2(c), clarifies that sites identified for lower income housing only require a 20 percent affordability requirement. Housing Program H proposes to remediate this discrepancy with state law. The County will apply state law in the meantime.

Mobile and Manufactured Homes

Manufactured homes can be integral parts of the solution for addressing housing needs. Pursuant to Government Code section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, state law requires that with the exception of architectural requirements, a local government shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject. The County’s provisions regulating mobile and manufactured homes are consistent with state law.

Development Standards

Residential development standards in the County’s Non-Coastal and Coastal Zoning Ordinances are designed to balance the goal of providing housing opportunities for all income groups while protecting and promoting the health, safety and general welfare of residents, as well as implementing the policies of the General Plan. These standards also help preserve the character and integrity of existing neighborhoods.

Specific residential development standards are summarized in Table 5-29 below which can have an effect on the ability of property owners to construct and maintain housing. Generally, development standards can limit the number of units that may be constructed on a property. These include minimum lot areas, maximum building coverage, setbacks, and height.

TABLE 5-29 DEVELOPMENT STANDARDS FOR USES AND STRUCTURES NON-COASTAL ZONING ORDINANCE							
Zone	Minimum Lot Area	Maximum Percentage of Building Coverage (4)	Required Minimum Setbacks			Maximum Height of Structure	
			Front	Side			Rear
				Interior & Corner Lots, except Reverse Corner	Reverse Corner Lots: Street Side		
NON-COASTAL ZONING ORDINANCE							
OS	10 acres	5%	20'	10'	20'	15'	25'
AE	40 acres	5%					

TABLE 5-29 DEVELOPMENT STANDARDS FOR USES AND STRUCTURES NON-COASTAL ZONING ORDINANCE								
Zone	Minimum Lot Area	Maximum Percentage of Building Coverage (4)	Required Minimum Setbacks				Maximum Height of Structure	
			Front	Side		Rear		
				Interior & Corner Lots, except Reverse Corner	Reverse Corner Lots: Street Side			
RA	1 acre	25%						
RE	10,000 sq. ft	25%						
RO	20,000 sq. ft	25%						
R1	6,000 sq. ft.	n/a	20' ⁽²⁾	5'	10'			
R2	7,000 sq. ft. ⁽¹⁾							
RES	4,000 sq. ft. (single family), 7,000 sq. ft. (duplex), 7,500 sq. ft. (triplex), 8,000 sq. ft. (quadplex)		15'			10'		
RHD	0.80 acre ⁽³⁾				5' (Interior Side Yard)			35'
R/MU	No Minimum		60%	10'	5' (8' for three-story structure)	5'	10'	40'
RPD	As specified by permit	Per General Plan or Area Plan		6'	10'		35'	
TC	No Minimum	60%	0'	0'	0'	5'	30'	
TP	160 acres	5%	5 feet on Corner Lots	As specified by permit			25'	

TABLE 5-29 DEVELOPMENT STANDARDS FOR USES AND STRUCTURES NON-COASTAL ZONING ORDINANCE							
Zone	Minimum Lot Area	Maximum Percentage of Building Coverage (4)	Required Minimum Setbacks				Maximum Height of Structure
			Front	Side		Rear	
				Interior & Corner Lots, except Reverse Corner	Reverse Corner Lots: Street Side		
COASTAL ZONING ORDINANCE							
COS	10 acres	5%	20'	10'	20'	15'	25'; 35' if each side yard is at least 15'
CA	40 acres	5%		5'	10'		
CR	1 acre	25% - 29% depending on land use designation					
CRE	20,000 sq. ft.						
CR1	7,000 sq. ft.	42%					
CR2	7,000 sq. ft.						
RB	3,000 sq. ft.	65%	10'	3'	5'	14'	28'
RBH	1,750 sq. ft. (single-family); 3,000 sq. ft. (two-family dwelling)		20'			6'	
CRPD	As specified by permit		10'	6'	10'	10'	

REGULATORY NOTES:

- (1) Minimum lot area per dwelling unit: 3,500 square feet.
- (2) 15 feet with swing driveways.
- (3) Section 65583.2(h) of the California Planning and Zoning Laws prescribes a minimum 16 units per site.
- (4) Of the several options available, the most restrictive building coverage allowances for that zone have been listed in this Table. Exceptions are made for non-conforming lots.

The setbacks and height requirements are comparable to other rural counties throughout the State. Projects that qualify for Density Bonus provisions pursuant to Government Code section 65915 may receive further reduction in site development standards, such as reduced setbacks or increased building heights, which assist in reducing development costs.

Parking Requirements

Parking requirements for residential uses in the unincorporated areas of the County are summarized in Table 5-30.

TABLE 5-30 RESIDENTIAL USE PARKING REQUIREMENTS	
Residential Land Uses	Minimum Motor vehicle spaces required
NON-COASTAL ZONING ORDINANCE	
Single-family and two-family dwellings	
1-4 bedrooms (per unit)	2 covered ¹ spaces
5 bedrooms (per unit)	3 spaces (2 shall be covered ¹)
6 or more bedrooms (per unit)	4 spaces, (2 shall be covered ¹)
Accessory dwelling units	1 space per unit or bedroom whichever is less and in accordance with Gov Code section 65852.2 (a)(1)(D)(x) and (xi). No additional parking is required for accessory dwelling units that meet the provisions of NCZO Sec. 8107-1.7.2(e).
Boarding houses or single room occupancy (SRO) units	1 space per unit, plus parking required for single-family dwelling unit
Animal Caretaker or Farmworker Dwelling Unit	1 space for 1 bedroom or less 2 spaces for 2-4 bedrooms 3 spaces for 5 bedrooms
Homeless shelters	0.2 spaces per resident plus 1 space per employee and volunteer on largest shift, plus 1 space per vehicle used in the operation of the shelter. Up to 25% of the required spaces may be held in reserve or converted to a land use related to the shelter, such as additional bicycle parking, which can be readily reverted back to motor vehicle parking at a later date.
Mobilehome parks	
Resident Parking	2 spaces per unit
Visitor Parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units, in addition to parking spaces required for residents
Multi-family dwelling units	
Studio	1 covered space and 0.25 uncovered visitor parking
One-bedroom	1.25 covered spaces and 0.25 uncovered visitor parking
Two-bedrooms	1.5 covered spaces and 0.25 uncovered visitor parking
Three or more bedrooms	2 covered spaces and 0.25 uncovered visitor parking
Each additional bedroom	0.2 covered space
COASTAL ZONING ORDINANCE	

TABLE 5-30 RESIDENTIAL USE PARKING REQUIREMENTS	
Residential Land Uses	Minimum Motor vehicle spaces required
Bachelor or Studio Type Dwelling	1 covered space per unit
Single-family and two-family dwellings	
1-4 bedrooms (per unit)	2 covered ¹ spaces
5 bedrooms (per unit)	3 spaces (2 shall be covered ¹)
6 or more bedrooms (per unit)	4 spaces, (2 shall be covered ¹)
Accessory dwelling units	1 covered/uncovered space (in addition to the spaces required for the principal dwelling unit) No additional parking is required for accessory dwelling units that meet the provisions of CZO Sec. 8175-1.1.1.2(f).
One-bedroom dwelling in a multi-family building	1.25 covered spaces per dwelling unit
Mobilehome parks	
Resident Parking	2 spaces per unit
Visitor Parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units, in addition to parking spaces required for residents
Caretaker or farmworker single family dwellings	1 space for 1 bedroom or less 2 spaces for 2-4 bedrooms 3 spaces for 5 bedrooms

¹ Except that on parcels larger than 1 acre located in OS, AE, RA, RE, RO, TP, CA, COS, and CRE zones, parking may be uncovered.

Single and two-family residences that have four or less bedrooms require two covered or uncovered parking spaces, depending on the size of the lot.

Multi-family housing parking standards requires between one to two covered parking spaces per unit depending on the number of bedrooms. If the project qualifies for a density bonus, parking requirements may be reduced consistent with State law.

Density Bonus

The density bonus provisions in Article 16 of the Non-Coastal Zoning Ordinance were updated in 2013 to comply with California Government Code sections 65914 through 65918. The density bonus provisions facilitate the development of affordable housing by providing development incentives for projects that include an affordability component. There have been multiple amendments to the State density bonus law since the last update, including AB 1763 which provides an 80 percent density bonus and four incentives or concessions for housing projects that contain 100 percent affordable units for low and very low income households. Housing Program M includes measures to update the County’s density bonus provisions to be consistent with State law. In the meantime, the County will apply state law requirements.

Infrastructure Access

As a result of policies developed to be consistent with the Guidelines for Orderly Development, as described above, the lack of sewer and water service in the unincorporated areas of Ventura County is a

significant constraint on new residential development. Water and sanitation services are often provided by independent purveyors in Existing Communities and Urban land use designations and do not have adequate infrastructure to support high density residential development. For a developer to build housing in these areas, they may have to invest in costly infrastructure upgrades, request annexation into the neighboring city, or request an out of agency service agreement to obtain access to adequate water and sanitation services.

The request for annexation and out of agency service agreement process is processed by the Local Agency Formation Commission (LAFCo). Specific policy guidelines must be met for the request for annexation or out of agency service request to be approved by the LAFCo Commission²⁶. These policies are in place specifically to uphold State LAFCo laws and the County's Guidelines for Orderly Development.

As of July 2020, the initial cost to LAFCo for annexation to a city or district is \$5,450. There may be additional charges for a pre-application review, mapping fees, State Board of Equalization fees, publication costs, consultant or special legal counsel costs, State Department of Fish and Wildlife fees, charges by the County Assessor, County Clerk and Recorder, or other County agencies, and State Controller's costs. After an application is received by LAFCo, it normally takes about four months to process, or six months to a year if the annexation proposal is more complex.

Development Review Process

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the following: rezoning or general plan amendment requirements, public hearings required for Planning Commission/Board of Supervisors review of discretionary projects, or a required Negative Declaration or Environmental Impact Report.

The residential development process in the County of Ventura consists principally of three types of permits under the Non-Coastal and Coastal Zoning Ordinances.

Zoning Clearance (ZC) is a ministerial permit which is automatically granted if the project meets all established standards set forth in the Zoning Ordinance. No public hearing is required for ministerial permits and the decision-making authority is the Planning Division staff.

Planned Development Permit (PD) is a type of discretionary permit that requires environmental review, a public hearing and approval from a decision-making authority (Planning Director, Planning Commission, or Board of Supervisors) as specified by ordinance for types of land use. Such permits are required to demonstrate consistency with the policies of the General Plan. As a part of the development review process, the following five specific findings of approval must be made for Planned Development Permits:

- The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;

²⁶ Ventura Local Agency Formation Commission. (2002, January). Commissioner's Handbook: Policies of the Ventura LAFCo. <https://s29450.pcdn.co/wp-content/uploads/Ventura-LAFCo-Commissioners-Handbook-Revised-2019-07-17.pdf>

- The proposed development is compatible with the character of surrounding, legally established development;
- The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare; and,
- The proposed development will occur on a legal lot.

Since 2014, approximately 100 residential project applications in the unincorporated County were processed with a Planned Development Permit. Most of the permit applications required a PD permitting process due to the project location in the coastal zone or within the Scenic Resource Overlay. The exception to this was the 2017 approval of a 100-unit farmworker complex that was originally approved with a conditional use permit and the use was set to expire. The former conditionally approved project was approved with a PD permit since the permitting requirements for farmworker complexes changed in 2010 to allow for farmworker complexes to be approved with a PD versus a CUP permit. Although some of the findings for discretionary projects read to be subjective, there is no evidence in the County permit processing to suggest that these findings are a constraint to housing development based on historical permitting trends. However, under Program J, the County Planning Division will conduct a review of PD permits issued or denied and their associated findings, review and compare findings from other jurisdictions, including the Housing Accountability Act and determine if the County’s permit findings should be revised. If so, the County would complete necessary amendments to County Zoning Ordinances.

Conditional Use Permit (CUP) is another type of discretionary permit that requires environmental review, a public hearing and approval from a specified decision-making authority. Unlike a PD Permit, however, the land use is not permitted by right and is only allowed if the decision-making authority determines that the use is compatible with surrounding existing and planned land uses and can meet the policies of the General Plan. As a part of the development review process, the following six specific findings of approval must be made for conditional use permits:

- The proposed development is consistent with the intent and provisions of the County’s General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;
- The proposed development is compatible with the character of surrounding, legally established development;
- The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare;
- The proposed development is compatible with existing and potential land uses in the general area where the development is to be located; and,
- The proposed development will occur on a legal lot.

Review Process for Sites Listed in Residential Land Inventory

The sites identified in the Residential Land Inventory, Appendix A, would only be subject to a ministerial Zoning Clearance. Those sites listed as zoned Residential Planned Development (RPD) permit were approved as part of a tract map approval and would only require a Zoning Clearance once construction is ready to commence.

Permit Processing Times

As stated earlier, the vast majority of dwellings are approved with a ministerial Zoning Clearance. For those that require a discretionary permit, the processing timeframes for residential projects can vary, depending on the complexity and location of the project, the level of environmental review required, the applicant's responsiveness, and other factors. However, recent data (July 2020) covering all discretionary permit applications submitted since the beginning of 2015 provides some insight. Of the 15 Planned Development permit applications submitted and approved over this period, the average length of time for a complete application to be processed and approved was approximately nine months. For those projects that were CEQA-exempt, the average processing time was closer to four months. There were also two Conditional Use Permits for residential projects which were submitted and approved over this time period, with an average processing time of approximately six months. As noted, variations in processing time can be attributed to many factors both internal to the County and project related, such as the amount of controversy or opposition to the project, the location of the project (e.g., coastal zone projects require additional analysis and processing), and the type of environmental document prepared.

Proposed development projects that are complex in nature, located in areas that present potential land use conflicts or that pose significant environmental impacts will inherently take more time to review and process. The CEQA review process is designed to encourage thorough review and analysis of these issues in a public forum. As CEQA review is mandated by State law, it cannot be circumvented by local agencies. Potential environmental impacts are often more prevalent in rural unincorporated areas such as Ventura County where there are more sensitive agricultural and biological resources, as well as less urban development and associated services. Another important factor that can, and commonly does cause significant delays in permit processing is an applicant's responsiveness in submitting required information. Many times projects will be inactive pending submittal by an applicant of a report, study, analysis, or other requested information.

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for a building permit. The County processed very few residential discretionary projects in the past few years. However, Table 5-31, below, provides examples of actual time passed between residential project approval and an application for a building permit. For some discretionary projects, the County offers an "Early Plan Review" agreement, which allows for the applicant to submit plans for Building and Safety Review prior to finalization of planning entitlement. It is at the applicant's risk to submit to Building and Safety with the Early Plan Review agreement, but it does reduce the length of time between project approval and building permit application submittal to less than zero days.

TABLE 5-31 LENGTH OF TIME BETWEEN PROJECT APPROVAL AND BUILDING PERMIT APPLICATION SUBMITTAL			
Housing Project	Date of Approval (effective date)	Date of Building Permit Application Submittal	Time Lapsed
Oak Grove School On-site Dormitories (PL16-0153)	12/26/17	7/3/2017	-176 days*
Single Family Dwelling in Coastal Zone (PL18-0102)	3/16/19	7/10/19	-116 days*
Single Family Dwelling with Discretionary Tree Permit (PL 16-0100)	8/30/2017	3/7/2018	190 days
Single Family Dwelling with Discretionary Tree Permit (PL18-0101)	4/15/2019	1/22/2019	-83 days*

*Applicant utilized the Early Plan Review agreement option.

Streamlined Review and Objective Design Standards

New California legislation addresses the housing shortage within the state, requiring a streamlined and ministerial process for some types of residential development. SB 35, which went into effect on January 1, 2018, was part of a comprehensive set of housing bills aimed at addressing the State’s housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must satisfy specific criteria pursuant to Government Code section 65913.4 including:

- Contain a least two multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster (as defined in state statute);
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per state legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, within specified timeframes. According to State law, objective standards are those that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily residential development with an affordable housing component to be eligible for the streamlining provisions of SB 35 that under current zoning requirements would require discretionary review. This would include projects requiring a Planned Development Permit for certain multifamily projects in the Residential Planned Development (RPD) zone, Residential Mixed Use (RMU) zone Residential (RES) zone, and Coastal Residential Planned Development (CRPD) zone.

As of March 2021, the County of Ventura has yet to process a project that relied on SB 35 streamlined review. However, in the unincorporated area south of Camarillo, the Rancho Sierra 50-unit supportive housing project received Planning approval in November 2020 through a streamlined permitting process pursuant to AB 2162 and SB 744. This project, which would be sited on a County-owned parcel, is subject to execution of a ground lease by the County and developer. In 2021, staff developed a ministerial Zoning Clearance application that outlines applicable objective development standards that apply to eligible multi-family residential projects seeking streamlined review and advises applicants of requirements unique to the streamlined process. This application can be used for projects that qualify for streamlining under SB 35, AB 2162 and AB 1783. In addition, staff developed a webpage with information on the various housing streamlining laws, and resources for applicants with projects that are eligible for streamlining (the application and webpage will be launched in April 2021).

Development and Planning Fees

Developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by state law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers contribute to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities throughout the County.

New housing is typically charged for site plan review fees, sewer and water connection fees, plan checking and building permit fees, and school impact fees. If the development is a subdivision, there are additional fees for processing the tentative and final maps. In addition, the developer may have to pay the cost of preparing environmental reports, traffic studies, and soils reports.

Planning Fees

The County Planning Division collects fees that are intended to defray the costs of permit processing, environmental document preparation, public hearings and condition compliance. Table 5-32 below depicts the Ventura County Planning Division processing fee schedule for residential development. In most instances, single-family detached dwellings may be approved by a simple Zoning Clearance in all but commercial and industrial zones, when the dwelling meets the basic development standards. Zoning Clearances are a one-time flat fee. Since discretionary permit processing fees for the County are based on actual staff processing time, the amount of time necessary for permit processing can directly affect the cost to the developer.

TABLE 5-32 PLANNING FEES	
Fee Category	Fee
Zoning Clearance	
New Principal Residential Unit	\$384
New Accessory Dwelling Unit	\$589
Residential High-Density Application	\$1,200 (deposit ²⁷)
Discretionary Permits	
General Plan Amendment	\$3,000 (deposit)
Rezoning	\$1,000 (deposit)
Conditional Use Permit	\$1,500 (deposit)
Planned Development Permit	\$1,500 (deposit)
Variance	\$2,000 (deposit)
Subdivision	
Tentative Tract Map	\$2,500 (deposit)
Tentative Parcel Map	\$2,000 (deposit)
Environmental Review*	
Environmental Impact Report*	\$3,343
(Mitigated) Negative Declaration	\$2,407

**Not a County fee (California Department of Fish and Wildlife fee)
Source: Planning Division Fee Schedule (Effective August 8, 2020)*

As of August 8, 2020, the Planning Division charge rate for planners is \$167 per hour and for technicians is \$143 per hour. In addition to the direct cost of permit processing, these rates also include the cost of maintaining the County’s electronic database for permit filing and tracking, as well as other indirect costs. Most cities within Ventura County charged fixed fees rather than hourly rates for processing land use entitlements, so a comparison cannot be readily made.

Development Impact and Permitting Fees

Impact fees, traffic fees, building permit fees and other fees are assessed with building permit applications to offset the impact of new construction on various services and infrastructure needs that the County of Ventura and other agencies provide. Depending on where development is located in the County, development impact fees in Ventura County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities.

Table 5-33 below shows typical development and impact fees for market rate residential development. The example shown is for a new single-family dwelling in Piru (the fees for a multi-family dwelling are largely the same, except the sewer-hook up fee is approximately \$1,000 less). It is assumed that the example unit is 2,000 square feet, has two bathrooms, is not in any hazard areas.

²⁷ Deposit in this context means: "a lump sum cash deposit, based on historical permit application data, which is billed against by the County based on actual County staff time expended, with no billing limit. County billings against the deposit are based upon the work hours expended multiplied by the current Contract Hourly Rate established by the Board of Supervisors."

TABLE 5-33 PERMITTING AND IMPACT FEES FOR A 2,000 SQ. FT. HOME	
Fee Category	Fee
Planning Fees	
Zoning Clearance	\$384.00
Building and Safety Fees	
Plan Check	\$4,730.98
Permit Inspection	\$5,719.61
Permit Issuance and Misc. Fees	\$3,594.60
State-Mandated Fees	\$66.40
Sub-Total	\$14,111.59
Water and Sanitation Fees	
Sewer Hook-Up	\$4,570.00
Misc. Construction Fees	\$915.00
Sub-Total	\$5,845.00
Traffic Impact Fee	\$250.00
School Facility Fee	\$6,720.00
Fire Protection District Fee	\$922.93
Sheriff Department Fee	\$103.58
TOTAL Fees	\$27,977.10

Sanitation Fees - For those dwellings that install a septic system, these County fees cover plan review, evaluation, and inspection to assure that the system conforms to the County Building Code. If a conventional septic system is utilized, the fees as of 2020 are approximately \$1,459 (using a 1,500 gallon or smaller septic tank). If an alternative system is utilized, the fees are approximately \$2,436.

For a unit that is connected to a sewer system, the applicable sanitary district fee is placed in a special fund used to provide additional capital improvements for sanitation service. The County has no control over sanitary district fees.

Water Service Fees - This is a one-time hook-up fee for the dwelling unit imposed by the water district or purveyor. The fee is used to construct trunk lines to provide water into the area, or if the lines are already installed, to retire improvement bonds which were used to construct the lines. If the bonds have been retired and the system installed, the fee is applied to maintenance of trunk line(s). The County has no control over these fees.

Watershed Protection District Fee - This fee is assessed on a per dwelling unit basis to provide for improvements to flood control facilities or structures on a regional basis. These funds are placed in a Watershed Protection District general fund and, when enough money has accumulated, the improvements are made. Alternatively, this fee may be used for operation and maintenance purposes of existing flood control facilities. In 2012, the fee was \$600 for a single-family home.

Traffic Impact Mitigation Fees – These County and city fees are a method of assessing on a project-by-project basis, the “fair share” portion of the cost of projected local road improvements in the County unincorporated area. These traffic impact mitigation fees are collected pursuant to an ordinance adopted by the Board of Supervisors (effective in 2002) and affect all development projects in the unincorporated area that increase traffic. Table 5-34 shows County fees ranging from \$65 to \$1,564 for new single-family

dwelling units, depending on which of the 14 districts the dwelling unit is located in. If a traffic study as part of the review process prior to construction of the dwelling, then an alternative per-trip fee may be used based on the district in which is located. These trip fees range from \$5.28 to \$130.

If the project is in a district where the city within that district has established a reciprocal traffic mitigation agreement, an additional reciprocal fee is collected for the city to compensate for the project’s impact on city streets. Table 5-34 shows that the city fees range from \$185 to \$4,022, depending on which district the dwelling unit is located in. If a traffic study is conducted as part of the review process prior to construction of the dwelling, then an alternative per trip fee may be used depending on the city. These trip fees range from \$15.49 to \$69.00. In 2006, all cities within Ventura County and the City of Agoura Hills signed reciprocal traffic fee agreements with the County.

TABLE 5-34 TRAFFIC IMPACT FEES BY AREA VENTURA COUNTY				
Traffic District	County		City	
	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)
Ojai	\$123.00	\$10.30	\$430.00	\$35.87
Santa Paula	\$712.00	\$59.43	\$2,230.00	TBD
Fillmore	\$163.00	\$13.54	\$766.00	\$63.83
Moorpark	\$248.00	\$20.85	\$185.00	\$15.49
Simi Valley	\$65.00	\$5.28	\$396.00	\$15.50
Thousand Oaks	\$91.00	\$7.37	\$4,022.00	TBD
Camarillo	\$819.00	\$67.95	\$828.00	\$69.00
Oxnard	\$840.00	\$69.93		
Port Hueneme	\$928.00	\$77.00	N/A	N/A
Ventura	\$668.00	\$55.63	\$415.00	\$34.55
North Ventura County	\$882.00	\$73.44	N/A	N/A
Central Ventura County	\$1,564.00	\$130.00	N/A	N/A
Coastal Areas	\$116.00	\$9.74	N/A	N/A
Piru	\$250.00	\$9.74	N/A	N/A

Source: Ventura County Public Works Agency Transportation Department (2019)

Local Park Fee - Developers of residential tracts, in lieu of land dedication, pay this fee to the local park district or County General Services Agency to provide for the acquisition of local public park land, as outlined in the Ventura County Subdivision Ordinance (last updated June 16, 2020, for consistency with state law). Stated simply, the “Quimby” fee formula is the result of multiplying: (1) the net increase in population accommodated by residential subdivision development, (2) the parkland dedication factor of 0.005 acres per person, (3) the fair-market value per acre, and, (4) a 1.25 percent improvement factor. The resulting fees can be used for acquisition of parkland and/or park development. This fee may be paid at the time of tract recordation or building permit issuance.

School Facilities Fee – This fee is directed to a school district when new residential or commercial development will cause an impact to its school facilities. These developer fees are for the purpose of accommodating any additional students generated by any new development. Senate Bill 50 (1998) provides authority for three different levels of fees. Each school district determines an amount per square foot for residential development and for commercial/industrial development. The range of fees required by Ventura County school districts for new residential development ranges from \$2.32 to \$4.09 per square foot; the range for commercial industrial development is \$0.37 to \$0.54 per square foot. Table 5-35 shows each county school district’s fees. The County has no control over these fees.

TABLE 5-35 SCHOOL FACILITIES FEE VENTURA COUNTY		
School District	New Residential Development (cost per sq. ft.)	New Commercial Development (cost per sq. ft.)
Conejo Valley Unified	\$3.36	\$0.54
Fillmore Unified	\$3.36	-
Moorpark Unified	\$3.36	\$0.54
Ojai Unified	\$3.20	\$0.51
Simi Valley Unified	\$3.20	\$0.51
Ventura Unified	\$3.48	\$0.56
Hueneme Elementary	\$3.36	\$0.54
Ocean View Elementary	\$2.67	\$0.429
Oxnard Elementary	\$4.09	\$0.403
Rio Elementary	\$2.69	\$0.43
Mesa Union Elementary	\$3.36	\$0.54
Pleasant Valley Elementary	\$3.36	\$0.54
Somis Union Elementary	\$3.36	\$0.54
Briggs Elementary	\$2.32	\$0.37

Source: Planning Staff called each district to receive updated fees, 2020

Fire Protection District Fees - The Fire Protection District imposes a capital improvement fee of \$922.93 per single-family dwelling unit and an administration fee of \$15 per submittal, which are collected by the County Building and Safety Division at the time of building permit issuance.

Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. This section provides an analysis of various potential and actual constraints to housing development in the County. The primary non-governmental constraints to the development of new housing in the County can be broken into the following categories: availability of financing, land and site improvement costs, construction costs, and requests of housing development at reduced densities.

Availability of Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. Housing developments require capital used by developers for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates have remained at historically low levels and averaged 3.16 percent in 2020. Mortgage rates are expected to remain low in the coming years. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing for new construction is generally available at reasonable rates. However, the economic uncertainty resulting from the coronavirus pandemic may have lasting effects on financing throughout the next planning period. Lenders may scrutinize applicants more closely than in the past, reducing the availability for financing despite affordable rates.

Land and Site Improvement Costs

High land values are a major factor in the cost to build housing and they vary dramatically in different areas of the unincorporated County. Land costs vary depending on lot size, zoning, location, access to services, existing improvements, and by community. Based upon June 2020 online listings on Zillow.com, the average land cost per acre in the unincorporated areas of the County was around \$346,000²⁸. Lot sizes of the vacant land listed for sale ranged from 0.25 acre to 46.50 acres. The average lot sales price was around \$424,000.

Upon securing raw land, residential developers have to make site improvements to “finish” the lot before new homes can be built. These improvements typically include utility connections, rough grading, installation of water and sewer lines, and construction of streets, curbs, gutters, and sidewalks. Site improvement costs for single family and multifamily homes in unincorporated areas of the County span a range depending on the type of improvements and the unique infrastructure constraints and needs of the site.

Construction Costs

According to estimates from a recent In-Lieu Fee Study from the City of Oxnard²⁹ in April 2020, construction costs can vary widely based on various factors such as the square footage of the home and housing type single family versus multifamily construction. According to the study, construction costs for a detached single-family home is estimated to be approximately \$402 per square foot; \$419 per square foot for a for-sale multifamily home; and \$422 for a for-rent multifamily home. Construction cost of a 1,500 square foot home is \$603,000 and approximately \$502,800 to \$506,400 for a 1,200 square foot multifamily unit.

²⁸ This analysis includes sites listed on Zillow in the following unincorporated communities: Bell Canyon, Ojai Valley, Saticoy, Piru, El Rio, Somis, Camarillo, and Ventura.

²⁹ Harris & Associates, City of Oxnard. *Affordable Housing In-Lieu Fee Nexus Study*. 8 Apr. 2020.

Environmental Constraints

Land in Ventura County is vulnerable to earthquakes, flooding, sea level rise, wildfires, and tsunamis and includes many sensitive habitat areas. Environmentally sensitive habitat areas (ESHA) are mapped throughout the County's coastal zone. The local coastal program calls for additional protections for these areas including buffer areas between ESHA and development. Geologic and seismic hazards are environmental constraints in some areas of the county. Development in these areas could potentially require additional retrofits or building capacity could be more limited on available parcels. In addition, sea level rise, flooding, and tsunamis constrain development along vulnerable bluffs and low-lying areas near the coast. Flooding can erode soil, damage landscaped areas and utilities, and compound other hazards, such as landslides. Likewise, CalFire identifies and maps areas of fire risk in California based on physical conditions that create a likelihood that an area will burn over a 30- to 50-year period including fuel, slope, and weather. Sites that fall within the Very High Fire Hazard Severity Zone were not excluded from the available sites inventory, but these areas are noted as this may contribute to additional costs for design considerations, structure hardening, or buffers. Climate change is likely to increase the fire and flooding impacts on property and residents in the long term. All of these constraints have been accounted for within the realistic unit capacity on the sites in the land inventory.

Requests for Housing Developments at Reduced Densities

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The Residential High-Density zoned sites in the sites inventory prepared for the 2013-2021 Housing Element required a minimum 20 dwelling unit per acre. All six RHD sites have not been developed. The remainder of the County's sites inventory was comprised of accessory dwelling units, pre-approved residential projects, and vacant land for single family homes. There were no requests to develop housing at densities below those anticipated in the previous Housing Element.

Community Opposition to Housing Development

Community members may oppose specific housing developments for various reasons. These might include, among others, incompatibility with the established community; poor design quality; lack of adequate infrastructure, especially related to traffic and transportation; or overcrowded schools. Residents may have moved into a community based in part on the community's established development standards and patterns. As such, proposals to change the community may be contrary to their expectations of compatibility with the surrounding areas. When such opposition arises, litigation filed by residents may significantly delay and increase the cost of housing developments.

While in many communities, opposition to development has resulted in reduced densities and project denials, this has not been the case in the County of Ventura. In the past ten years, the County has not denied, or reduced the density of any residential development projects.

Local Efforts to Remove Non-Governmental Constraints

The County has little ability to control non-governmental constraints, such as the price of land and environmental constraints. However, the County is working to streamline the development application process to reduce time and money spent on development applications through the implementation of Programs H, M, N, S, T, and U. As mentioned above, the County also developed pre-approved

standardized plans at 700, 900, and 1,200 square feet to be utilized for farmworker and accessory dwelling units in July 2021.

Additionally, as part of the Housing Element update process, County staff worked to educate the public and provide materials on the County's website informing residents of the affordable housing needs in the County and related housing costs to typical incomes of County residents. As we educate our communities there is more understanding of the need for housing at all income levels. The County will continue to update the website and provide new information as it becomes available.

SECTION 5.3 RESOURCE INVENTORY

This section analyzes the resources and opportunities available for residential development in the unincorporated areas of Ventura County. Included is an evaluation of the availability of land, the financial resources, and energy conservation resources available to support housing activities.

Regional Housing Needs Allocation (2021-2029)

The projected future housing needs in the unincorporated areas of Ventura County are based upon the adopted Regional Housing Needs Allocation (RHNA) prepared by SCAG for the eight-year planning period of 2021 to 2029. State law requires councils of governments to prepare a distribution methodology for all cities and counties within their jurisdiction. Ventura County is one of six counties within SCAG's jurisdiction. SCAG adopted its final plan for the 6th cycle RHNA in February 2021. The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. HCD provides guidelines for preparation of the plans and ultimately certifies the plans as adequate.

The core of the RHNA is a series of tables that show the projected new housing unit targets for each jurisdiction by income group for the 6th cycle Housing Element planning period. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for ensuring that adequate sites and zoning are available to accommodate at least the number of units allocated. Table 5-36 shows the projected housing needs for all cities and the unincorporated area in the next planning period.

Jurisdiction	Very-Low Income ($< 50\%$ of median)	Low Income ($51\text{-}80\%$ of median)	Moderate Income ($81\text{-}120\%$ of median)	Above- Moderate Income ($>120\%$ of median)	TOTAL
Camarillo	353	244	271	508	1,376
Fillmore	73	61	72	209	415
Moorpark	377	233	245	434	1,289
Ojai	13	9	10	21	53
Oxnard	1,840	1,071	1,538	4,100	8,549
Port Hueneme	26	16	18	65	125
Ventura	1,187	865	950	2,310	5,312
Santa Paula	102	99	121	335	657
Simi Valley	749	493	518	1,033	2,793
Thousand Oaks	735	494	532	860	2,621
Unincorporated County	319	225	250	468	1,262
Ventura County	5,774	3,810	4,525	10,343	24,452

Source: SCAG 6th Cycle Final RHNA Allocation Plan, March 4, 2021.

As shown in Table 5-3, the RHNA allocated 1,259 new housing units to the unincorporated County for the 2021 to 2029 planning period. Of the 1,259 units, 791 units should be affordable to moderate-income households and below, including 158 extremely-low-income units³⁰, 159 very-low-income units, 225 low income units, and 249 moderate income units.

Inventory of Land Available for Residential Development

State law requires the Housing Element to “identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code section 65583.2(a)). The phrase “land suitable for residential development” includes vacant and underutilized sites with zoning that allows for residential uses.

While the following inventory identifies sites available for housing at all income levels, emphasis is placed on sites that can accommodate lower-income housing. Additional residential land is available within the County (primarily low-density residential land within Existing Community and Area Plans) that has not been identified in this inventory. Section 3.7 of the General Plan Background Report summarizes the remaining residential potential and concludes that there remains the capacity to build approximately 28,228 dwelling units in the unincorporated areas of the County. Most of the land identified with remaining development potential is zoned at densities assumed appropriate for moderate and above-moderate income housing. However, the inventory identified for Housing Element purposes identifies enough land to meet the RHNA targets for various income levels and therefore does not include a complete inventory of all developable sites.

Dry Utilities

Electricity in Ventura County is primarily produced by the Southern California Edison Company and gas is provided by Southern California Gas Company. Telephone, cable and broadband services are provided to Ventura County by a variety of services providers, including AT&T, Time Warner, and Verizon. In 2017, the Broadband Consortium of the Pacific Coast (BCPC) estimated that nearly all homes in Ventura county had some level of broadband service, with 95 percent covered by a telephone company and 99 percent covered by a cable company. Details on this analysis can be found in the General Plan Background Report Chapter 7, Public Facilities, Services and Infrastructure. All of the sites identified in the inventory described below have existing or planned access to dry utilities, including gas and electricity.

Residential High Density (RHD) Zoned Sites

Density can be a critical factor in the development of affordable lower-income housing. Higher density development can lower per-unit land cost and facilitate construction in an economy of scale. Government Code section 65583.2(c)(3)(B) allows local governments to use “default” density standards that are “deemed appropriate to accommodate housing for lower-income households.” The default density option is not mandated density, but instead provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and the California Department of Housing and Community Development (HCD) must accept that density as

³⁰ HCD allows jurisdictions to presume that 50 percent of very low-income households qualify as extremely-low-income households.

appropriate in its review. The County of Ventura is classified as a “suburban” jurisdiction and has a lower-income default density standard of 20 dwelling units or more per acre.

In 2011, the County processed an ordinance amendment that created a “Residential High-Density” (RHD) zone that accommodates the default density standard at a minimum of 20 dwelling units per acre. A concurrent re-zoning of seven parcels (totaling 12.5 acres) to RHD was also approved, which added capacity for approximately 250 lower-income units. These sites (listed in Table 5-37 below) were not only zoned to meet the default density, but they were processed to allow multifamily housing as a use “by right,” meaning they require only a ministerial Zoning Clearance permit pursuant to Non-Coastal Zoning Code Section 8109-1.3.

TABLE 5-37 RESIDENTIAL HIGH-DENSITY ZONED PARCELS UNINCORPORATED VENTURA COUNTY					
Location	Accessor Parcel Number(s)	Land Use Designation	Acreage	Description	Potential Dwelling Units
El Rio/Del Norte Area Plan	145-0-180-04, 145-0-180-05 & 145-0-180-06	High-Density Residential	8.12	Non-vacant lots with agricultural operations present and two single-family dwellings	163 lower-income
	145-0-190-39		0.8	Vacant, currently being used as open storage	16 lower-income
Santa Susana Existing Community	647-0-120-05 & 647-0-120-06		2.07	Vacant	41 lower-income
Piru Area Plan	056-0-080-10	Urban	1.51	Non-Vacant site with garden nursery operations present but no permanent structures	30 above moderate-income
TOTAL					250

El Rio RHD Zoned Sites

**FIGURE 5-42
EL RIO RHD ZONED SITES**



Source: Bing Imagery, 2020

As shown above in Figure 5-42, there are three adjacent parcels in El Rio (145-0-180-04, 145-0-180-05 and 145-0-180-06) located north of Cortez Street. The three parcels, which are all zoned for high density residential, are considered underutilized. They contain several agriculture-related greenhouse structures. There are also existing single-family dwelling units on two of the three parcels. The sites are bordered to the northeast by single-family residential uses and Cloverdale Mutual Water Company, to the east/southeast by commercial and single-family residential and to the southwest by a nursery, and to the west/northwest by Rio Elementary School. The property owners have expressed interest in development of the site.

There is another RHD-zoned site south of Cortez Street (145-0-190-39) that is essentially vacant. It appears to be used by the property owner for open storage or personal items and does not appear to contain any permanent structures or site improvements. The site is bordered to the northeast and east by single-family residential uses, to the southeast by residential uses, to the southwest by commercial/industrial, and to the west/northwest by a wholesale nursery.

All four sites are within the City of Oxnard Sphere of Influence.

Infrastructure Availability

As of January 2021, the water purveyor to the neighborhood where all four RHD zoned sites in El Rio are located is Cloverdale Mutual Water Company (part of the United Wholesale District). Upgrades to the current water storage and distribution system will be necessary to accommodate high density housing. In 2020, the County Public Works Agency approved a Water Availability Letter, where they outline plans to increase capacity from 271 connections to 354. However, there are now plans to merge two independent

water purveyors that serve the El Rio community, Cloverdale Mutual Water and Vineyard Avenue Acres Mutual Water. The two purveyors are finalizing a feasibility analysis that would connect the two systems together and construct two new above ground water storage tanks with a combined operating volume of 339,000 gallons, a new booster pump station, and emergency back-up generator with automatic switch-gear.

Sewer service is provided through County Service Area 34. A municipal service review conducted by LAFCo in 2010 estimated that the CSA’s wastewater flows were approximately half of its treatment capacity of about 1 million gallons of wastewater per day. In other terms, approximately 800 Residential Unit Equivalents (RUEs)³¹ are being served (estimated population of 6,193), out of a total possible number of 1,550 RUEs served. As of 2018, CSA 34 still had 1,369 connections available to accommodate future growth.

Santa Susana Knolls RHD Zoned Sites

**FIGURE 5-43
SANTA SUSANA KNOLLS RHD ZONED SITES**



Source: Bing Imagery, 2020

As shown above in Figure 5-43, the two adjacent vacant sites located in the Existing Community of Santa Susana Knolls are located north of Santa Susana Pass Road and adjacent to the City of Simi Valley. The Santa Susana Knolls Existing Community is located within the City’s Area of Interest but is not located within the City’s Sphere of Influence. Both sites are located within a Very High Fire Hazard Severity Zone. The property to the north includes the railroad tracks and industrial/storage uses that are zoned

³¹ Residential Unit Equivalent (RUE) is the equivalent of one single-family residence.

commercial. The property to the east is a vacant parcel, zoned commercial. The property to the south includes Santa Susana Pass Road, a church, and single-family residential. The parcel to the west is developed with a church and is also zoned commercial. The property slopes downward to the north and is primarily covered with grasses and two mature trees.

Infrastructure Availability

Water for the two RHD zoned sites in Santa Susana is provided by Ventura County Waterworks District No. 8 (part of the Calleguas Wholesale District), which provides retail water service to the City of Simi Valley and its vicinity. Ventura County Waterworks District No. 8 is an approved urban water supplier but does not currently have an approved Water Availability Letter for new development. According to the City of Simi Valley Municipal Service Review conducted by LAFCo in 2018, Ventura County Waterworks District No. 8 is planning over \$4.4 million in projects to repair and rehabilitate its water treatment, storage, and distribution system, as well as \$5 million in support of its recycled water program. Two of these projects were recently completed, and the District is currently in the process of increasing the capacity of other water lines and designing and constructing a new water tank to increase the flow of water lines and expand storage capacity.

Sewer service is provided by the Simi Valley Sanitation Service Area. According to the City of Simi Valley’s 2010 “Sewer System Evaluation and Capacity Assurance Plan”, the sewer system could accommodate future development, given that on average it was treating 7.7 million gallons of wastewater per day, with a capacity of up to 12.5 million gallons per day. It was estimated that anticipated development outside of the Simi Valley’s boundaries, including the Santa Susana area, would generate approximately 1.7 million gallons of wastewater per day (LAFCo City of Simi Valley Municipal Service Review, 2018).

Piru RHD Zoned Site

**FIGURE 5-44
PIRU RHD ZONED SITE**



Source: Bing Imagery, 2020

The RHD zoned site located in Piru, as shown in Figure 5-44, is located on Camulos Street in and is currently being used for nursery stock storage. The site is relatively flat and contains no mature trees or notable physical features. The site is bordered to the west by Warring Wash, which is an open drainage consisting of rock rip rap. The properties to the south and east contain single family residences. To the west and northwest the land is in agricultural crop production as is zoned for agriculture. To the north the property is currently vacant and is zoned for single family residential.

The site is located in an earthquake fault hazard zone and a seismic hazard zone for liquefaction and would require a fault and liquefaction study to assess development potential. Additionally, a portion of the site is located in a 100-year floodplain and a hydraulic analysis would be required as part of the building permit process to determine the regulator floodway and the flood boundaries. Due to these potential constraints, staff has determined that it is not likely that affordable housing will be developed on site despite being zoned at the default density of 20 dwelling units/acre. For this reason, this site was not included as part of the lower-income inventory, but instead included in the above moderate-income inventory.

Infrastructure Availability

Water service for the Piru RHD site above is provided by Warring Water Service, Inc., which has an accepted Water Availability Letter, with conditions. Approximately 30 service connections are currently available, but may be allocated to two tracts which are in the process of development, and approximately 200 additional service connections are already approved, conditional on the construction of a new 600,000 gallon storage tank (for total storage capacity of 1.7 million gallons), which is currently pending. Wastewater disposal is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

Approved Residential Projects

The following residential developments have been approved and are expected to be constructed between 2021-2029 as shown in Table 5-39, below.

Cal State University Channel Island (CSUCI) University Glen Phase 2

University Glen is a residential community of single-family homes, townhomes, and apartments. It is situated on state land of the California State University Channel Islands (CSUCI). University Glen was originally conceived and intended to attract talented faculty and staff to the new CSUCI university. However, starting in 2008, the community was opened to the public and is now home to nearly 2,000 residents. The state of California delegated local governmental authority to the Site Authority for the East Campus Development Area of the campus (University Glen). The Site Authority serves as the local governmental agency for this area in all land use and development matters. The Site Authority originally developed a 900-unit residential community and a town center with 30,000 square feet of retail space.

For University Glen Phase 2, a total of 600 units have been planned and approved by the Site Authority and will consist of 310 market rate apartments, 170 lower-income restricted apartments for seniors and a combination of 120 for-sale single family homes and for-sale attached townhomes. Although official prices have yet to be determined for these units, a current townhouse built as part of University Glen, Phase 1 was listed on the University Glen website as a three bedroom 1,790 sq. ft. unit that was sold in 2020 at \$441,303, which would fall in the moderate income category. Therefore, 310 of the townhouse units have been included in the moderate-income inventory as shown in Table 5-41. Water and sewer

service is expected to be provided by the Camrosa Water District, to be supplemented by the installation of a new recycled water system.

Since the land is state owned, the units are on a ground sub-lease term which means that buyers do not own the land under their house, only the structure. This helps keep the initial purchase cost down compared to a more traditional home purchase where the buyer owns the lot and pays land taxes directly. For Phase 2, the Site Authority plans to provide additional housing assistance, such as reduced points or down payment assistance to achieve affordability for these units.

On May 14, 2021, the CSUCI Master Planning committee convened a meeting where they announced the status of the University Glen Phase 2 development. At that time, David Carlson, Interim Director of Planning, Design and Construction, stated that the University obtained demolition permits and anticipates beginning construction in Summer 2021.

Somis Ranch Farmworker Housing

In February 2021, the Board of Supervisors approved an application for a 360-unit farmworker housing complex near the City of Camarillo. The project is scheduled to be constructed in three phases over a number of years, subject to funding. The sites inventory in Table 5-39 accounts for the first two phases of the project which is anticipated to occur within the 6th cycle planning period and would result in 200 units available to farmworkers and their families.

The restriction of these units to farmworkers and their families will be implemented through a deed restriction, which will be recorded concurrently with recordation of the final Parcel Map for the project. Additionally, pursuant to Non-Coastal Zoning Ordinance Section 8107-41.2, the owner/agent of the property must annually submit an annual verification report to confirm that all the dwelling units are being rented to and occupied by persons who meet the farmworker employment criteria.

The project received a Water Availability letter from Ventura County Waterworks District No. 19 and will develop a community wastewater treatment facility to treat wastewater generated by the housing complex.

Rancho Sierra Supportive Housing Project

In November 2020, the Planning Division issued a ministerial Zoning Clearance permit for a 50-unit senior supportive housing project on County owned land in the Existing Community of Lewis Road. The project developer is Many Mansions, an experienced affordable rental housing provider for low-income and special needs populations in Ventura and Los Angeles counties. As a condition of the lease with the County, the project will be used solely for affordable housing for low income seniors. According to the applicant, this project will likely be ready for building permit issuance towards the end of 2021.

Pursuant to AB 2162, this project was processed ministerially, so the applicant was not required to submit a will serve letter with the application submittal. However, the applicant has had discussions with the Camrosa Water District and expects water and sewer service to be sufficient and to be approved for this development.

Piru Expansion Area

The Piru Expansion Area was approved in December 2008 as part of the comprehensive Piru Area Plan update. Within the Piru Expansion Area, the following three residential tract maps were approved: Reider, Finch, and Jensen. One of the three, the Jensen subdivision, was built between 2018-2020. The other two

project applicants, Finch and Reider, extended their tract map approvals and are approved to develop a total of 224 units, as follows:

- Reider's subdivision: 49 townhouse units
- Finch's subdivision: 62 single-family detached dwelling units, 85 single-family townhomes; 4 duplex units, 18 triplex units, and 6 condo units incorporated into a mixed-use site, for a total of 175 units.

Due to the location of these sites within the boundaries of the former Piru Redevelopment Agency, the Board of Supervisors imposed affordable housing requirements on these three projects as reflected in Table 5-38 below.

TABLE 5-38 PIRU EXPANSION AREA AFFORDABILITY REQUIREMENTS					
Project	Dwelling units Approved	Affordability Requirements			Total Affordable Units
		Moderate	Low	Very Low	
Reider	49	2	2	3	7
Finch	175	0	18	0	18
TOTAL	224	2	20	3	25

Finch has the option of paying an in-lieu affordable housing fee, whereas Reider does not have an in-lieu fee option. For this reason, the 18 low-income units required for Finch’s subdivision were not included in the lower-income Housing Element inventory. However, aside from the five units that are required to be priced affordable to lower income households in the Reider subdivision, it is anticipated that all of the units that are not single-family detached units will be affordable to moderate income households without any set-aside requirements, based on recent market trends in the Piru area³².

As of December 2020, the Reider and Finch tract maps have been recorded and are waiting for conditions of approval to be satisfied prior to the issuance of building permits. Although these sites are zoned “RPD”, only a zoning clearance would be required prior to building permit issuance since the housing was approved as part of the tract map approval.

Water and sewer service are provided by Ventura County Waterworks District No. 16. Waterworks District No. 16 has an approved Water Availability Letter and provides sanitation services to over 400 customers through a new wastewater treatment plant constructed in 2010 with a treatment capacity of 500,000 gallons per day.

³² The new Jensen Subdivision homes sold for an average of \$488,000 for a 2,200 square foot single-family dwelling unit in February 2020, which falls within the lower-income affordability range.

TABLE 5-39 APPROVED RESIDENTIAL PROJECTS			
Location	Project Name	Description	Potential Dwelling Units
Camarillo Area	CSUCI University Glen Phase 2	Project includes the following housing types 120 for-sale homes 310 apartments 170 affordable, age-restricted units	600
Camarillo Area	Somis Ranch Farmworker Housing Complex	The project consists of 360 apartment units of farmworker housing to be built in 3 phases. It is expected that Phases 1 and 2 would be completed during the 2021-2029 Housing Element planning period for a total of 200 units.	200
Lewis Road Existing Community	Rancho Sierra Senior Supportive Housing	The project was ministerially approved pursuant to AB 2162 in November 2020.	50
Piru	Finch and Reider Subdivisions	Projects include a variety of housing types at all income levels.	224
TOTAL			1,074

Accessory and Junior Accessory Dwelling Units

Recent changes in state law have promoted the development of accessory dwelling units (ADUs) and Junior Accessory Dwelling Units (JADUs) by limiting restrictions a local jurisdiction can place on such units. ADUs can be an important source of affordable housing as they can be constructed relatively cheaply and have no associated land costs. ADUs can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford housing. In recent years, the County has worked to promote the production of ADUs through the development of standardized plans and process streamlining. From 2014 to 2017, the County issued an average of 23.5 ADUs per year. In recent years, the County has received an increasing number of applications, processing approximately 42 ADU and JADU permits per year since 2018 through June 2021.

Government Code section 65583.1 states that a jurisdiction may assume a reasonable projection of ADUs toward meeting the RHNA based on several factors which include: the number of ADUs developed in the prior Housing Element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Recent changes in state law has made it even easier to obtain ADU permits by reducing the time to review and approve ADU applications, requiring ADUs (that meet requirements) be allowed by right, and removing other restrictions on ADUs. As a result of these new laws that streamline ADU development, HCD provided new guidance on ADU assumptions, which allows jurisdictions to anticipate up to a five-fold increase in ADU permitting activity compared to 2014 to 2017. Based on the HCD recommended methodology, this Housing Element can assume an average of 117 ADUs and JADUs will be built per year during the 2021-2029 planning period, for a total of 936 ADUs and JADUs. However, County Planning Division anticipates the permitting trend will be closer to 70 ADUs and JADUs per year

(approximately double the average ADU permits issued since 2014) for a total of 560 units during the planning period.

In order to substantiate assumptions on ADU affordability, SCAG conducted a survey of existing ADU rents throughout the southern California region. Table 5-40 shows assumptions on ADU affordability for Ventura County based on the SCAG survey, which was subsequently certified by HCD. SCAG concluded that in Ventura County 46 percent of ADUs were affordable to lower-income households. Applying these percentages, of the total 936 ADU and JADUs projected to be built during the planning period, 140 are estimated to be affordable to extremely-and very-low income households, 290 to low-income households, 393 to moderate-income households and 112 to above-moderate income households.

TABLE 5-40 AFFORDABILITY ASSUMPTIONS FOR ADUS AND JADUS: 2021-2029 UNINCORPORATED COUNTY		
Income Category	HCD Pre-Certified Affordability Assumptions for Ventura County*	County of Ventura ADU Projections 2021-2029
Extremely Low	15%	84
Very Low	0%	0
Low	31%	174
Moderate	42%	235
Above Moderate	12%	67
TOTAL		560

*Source: 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.
https://scaq.ca.gov/sites/main/files/file-attachments/he082720_aduaffordabilityanalysis.pdf?1602450841

To facilitate the permitting of ADUs and JADUs in the unincorporated County, Programs C and U will be implemented. Also, the County released updated standardized plans at 700, 900 and 1,200 square feet to be utilized for accessory dwelling units July 2021. To ensure that permitting trends align with the projections, Program Z will monitor and report the production of ADUs.

Farmworker and Animal Caretaker Dwelling Units

Farmworker and animal caretaker dwelling units are allowed by right on parcels zoned AE, OS, or RA, if they meet certain agricultural thresholds that warrant housing a farmworker or animal caretaker, as established in Non-Coastal Zoning Ordinance section 8107-26. These dwelling units are counted towards the lower-income inventory based on historical permitting records. Over the last seven years, a total of eight farmworker dwelling units were issued building permit, which equates to approximately one of these individual dwelling units annually. Thus, a total of eight farmworker dwelling units have been included in the lower income inventory for the next planning period.

Planning Division staff reviewed the annual farmworker dwelling unit verification forms submitted in May 2020 and found that owners of only 7 of the 193 units were charging rent over \$500. In fact, a majority of the residents were not being charged any rent. Therefore, the assumption is that four (50 percent) of the projected future units will be affordable to extremely low-income households and the other four will be affordable to very low-income households.

To facilitate the development of housing for farmworkers, the Board of Supervisors will consider amendments to the Non-Coastal Zoning Ordinance that would reduce the crop density requirements needed to qualify for ministerial farmworker and animal caretaker dwelling units, evaluate new housing options for temporary and seasonal farmworkers, and potentially expand the use of farmworker housing

complexes to the Rural Agricultural zone with a discretionary permit. Revisions to farmworker housing development standards will complete Housing Element Program 3.3.3-5(8) from the 2013-2021 Housing Element. Public hearings before the Planning Commission and Board of Supervisors are scheduled for Fall 2021. Additionally, implementation of Program E will identify the needs of the farmworker population on a countywide scale, propose housing solutions in the form of best practices, and recommend potential ordinance updates for each jurisdiction within the county to facilitate further development of farmworker housing.

Also, the County released updated standardized plans of sizes 700, 900 and 1,200 square feet to be utilized for farmworker dwelling units in July 2021.

Above-Moderate Inventory of Vacant Sites in Existing Communities

Table 5-41 below provides a summary of vacant sites located in four communities in the unincorporated County that meet the above-moderate income categories. It is important to note that additional residential land is available within the County that has not been identified in this inventory. Section 3.7 of the General Plan Background Report summarizes the remaining residential potential and concludes that there remains the capacity to build approximately 28,228 dwelling units in the unincorporated areas of the County. Much of the development capacity is based on land zoned at low densities in rural areas that would meet the requirements for the above moderate-income category. The inventory identified for Housing Element purposes identifies enough land to meet the RHNA targets for various income levels and therefore does not include a complete inventory of all developable sites. Nonetheless, there are a total of 211 vacant sites allocated to the above moderate-income category as listed in the Housing Element sites inventory (Appendix A) and summarized below:

- Camarillo Heights and Las Posas Estates – 51 vacant sites
- Bell Canyon – 65 vacant sites
- Santa Rosa Valley – 12 vacant sites
- Lake Sherwood – 76 vacant sites

Camarillo Heights/Las Posas Estates

Camarillo Heights/Las Posas Estates is an unincorporated community directly north of the City of Camarillo. This single-family residential community surrounds a private golf course, Las Posas Country Club. The zoning in this community ranges from RE-20,000 sq. ft. to RE-5 acres. The homes sold in October through December 2020 averaged \$1.37 million. Planning Division staff identified 51 vacant sites in the Camarillo Heights/Las Posas Estates communities, which are reflected in Table 5-41, below.

Infrastructure Availability

There are three residential water purveyors in Camarillo Heights and Las Posas Estates and they are all under the Calleguas Wholesale District. The southern half of Las Posas Estates is served by the Crestview Mutual Water Company, which has an approved Water Availability Letter and approximately 600 currently available service connections, and the northern half is served by the California American Water Company, which is an approved water supplier but does not have an accepted Water Availability Letter. Camarillo Heights (to the east of Las Posas Estates) is served by the Pleasant Valley Mutual Water

Company, which has an accepted Water Availability Letter and approximately 2,400 currently available service connections.

Sewer service is provided in parts of Camarillo Heights and Las Posas Estates by the Camarillo Sanitary District. The wastewater treatment facility for the Camarillo Sanitary District has a treatment capacity of about 7.25 million gallons per day, and currently processes about 3.6 million gallons per day (LAFCo City of Camarillo Municipal Service Review, 2018). Wastewater disposal in the rest of Camarillo Heights and Las Posas Estates is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

Bell Canyon

Bell Canyon is an affluent gated community located on the eastern border of the County. It is a census-designated place with a 2018 population of 2,391. The homes sold in October through December 2020 averaged \$1.76 million. This community is located within a Very High Fire Hazard Severity Zone mapped by CalFire.

Infrastructure Availability

Water in the Bell Canyon community is provided by Ventura County Water Works District #17 which has an accepted Water Availability Letter and approximately 65 currently available service connections. Sewer service is provided by the Triunfo Sanitation District, which also serves the Lake Sherwood community and is described above.

Santa Rosa Valley

Santa Rosa Valley is a rural unincorporated community located between the City of Thousand Oaks and Camarillo. It is a census designated place with a 2018 population of 3,180. The homes sold in October through December 2020 averaged approximately \$2 million.

Infrastructure Availability

Water service is provided by the Camrosa Water District (Calleguas Wholesale District), which is an approved water supplier but does not have an accepted Water Availability Letter. There is no sewer service, so wastewater disposal is overseen by Ventura County Service Area No. 32, which monitors and regulates individual sewage disposal systems across the County.

Lake Sherwood

Lake Sherwood is an unincorporated community located at the base of the Santa Monica Mountains and overlooks the Lake Sherwood reservoir. It is a luxury home community that is also home to the Sherwood Country Club golf course. It is a census designated place with a 2018 population of 1,835. The homes sold in October through December 2020 averaged \$2.9 million. This community is located within a Very High Fire Hazard Zone mapped by CalFire.

Infrastructure Availability

Water for the Lake Sherwood community is provided by Ventura County Water Works District #38 which currently has approximately 75 available service connections. Sewer service is provided by the Triunfo Sanitation District, which serves over 30,000 people in east Ventura County. Wastewater is treated by the Tapia Wastewater Reclamation Facility, which has a processing capacity of

approximately 16 million gallons per day, and currently averages about 9.5 million gallons per day (Triunfo website).

Summary of Residential Inventory

Table 5-41 provides a summary of the County’s Housing Element inventory to meet the housing needs at lower, moderate and above moderate-income thresholds for the 2021-2029 planning period.

TABLE 5-41 HOUSING INVENTORY SUMMARY FOR LOWER, MODERATE, AND ABOVE MODERATE-INCOME CATEGORIES				
	Lower Income (less than 80% of median)	Moderate Income (80-120% of median)	Above- Moderate Income (greater than 120% of median)	TOTAL
RHD Zoned Sites	220	-	30	250
ADUs and JADUs	258	235	67	560
Farmworker and Animal Caretaker Dwelling Units	8	-	-	8
Approved Residential Projects				
<i>CSUCI University Glen Phase 2</i>	170	310	120	600
<i>Somis Ranch Farmworker Housing Complex³³</i>	200	-	-	200
<i>Rancho Sierra Supportive Housing</i>	50	-	-	50
<i>Reider Tract (Piru)</i>	5	44	-	49
<i>Finch Tract (Piru)</i>	-	113	62	175
Vacant Sites in Existing Communities				
<i>Camarillo Heights/Las Posas Estates</i>	-	-	51	51
<i>Bell Canyon</i>	-	-	62	62
<i>Santa Rosa Valley</i>	-	-	12	12
<i>Lake Sherwood</i>	-	-	76	76
Total	911	702	480	2,093
2021-2029 RHNA Target	544	250	468	1,262
Surplus (percent of RHNA)	367 (67%)	452 (181%)	12 (3%)	831 (66%)

Consistent with “no-net-loss” zoning requirements in Government code section 65863, the County will maintain an inventory of potential sites to accommodate housing at all income categories. In the event that the approval of a development project results in the remaining sites’ capacity becoming inadequate to accommodate the County’s RHNA by income category and there are no replacement sites remaining in

³³ The Somis Ranch project consists of 360 units. However, only the first two phases (200 units) is anticipated to be completed within the 2021-2029 planning period.

the Sites Inventory surplus, the County will initiate the legislative process to rezone enough sites to meet No Net Loss requirements.

Financial Resources

The County of Ventura has access to a variety of funding resources for affordable housing. This includes programs from local, Federal, State and private sources. Due to the high cost of affordable housing development and the competition for funding sources, it is generally necessary to leverage several funding sources to construct an affordable housing project.

Local Programs

County General Funds and Local Initiatives

The Board of Supervisors has utilized general fund dollars in support of housing. For example, on December 12, 2017 the Board approved \$500,000 in funds to the Homeless Prevention and Rapid Re-Housing Program for county residents who were displaced by the Thomas Fire in December 2017. This funding was also made available to persons affected by the Woolsey/Hill Fires that broke out in November of 2018. The program is administered by the Human Services Agency and was primarily utilized to provide funding for temporary housing for fire-affected families.

The County also funds the RAIN Transitional Living Center with general funds to serve families and singles from throughout the county who are homeless and transitioning into housing. The facility also serves persons fleeing domestic violence and has respite beds for homeless persons recuperating post hospitalization.

The County has funded affordable housing projects in the cities. On May 19, 2015, the Board of Supervisors allocated \$1,000,000 toward the construction of farmworker housing. This funding has been distributed to fund the development of 97 new units dedicated to the farmworker population within the cities of Oxnard and Ventura.

In July 2020, the County Board of Supervisors made a commitment of \$300,000 over three years to the Housing Trust Fund Ventura County, a local nonprofit organization that provides early short term, acquisition and pre-development funding to developers of affordable housing, which is the toughest funding to secure. The Housing Trust Fund Ventura County has the opportunity to match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be used county-wide.

In 2018, the County also committed to matching capital and operations funding for emergency shelters established within Oxnard, Santa Paula, and Ventura. This commitment is in addition to remaining General Fund set-aside funding from 2010 made available for shelter construction. In addition, in December of 2020, the County invested \$3.5 million in Coronavirus Relief Funds as a match for State Homekey funds to purchase a 70-room Vagabond Inn located in the City of Oxnard. The property will provide non-congregate shelter for homeless persons at highest risk of COVID, and will ultimately be converted to permanent housing for persons experiencing homelessness.

The County also participates in the Mortgage Credit Certificate program offered by the Golden State Finance Authority. Mortgage Credit Certificates are designed to assist income-qualified homeowners by allowing homeowners to file for a dollar-for-dollar tax credit on their federal income taxes equal to a portion of the annual mortgage interest paid, thereby reducing the cost of homeownership to lower-income households. During 2019, 92 households countywide utilized the Mortgage Credit Certificate program.

As noted above, in an effort to address the regional housing problem, the County has funded housing programs and facilities located in incorporated cities and not just within the boundaries of the unincorporated county. While programs located outside the County’s jurisdictional boundary may not be counted when evaluating progress toward meeting the RHNA, funds allocated by the County do address unmet needs for affordable and supportive housing, community development programs, and social service programs for low-income residents on a countywide basis.

Ventura County Regional Consolidated Plan

The County is the lead agency that prepares a five-year Regional Consolidated Plan that identifies the unmet needs for affordable and supportive housing, community development programs, social service programs, and economic development opportunities for low-income residents. The County of Ventura, along with five entitlement jurisdictions receiving funding directly from HUD (the cities of Oxnard, Camarillo, Simi Valley, Thousand Oaks, and Ventura), with input from member jurisdictions of the Ventura Urban County Entitlement Area (Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula), and area organizations collectively prepared the Ventura County 2020-2024 Regional Consolidated Plan to address unmet needs of low-income persons and proposed a five-year strategy to meet those needs. An approved Regional Consolidated Plan is needed for the County to receive a variety of federal grants including the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and the HOME Investment Partnerships Program (HOME) funds.

Federal and State Resources

Table 5-42 below lists the various Federal and State funding programs available that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households.

TABLE 5-42 2020 STATE AND FEDERAL FUNDING SOURCES	
Funding Program	Description
STATE FUNDING RESOURCES	
Affordable Housing and Sustainable Communities Program (AHSC)	AHSC funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions.
CalHome	CalHOME makes grants to local public agencies and nonprofits to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.
Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Program	Department of Toxic Substances Control's (DTSC) CLEAN Program provides low-interest loans to investigate, cleanup and redevelop abandoned and underutilized urban properties.
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for activities to assist persons experiencing or at-risk of homelessness.

**TABLE 5-42
2020 STATE AND FEDERAL FUNDING SOURCES**

Funding Program	Description
California Self-Help Housing Program (CSHHP)	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
Community Development Block Grant (CDBG)	Funds are available in California communities that do not receive CDBG funding directly from HUD. There is an annual competitive funding cycle which has an over-the-counter NOFA process.
Community Development Block Grant-Corona Virus (CDBG-CV1) – CARES Act Funding	This is a subsidiary of the CDBG program to provide relief to eligible entities due to hardship caused by COVID-19.
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing.
Emergency Solutions Grants Program (ESG)	ESG funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.
Home Investment Partnerships Program (HOME)	HOME funds are available in communities that do not receive HOME funding directly from HUD.
Homekey	Homekey provides grants to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19
Housing for a Healthy California (HHC)	HHC provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The HHC program is intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
Housing Navigators Program	Housing Navigators Program allocates \$5 million in funding to counties for the support of housing navigators to help young adults aged 18 years and up to 21 years secure and maintain housing, with priority given to young adults in the foster care system.
Housing-Related Parks Program	The Housing-Related Parks Program funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low-income households. Grant funds are made available to local jurisdictions.

TABLE 5-42 2020 STATE AND FEDERAL FUNDING SOURCES	
Funding Program	Description
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.
Local Early Action Planning (LEAP) Grants	The Local Early Action Planning (LEAP) program assist cities and counties to plan for housing through providing one-time over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as down-payment assistance to first-time homebuyers.
Mobile-home Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes low interest loans for the preservation of affordable mobilehome parks. MPRROP also makes long-term loans to individuals to ensure continued affordability.
Mortgage Credit Certificate (MCC) Program	Provides income tax credits to first-time homebuyers to buy new or existing homes.
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
National Housing Trust Fund	National Housing Trust Fund is a formula grant program used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households (ELI households, with incomes of 30 percent of area median or less). Funds are made available through a competitive process.
No Place Like Home	The No Place Like Home Program invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.

**TABLE 5-42
2020 STATE AND FEDERAL FUNDING SOURCES**

Funding Program	Description
Permanent Local Housing Allocation Program (PLHA)	<p>There are two types of assistance under PLHA:</p> <ul style="list-style-type: none"> • Formula grants to entitlement and non-entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant. • Competitive grants to non-entitlement jurisdictions. The Non-Entitlement competitive grant program component prioritizes assistance to persons experiencing or At risk of homelessness and investments that increase the supply of housing to households with incomes of 60 percent or less of area median income.
Predevelopment Loan Program (PDLP)	<p>PDLP makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households.</p>
Regional Early Action Planning (REAP) Grants	<p>The Regional Early Action Planning (REAP) program helps council of governments (COGs) and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).</p>
SB 2 Planning Grants Program	<p>The SB 2 Planning Grants program provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.</p>
Supportive Housing Multifamily Housing Program (SHMHP)	<p>SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.</p>
Transit Oriented Development Housing Program (TOD)	<p>The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station.</p>
Transitional Housing Program (THP)	<p>THP provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.</p>
Veterans Housing and Homelessness Prevention Program (VHHP)	<p>VHHP makes long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.</p>
No Place Like Home	<p>The No Place Like Home Program invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.</p>

TABLE 5-42 2020 STATE AND FEDERAL FUNDING SOURCES	
Funding Program	Description
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
FEDERAL FUNDING RESOURCES	
Brownfields Grant Funding Program	To facilitate the reuse/redevelopment of contaminated sites EPA's Brownfields Grant Program makes available resources for the cleanup of eligible publicly or privately-held properties.
Choice Neighborhoods Implementation Grant Program	Choice Neighborhoods Implementation Grants support the implementation of comprehensive plans expected to revitalize public and/or assisted housing and initiate neighborhood improvements.
Community Facilities Direct Loan & Grant Program	This program provides affordable funding to develop essential community facilities in rural areas.
Continuum of Care (CoC) Program	Funding is available on an annual basis through the U.S. Department of Housing and Urban Development (HUD) to quickly rehouse homeless individuals and families.
Community Development Block Grant (CDBG)	<p>CDBG makes funds available in four categories but are primarily used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households.</p> <ul style="list-style-type: none"> • Community Development Programs • Economic Development Programs • Drought-Related Lateral Program
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments.
Farm Labor Housing Direct Loans & Grants (Section 514)	Provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers.
Housing Choice Vouchers	The housing choice voucher (HCV) program is the government's major program for assisting very low-income families, the elderly, and the disabled to afford housing.
Home Investment Partnerships Program (HOME)	HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance.
Home Ownership for People Everywhere (HOPE)	<p>HOPE program provides grants to low income people to achieve homeownership. The programs are:</p> <p>HOPE I—Public Housing Homeownership Program</p> <p>HOPE IV – Hope for Elderly Independence</p>
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS .

**TABLE 5-42
2020 STATE AND FEDERAL FUNDING SOURCES**

Funding Program	Description
Housing Preservation Grants	Provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.
Low-Income Housing Tax Credit (LIHTC) Program	The LIHTC program gives State and local agencies the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing for lower-income households.
Rural Rental Housing: Direct Loans	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.
Section 108 Loan Guarantee Program	Provides loans to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons.
Section 202 Supportive Housing for the Elderly Program	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
Section 203(k): Rehabilitation Mortgage Insurance Program	Provides, in the mortgage, funds to rehabilitate and repair single-family housing.
Section 207: Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multifamily rental, cooperative, and single room occupancy (SRO) housing.
Section 502 Direct Loan Program	USDA Section 502 Direct Loan Program provides homeownership opportunities for low- and very-low-income families living in rural areas.
Section 811 Project Rental Assistance	Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from the U.S. Department of Housing and Urban Development (HUD). Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by CalHFA .

Source: HUD, HCD, USDA, 2020.

Energy Conservation

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. In addition, energy price increases combined with rolling electricity blackouts over the past decade have led to a renewed interest in energy conservation. This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in Ventura County, and examples of effective programs used by other jurisdictions.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California’s energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established by the California Energy Commission in 1978 and are updated every three years to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2019 California Energy Code, which was adopted by California Energy Commission on May 9, 2018, will apply to projects constructed after January 1, 2020. The newest update enables homes to reduce electricity demands through solar photovoltaic systems and other measures, helping to reduce energy bills and the carbon footprint. The California Energy Commission estimates a 53-percent reduction in energy use and an expected savings of \$19,000 over a 30-year mortgage from the previous energy code. Local governments through the building permit process enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made.

The California Building Code includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. CALGreen Requirements for new buildings include:

- Separate water meters for nonresidential buildings’ indoor and outdoor water use;
- Install water conserving plumbing fixtures and fittings to reduce indoor-water consumption;
- Water-efficient landscaping and moisture-sensing irrigation systems for larger landscape projects;
- Divert 65 percent of construction waste from landfills;
- Install low pollutant-emitting materials;
- Installation of solar photovoltaics;
- Domestic hot water solar preheat requirement of 20 – 30 percent; and,
- Home Energy Rating System testing for kitchen exhaust hood ventilation, insulation, and heating, ventilation, and air conditioning systems.

The County of Ventura fully enforces the provisions of Title 24 of the California Administrative Code. The code is a comprehensive and uniform regulatory code for all residential, commercial, hospital and school buildings. The County of Ventura encourages energy efficiency in residential construction by emphasizing energy-efficient construction practices.

APPENDIX 5.A RESIDENTIAL LAND INVENTORY

This appendix includes three mandatory data tables completed using the guidance document provided by HCD. Table A was modified to clearly show the addresses for the inventory sites. Table B is empty since the County identified sufficient inventory sites and there are no rezonings anticipated during the planning period. The Excel version of these tables will be submitted to HCD for certification.

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APPENDIX A

Table A - Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
El Rio RHD Zoned Site: Cortez St (Between 2667 and 2609 Cortez)	145018004	High-Density Residential	RHD-20 du/ac	20	22	2.73	GREENHS,INCLD HYDRO-FARM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	55			55	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: 2667 Cortez	145018005	High-Density Residential	RHD-20 du/ac	20	22	2.66	GREENHS,INCLD HYDRO-FARM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	53			53	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: 2609 Cortez	145018006	High-Density Residential	RHD-20 du/ac	20	22	2.73	GREENHS,INCLD HYDRO-FARM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	55			55	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: 2712 Cortez	145019039	High-Density Residential	RHD-20 du/ac	20	22	0.8	vacant	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	16			16	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: Santa Susana Pass Road and Santa Susana Trail	647012005	High-Density Residential	RHD-20 du/ac	20	22	1.07	vacant commercial land	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	21			21	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: Santa Susana Pass Road and Santa Susana Trail	647012006	High-Density Residential	RHD-20 du/ac	20	22	1	vacant commercial land	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available	20			20	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
El Rio RHD Zoned Site: Camulos/Church	056008010	Urban	RHD-20 du/ac	20	22	1.51	garden nursery	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			30	30	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Somis Ranch Farmworker Housing Complex: 2789 Somis Road	156018028	Agricultural	AE-40ac	n/a	n/a	40.22	truck crops	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project	200			200	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
CSUCI University Glen Phase 2: San Miguel Island Drive/Channel Islands Drive/Santa Rosa Island Drive	238007004	State or Federal Facility	OS-160 ac	n/a	n/a	32	vacant	YES	YES - Other Publicly-Owned	Used in Prior Housing Element - Vacant	Pending Project	170	310	120	600	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Rancho Sierra Supportive Housing: Lewis Rd	234005034	Residential Planned Development	RPD	n/a	30	53.7	housing authority	YES	YES - Other Publicly-Owned	Not Used in Prior Housing Element	Pending Project	50			50	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025035	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			1	1	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025036	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025037	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025038	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025039	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025041	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025042	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other

APPENDIX A

Table A - Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining
Piru Expansion Area- Finch: Murcott Avenue	056025043	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025044	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056025045	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025047	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		2		2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025048	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025049	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025050	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025051	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025052	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025053	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025054	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025055	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025056	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025057	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026002	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026003	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026004	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026005	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056026006	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other

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Piru Expansion Area- Finch: Murcott Avenue	056026008	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026009	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026010	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026011	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Murcott Avenue	056026012	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Tango Avenue	056025027	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Tango Avenue	056025028	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026025	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026026	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026027	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026028	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026029	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026030	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026031	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026032	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project		3		3	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026033	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	YES - Other
Piru Expansion Area- Finch: Savannah Lane	056026034	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026036	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026037	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	YES - Other

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Piru Expansion Area- Finch: Kristen Lane	056026038	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026039	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026040	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026041	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026042	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026043	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026044	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Kristen Lane	056026045	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025011	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025012	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025013	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025014	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Leah Lane	056025015	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025016	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Citron Avenue	056025017	Urban	RPD-6 du/ac	1	6	0.1	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025018	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025019	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025020	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other
Piru Expansion Area- Finch: Shannon Lane	056025021	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project			2	2	YES - Other

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Piru Expansion Area- Finch: Shannon Lane	056025022	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	2 YES - Other
Piru Expansion Area- Finch: Grapefruit Lane	056025006	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	2 YES - Other
Piru Expansion Area- Finch: Grapefruit Lane	056025007	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	2 YES - Other
Piru Expansion Area- Finch: Grapefruit Lane	056025008	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	2 YES - Other
Piru Expansion Area- Finch: Tango Avenue	056026018	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	2 YES - Other
Piru Expansion Area- Finch: Tango Avenue	056026019	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	2 YES - Other
Piru Expansion Area- Finch: Main Street	056026021	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	2 YES - Other
Piru Expansion Area- Finch: Main Street	056026022	Urban	RPD-6 du/ac	1	6	0.2	vacant	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Pending Project				2	2 YES - Other
Piru Expansion Area- Reider: Main Street	056027001	Urban	RPD-10 du/ac	1	10	4.89	vacant	YES	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Non-Vacant	Pending Project	5	44		49	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155019018	Very Low Density Residential	RE-1 ac	1	1	7.48	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155021011	Very Low Density Residential	RE-1 ac	1	1	2.24	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155019031	Very Low Density Residential	RE-1 ac	1	1	3.189	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020008	Very Low Density Residential	RE-1 ac	1	1	3.05	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012040	Very Low Density Residential	RE-1 ac	1	1	1.12	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155011026	Very Low Density Residential	RE-1 ac	1	1	0.67	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018008	Very Low Density Residential	RE-1 ac	1	1	1.063	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: 609 E HIGHLAND DR	155011031	Very Low Density Residential	RE-1 ac	1	1	1.3	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155011036	Very Low Density Residential	RE-1 ac	1	1	1.818	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)

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Lake Sherwood: W Stafford Rd	692008010	Residential Planned Development	RPD-4 du/ac	1	4	0.71	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008014	Residential Planned Development	RPD-4 du/ac	1	4	0.73	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008012	Residential Planned Development	RPD-4 du/ac	1	4	1.02	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008013	Residential Planned Development	RPD-4 du/ac	1	4	0.64	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008003	Residential Planned Development	RPD-4 du/ac	1	4	1.39	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008004	Residential Planned Development	RPD-4 du/ac	1	4	0.77	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Lake Sherwood: Calbourne Ln	695041001	Very Low Density Residential	RE-20,000 sq ft	1	2	0.86	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: ESTABAN	158011006	Very Low Density Residential	RE-1 ac	1	1	0.81	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018009	Very Low Density Residential	RE-1 ac	1	1	0.82	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018017	Very Low Density Residential	RE-1 ac	1	1	0.703	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: 274 W HIGHLAND DR	155009107	Very Low Density Residential	RE-1 ac	1	1	0.81	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Santa Rosa Valley: Santa Rosa Rd	550006054	Very Low Density Residential	RE-1 ac	1	1	1.2	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Fairway Dr	109017320	Very Low Density Residential	RE-20,000 sq ft	1	2	1.07	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	151001139	Very Low Density Residential	RE-20,000 sq ft	1	2	0.46	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: 82 LOPACO CT	152035205	Very Low Density Residential	RE-1 ac	1	1	1.14	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: 808 N HIGHLAND DR	155007306	Very Low Density Residential	RE-1 ac	1	1	1.375	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012042	Very Low Density Residential	RE-1 ac	1	1	3.09	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012041	Very Low Density Residential	RE-1 ac	1	1	1.35	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: 311 W HIGHLAND DR	155003006	Very Low Density Residential	RE-1 ac	1	1	1.31	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other

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Camarillo Heights/Las Posas Estates: EL TUACA CT	152036211	Very Low Density Residential	RE-1 ac	1	1	1.71	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: 59 RAMONA PL	152013119	Very Low Density Residential	RE-1 ac	1	1	1.045	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: W Stafford Rd	692008011	Residential Planned Development	RPD-4 du/ac	1	4	0.89	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: W Stafford Rd	692008008	Residential Planned Development	RPD-4 du/ac	1	4	0.79	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: W Stafford Rd	692008007	Residential Planned Development	RPD-4 du/ac	1	4	0.73	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Santa Rosa Valley: Santa Rosa Rd	550005031	Very Low Density Residential	RE-1 ac	1	1	3.06	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: Fairway Dr	109012005	Very Low Density Residential	RE-20,000 sq ft	1	2	0.87	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155023201	Very Low Density Residential	RE-1 ac	1	1	3.31	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155024001	Very Low Density Residential	RE-1 ac	1	1	7.93	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Santa Rosa Valley: Santa Rosa Rd	550005032	Very Low Density Residential	RE-1 ac	1	1	2.8	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: ALOSTA DR	153012232	Very Low Density Residential	RE-20,000 sq ft	1	2	0.67	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: Queens Garden Dr	695036020	Residential Planned Development	RPD-1 du/ac	1	1	1.57	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: W HIGHLAND DR	155005218	Very Low Density Residential	RE-1 ac	1	1	0.48	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Santa Rosa Valley: Santa Rosa Rd	520010053	Very Low Density Residential	RE-1 ac	1	1	2.098	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: CORRIENTE CT	158009105	Very Low Density Residential	RE-1 ac	1	1	1.11	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: 709 N LOOP DR	155021022	Very Low Density Residential	RE-1 ac	1	1	0.74	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Santa Rosa Valley: DUVAL RD	520011157	Very Low Density Residential	RE-1 ac	1	1	0.73	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: ALOSTA WY	155026001	Very Low Density Residential	RE-1 ac	1	1	5.71	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW	155022009	Very Low Density Residential	RE-1 ac	1	1	2.22	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other

APPENDIX A

Table A - Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Eligible for CEQA Exemption and/or Streamlining	
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155026005	Very Low Density Residential	RE-1 ac	1	1	1.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155025001	Very Low Density Residential	RE-1 ac	1	1	8.63	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155015201	Very Low Density Residential	RE-1 ac	1	1	2.835	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: 1150 E SAN CLEMENTE WY	155013107	Very Low Density Residential	RE-1 ac	1	1	1.135	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Lake Sherwood: 2688 GREENBANK RD	695027055	Very Low Density Residential	Re-1 ac	1	1	2.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Lake Sherwood: 2590 CALBOURNE LN	695041002	Very Low Density Residential	RE-20,000 sq ft	1	2	0.7	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Lake Sherwood: W Stafford Rd	695026046	Residential Planned Development	RPD-1 du/ac	1	1	1.802	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155009207	Very Low Density Residential	RE-1 ac	1	1	1.28	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: E HIGHLAND DR	155016010	Very Low Density Residential	RE-1 ac	1	1	2.13	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Santa Rosa Valley: LIBERTY HILL LN	550004020	Very Low Density Residential	RE-1 ac	1	1	3.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Santa Rosa Valley: LIBERTY HILL LN	550004017	Very Low Density Residential	RE-1 ac	1	1	3.1	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALTAMONT WY	155006004	Very Low Density Residential	RE-1 ac	1	1	3.46	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Lake Sherwood: W Stafford Rd	692008015	Residential Planned Development	RPD-4 du/ac	1	4	0.63	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Lake Sherwood: Calbourne Ln	695041015	Very Low Density Residential	RE-20,000 sq ft	1	2	0.51	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Camarillo Heights/Las Posas Estates: ALVISO DR	152034106	Very Low Density Residential	RE-20,000 sq ft	1	2	0.56	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155018016	Very Low Density Residential	RE-1 ac	1	1	3.234	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155015123	Very Low Density Residential	RE-1 ac	1	1	2.25	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: VIENTOS RD	152006129	Very Low Density Residential	RE-1 ac	1	1	1.38	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other
Lake Sherwood: 2791 CALBOURNE LN	695041003	Very Low Density Residential	RE-20,000 sq ft	1	2	0.66	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1	YES - Other

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Lake Sherwood: 2640 MUNNINGS WY	695027003	Residential Planned Development	RPD-1 du/ac	1	1	8.46	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Santa Rosa Valley: 2198 BARBARA DR	550007217	Very Low Density Residential	RE-1 ac	1	1	0.51	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: 2600 MUNNINGS WY	695027002	Residential Planned Development	RPD-1 du/ac	1	1	0.991	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: 2530 MUNNINGS WY	695029027	Residential Planned Development	RPD-1 du/ac	1	1	2.619	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: 2515 HEREFORD	695012008	Very Low Density Residential	RE-1 ac	1	1	0.62	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: HEREFORD RD	695012022	Very Low Density Residential	RPD-1 du/ac	1	1	0.62	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155023102	Very Low Density Residential	RE-1 ac	1	1	1.16	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Santa Rosa Valley: 13661 PACIFIC BREEZE DR	519019014	Very Low Density Residential	RE-1 ac	1	1	1.84	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Santa Rosa Valley: 13793 PACIFIC BREEZE DR	519019011	Very Low Density Residential	RE-1 ac	1	1	3.68	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: ALOSTA DR	153013017	Very Low Density Residential	RE-20,000 sq ft	1	2	0.54	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: Fairway Dr	109017101	Very Low Density Residential	RE-20,000 sq ft	1	2	0.63	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: Gilles Rd	695014031	Very Low Density Residential	RE-1 ac	1	1	1.21	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155012039	Very Low Density Residential	RE-1 ac	1	1	1.14	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Santa Rosa Valley: Santa Rosa Rd	520014019	Very Low Density Residential	RE-1 ac	1	1	2.42	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155020016	Very Low Density Residential	RE-1 ac	1	1	2.78	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020009	Very Low Density Residential	RE-1 ac	1	1	2.91	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020004	Very Low Density Residential	RE-1 ac	1	1	1.96	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: Mission/Loop Dr	155020010	Very Low Density Residential	RE-1 ac	1	1	3.2	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Camarillo Heights/Las Posas Estates: OCEAN VIEW DR	155020017	Very Low Density Residential	RE-1 ac	1	1	1.05	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other

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Santa Rosa Valley: Santa Rosa Rd	520010054	Very Low Density Residential	RE-1 ac	1	1	4.603	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: 2580 MUNNINGS WY	695027001	Residential Planned Development	RPD-1 du/ac	1	1	0.949	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 19 BAYMARE RD	850011112	Very Low Density Residential	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 15 BAYMARE RD	850011113	Very Low Density Residential	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 27 BAYMARE RD	850011110	Very Low Density Residential	RE-20,000 sq ft	1	2	0.64	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 180 BELL CANYON RD	850005212	Very Low Density Residential	RE-20,000 sq ft	1	2	2.81	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 142 DAPPLEGRAY RD	850015214	Very Low Density Residential	RE-1 ac	1	1	4.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 157 BELL CANYON RD	850006213	Very Low Density Residential	RE-20,000 sq ft	1	2	0.62	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 74 COOLWATER RD	850016012	Very Low Density Residential	RE-1 ac	1	1	1.68	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 9 COLT LN	850010118	Very Low Density Residential	RE-1 ac	1	1	1.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 49 HACKAMORE LN	850010110	Very Low Density Residential	RE-1 ac	1	1	11.7	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: Bell Cyn Rd	685006034	Very Low Density Residential	RE-20,000 sq ft	1	2	50	VACANT LAND GT 5 ACR	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Bell Canyon: 14 COLT LN	850010107	Very Low Density Residential	RE-1 ac	1	1	1.74	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 85 BUCKSKIN RD	850006115	Very Low Density Residential	RE-20,000 sq ft	1	2	0.75	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 14 RAMUDA LN	850012217	Very Low Density Residential	RE-20,000 sq ft	1	2	1.75	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 11 BELL CANYON RD	850013223	Very Low Density Residential	RE-20,000 sq ft	1	2	1.69	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 43 BELL CANYON RD	850013217	Very Low Density Residential	RE-20,000 sq ft	1	2	0.53	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 310 BELL CANYON RD	850004307	Very Low Density Residential	RE-1 ac	1	1	2.49	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 306 BELL CANYON RD	850004306	Very Low Density Residential	RE-1 ac	1	1	2.03	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other

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Bell Canyon: 196 DAPPLEGRAY RD	850017109	Very Low Density Residential	RE-1 ac	1	1	7.06	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 30 ROUNDUP RD	850012110	Very Low Density Residential	RE-20,000 sq ft	1	2	0.86	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 135 BELL CANYON RD	850011138	Very Low Density Residential	RE-20,000 sq ft	1	2	0.71	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 59 BUCKSKIN RD	850006111	Very Low Density Residential	RE-20,000 sq ft	1	2	0.51	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 19 STIRRUP LN	850015113	Very Low Density Residential	RE-1 ac	1	1	2.39	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 342 BELL CANYON RD	850004314	Very Low Density Residential	RE-1 ac	1	1	2.03	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 89 DAPPLEGRAY RD	850015101	Very Low Density Residential	RE-1 ac	1	1	2.94	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 50 STAGECOACH RD	850007145	Very Low Density Residential	RE-1 ac	1	1	1.51	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 18 STAGECOACH RD	850010605	Very Low Density Residential	RE-1 ac	1	1	1.14	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 30 BAYMARE RD	850011108	Very Low Density Residential	RE-20,000 sq ft	1	2	0.52	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 26 BAYMARE RD	850011107	Very Low Density Residential	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 283 BELL CANYON RD	850003215	Very Low Density Residential	RE-1 ac	1	1	1.28	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 160 STAGECOACH RD	850007114	Very Low Density Residential	RE-1 ac	1	1	1.23	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 155 SADDLEBOW RD	850001111	Very Low Density Residential	RE-1 ac	1	1	1	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 318 BELL CANYON RD	850004309	Very Low Density Residential	RE-1 ac	1	1	2.67	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 96 SADDLEBOW RD	850002413	Very Low Density Residential	RE-1 ac	1	1	1.15	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 192 BELL CANYON RD	850005209	Very Low Density Residential	RE-20,000 sq ft	1	2	2.93	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 42 FLINTLOCK LN	850021133	Very Low Density Residential	RE-20,000 sq ft	1	2	1.56	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 5 RANCHERO RD	850007103	Very Low Density Residential	RE-1 ac	1	1	2.52	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other

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Bell Canyon: 9 RAMUDA LN	850012215	Very Low Density Residential	RE-20,000 sq ft	1	2	0.67	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 6 STAGECOACH RD	850010608	Very Low Density Residential	RE-1 ac	1	1	1	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 18 BAYMARE RD	850011105	Very Low Density Residential	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 36 FLINTLOCK LN	850021134	Very Low Density Residential	RE-20,000 sq ft	1	2	1.12	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 158 BELL CANYON RD	850005217	Very Low Density Residential	RE-20,000 sq ft	1	2	3.37	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 208 BELL CANYON RD	850005205	Very Low Density Residential	RE-20,000 sq ft	1	2	3.22	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 47 FLINTLOCK LN	850021220	Very Low Density Residential	RE-20,000 sq ft	1	2	1.72	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 188 BELL CANYON RD	850005210	Very Low Density Residential	RE-20,000 sq ft	1	2	2.79	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 220 BELL CANYON RD	850004301	Very Low Density Residential	RE-20,000 sq ft	1	2	10.03	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 6 RANCHERO RD	850007136	Very Low Density Residential	RE-1 ac	1	1	1.46	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 49 RANCHERO RD	850007110	Very Low Density Residential	RE-1 ac	1	1	1.91	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 159 SADDLEBOW RD	850001110	Very Low Density Residential	RE-1 ac	1	1	1.01	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 15 STIRRUP LN	850015112	Very Low Density Residential	RE-1 ac	1	1	1.85	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 118 DAPPLEGRAY RD	850014214	Very Low Density Residential	RE-1 ac	1	1	1.05	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 23 BAYMARE RD	850011111	Very Low Density Residential	RE-20,000 sq ft	1	2	0.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 93 STAGECOACH RD	850008317	Very Low Density Residential	RE-1 ac	1	1	1.05	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 46 SADDLEBOW RD	850003208	Very Low Density Residential	RE-1 ac	1	1	1.09	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 53 DAPPLEGRAY RD	850014112	Very Low Density Residential	RE-1 ac	1	1	1.09	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other
Bell Canyon: 240 BELL CANYON RD	850003402	Very Low Density Residential	RE-20,000 sq ft	1	2	0.73	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available			1	1	YES - Other

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Bell Canyon: 19 BRONCO LN	850005110	Very Low Density Residential	RE-20,000 sq ft	1	2	0.7	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 34 CORRAL RD	850001213	Very Low Density Residential	RE-1 ac	1	1	1.13	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 6 TRIGGER LN	850002408	Very Low Density Residential	RE-1 ac	1	1	1.64	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 314 BELL CANYON RD	850004308	Very Low Density Residential	RE-1 ac	1	1	2.74	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: Bell Cyn Rd	850017206	Very Low Density Residential	RE-1 ac	1	1	1.23	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Infill Housing in Unincorporated Areas (PRC § 21159.25)
Bell Canyon: 148 STAGECOACH RD	850008201	Very Low Density Residential	RE-1 ac	1	1	1.04	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Bell Canyon: 26 APPALOOSA LN	850017117	Very Low Density Residential	RE-1 ac	1	1	1.07	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Used in Prior Housing Element - Vacant	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692007004	Rural	RE 2-ac	1	2	2.42	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692008018	Rural	RE 2-ac	1	2	3.01	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692004014	Rural	RE-5 ac	1	5	5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692005007	Rural	RE 2-ac	1	2	3.16	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692008017	Rural	RE 2-ac	1	2	2.01	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692005004	Rural	RE 2-ac	1	2	2.22	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692008020	Rural	RE 2-ac	1	2	2.03	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692006003	Rural	RE 2-ac	1	2	2.15	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692007007	Open Space	OS-20 ac	1	20	20.02	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692007011	Open Space	OS-20 ac	1	20	20	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692009009	Rural	RE 2-ac	1	2	3.08	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692004012	Rural	RE-5 ac	1	5	5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other

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Lake Sherwood: W. Potrero Rd.	692005001	Rural	RE 2-ac	1	2	2.49	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692009011	Rural	RE 2-ac	1	2	3.15	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692006004	Rural	RE 2-ac	1	2	2.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692009004	Rural	RE 2-ac	1	2	2.69	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692008016	Rural	RE 2-ac	1	2	4.27	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692007003	Rural	RE 2-ac	1	2	2.19	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692006008	Rural	RE 2-ac	1	2	2.02	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692004016	Rural	RE 2-ac	1	2	5.12	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692005002	Rural	RE 2-ac	1	2	2.8	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692005003	Rural	RE 2-ac	1	2	2.43	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692009012	Rural	RE 2-ac	1	2	2.79	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692009007	Rural	RE 2-ac	1	2	3.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692005006	Rural	RE 2-ac	1	2	5.15	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692004011	Open Space	OS-20 ac	1	20	22.71	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692005008	Rural	RE 2-ac	1	2	4.46	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692008019	Rural	RE 2-ac	1	2	5.91	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692004015	Rural	RE 2-ac	1	2	5.73	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692005005	Rural	RE 2-ac	1	2	5.41	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	695040016	Open Space	OS-60 ac	1	60	59.5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other

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Lake Sherwood: W. Potrero Rd.	692004013	Rural	RE-5 ac	1	5	5	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692007006	Open Space	OS-20 ac	1	20	20.13	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692004017	Open Space	OS-20 ac	1	20	20.42	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692009005	Rural	RE 2-ac	1	2	2.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692009006	Rural	RE 2-ac	1	2	2.49	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692005009	Open Space	OS-20 ac	1	20	32.9	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692007009	Open Space	OS-20 ac	1	20	20	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692007001	Rural	RE 2-ac	1	2	2.17	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692008021	Rural	RE 2-ac	1	2	2.09	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692009002	Rural	RE 2-ac	1	2	2.25	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692006002	Rural	RE 2-ac	1	2	2.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692009008	Rural	RE 2-ac	1	2	2.95	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692006007	Rural	RE 2-ac	1	2	2.01	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692007010	Open Space	OS-20 ac	1	20	20.02	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692009001	Rural	RE 2-ac	1	2	2.05	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692007008	Open Space	OS-20 ac	1	20	20.87	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692006001	Rural	RE 2-ac	1	2	4.23	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692006005	Rural	RE 2-ac	1	2	2.96	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other
Lake Sherwood: W. Potrero Rd.	692007005	Open Space	OS-20 ac	1	20	23.01	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available				1	1 YES - Other

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Lake Sherwood: W. Potrero Rd.	692009003	Rural	RE 2-ac	1	2	11.82	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other
Lake Sherwood: W. Potrero Rd.	692007002	Rural	RE 2-ac	1	2	2.18	VAC LAND TO 5 AC NOT MULTIFAM	YES	NO - Privately-Owned	Not Used in Prior Housing Element	Available			1	1	YES - Other

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Table B - Sites Identified to be Rezoned to Accomodate Shortfall Housing Need

APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/ Nonvacant	Description of Existing Uses
<i>Enter the Assessor Parcel Number (APN)</i>	<i>Enter the street address</i>	<i>Enter the Project name, if available</i>	<i>Enter the local jurisdiction tracking ID, if available</i>	<i>For each site, list the number of units that are affordable to very low-income households</i>	<i>For each site, list the number of units that are affordable to low-income households</i>	<i>For each site, list the number of units that are affordable to moderate-income households</i>	<i>For each site, list the number of units that are affordable to above-moderate income households</i>	<i>Select No Net Loss, Unaccommodated Need, or Shortfall of Sites</i>	<i>Enter the size of the parcel in acres</i>	<i>Enter the new General Plan Land Use designation. If no change was made, enter the current designation</i>	<i>Enter the new zoning designation for the parcel. If no change was made, enter the current zoning designation</i>	<i>Enter the minimum density allowed on each parcel. This is the density after any zoning amendments are made.</i>	<i>Enter the maximum density allowed on each parcel. This is the density allowed after any zoning amendments are made.</i>	<i>Enter the estimated realistic unit capacity for each parcel.</i>	<i>From the drop-down list, select if the parcel is vacant or nonvacant.</i>	<i>Enter a description of existing uses.</i>

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Table C - Land Use

Zoning Designation (From Table A, Column G)	Land Uses Allowed
RHD	High-Density Residential
AE	Agricultural and Low-Density Residential
OS	Open Space and Low-Density Residential
RPD	Low to High-Density Residential (Suffix)
RE	Rural Residential

APPENDIX 5.B REVIEW OF PREVIOUS HOUSING ELEMENT PROGRAMS (2013-2021)

This appendix provides a review of the 2013-2021 Housing Element programs and evaluates the County's progress in meeting the program objectives.

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APPENDIX B: Review of Previous Housing Element Programs (2013-2021)

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>1. Population and Dwelling Unit Forecast Program 3.3.3-1</p> <p>The County Planning Division will continue to update the population and dwelling unit forecasts of the County General Plan periodically, in consultation with the cities, and subject to the approval of the Board of Supervisors. The County General Plan will be periodically updated to incorporate the updated forecasts and to revise County goals, policies, and programs as necessary</p>	<p>As mandated by State law, population and dwelling unit forecasts for all jurisdictions are required to be updated every eight years as part of the Housing Element update process and every 5-10 years as part of the General Plan update process.</p> <ul style="list-style-type: none"> • The County General Plan was updated and adopted in September 2020. • The County Housing Element is scheduled to be adopted in October 2021. 	<p>Removed. This program is covered by new Program “J,” which requires the County to comply with all State housing laws, including mandated population and dwelling unit forecasts incorporated into General Plan and Housing Element updates.</p>

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2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>2. Population and Dwelling Unit Forecast Program 3.3.3-2</p> <p>The County Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual development patterns with adopted forecasts for the various subareas of the County. In cases where it appears that discretionary development would individually or cumulatively exceed the forecasts in a given subarea of the County, the Planning Division will bring the information to the attention of the decision-making body (ongoing).</p>	<p>Pursuant to State housing law, housing growth forecasts are determined by the regional Council of Governments. Ventura County belongs to the Southern California Association of Governments (SCAG). Relying on State law, SCAG adopts the methodology to forecast growth in the region. From 2017-2019, County of Ventura Planning Division staff worked with SCAG staff to provide local zoning and growth projections that were rolled up to more accurate land use and demographic data for SCAG’s regional transportation plan (Connect SoCal) and the Regional Housing Needs Assessment.</p>	<p>Removed. Population and dwelling unit forecasts are conducted by SCAG as part of the Regional Transportation Plan (Connect SoCal) planning process. This is now covered by Program “I,” which directs County staff to provide local demographic, zoning, and other data to SCAG in regional planning efforts.</p>
<p>3. Housing Preservation Program 3.3.3-3 (1)</p> <p>The Resource Management Agency, including the Planning, Building and Safety, Environmental Health, and Code Compliance Divisions, will continue the enforcement of zoning, building and safety, and public health codes on a complaint or voluntary request basis.</p>	<p>This program has been and continues to be implemented on an ongoing basis in the Code Compliance section of the Resource Management Agency.</p>	<p>Modify and carryover as policy HE-1.1 “Ensure Housing Meets Basic Standards”.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>4. Housing Preservation Program 3.3.3-3 (2) To the extent that Federal and State grants and local housing funds are available, the County Executive Office, with the assistance of the Resource Management Agency, will continue to administer grant/loan programs to assist households with resolving housing health and safety code violations, i.e., building and safety, fire, or public health.</p>	<p>The County of Ventura is the lead agency in the development of the Regional Consolidated Plan which serves as the official application to HUD for CDBG, HOME, and ESG funds. The 2015-2019 Regional Consolidated Plan was prepared for the Urban County (unincorporated County, Fillmore, Moorpark Ojai, Port Hueneme, and Santa Paula) and participating entitlement jurisdictions (Camarillo, Simi Valley, Thousand Oaks and San Buenaventura). The 2020-2024 Regional Consolidated Plan also includes the City of Oxnard.</p> <p>The following rehabilitation programs were distributed federal funding as part of a competitive process and include projects in cities that are part of the “Urban County”, as listed above, as well as the unincorporated areas of the County.</p> <ul style="list-style-type: none"> • Preserve a Home program, which reaches out to owner occupied low and very low income households that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County’s aging affordable housing supply. 31 projects were funded and completed. • Renovation for Our Place Safe Haven Emergency Shelter. The renovations included rebuilding the kitchen, relocating and increasing sleeping quarters, and updates to the façade. • Home repair/rehab and down payment assistance. 10 requests for down payment assistance were received, five of which have been approved and funded. The other five are being currently reviewed for approval. 	<p>Modify and carryover as Program “A”.</p>

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2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>5. Housing Preservation Program 3.3.3-3 (3) The Planning Division will continue the Mobile Home Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobile Home Park Rent Review Ordinance.</p>	<p>The Planning Division administers this program on an ongoing basis. The annual report to the Board of Supervisors regarding this program indicates that 103 requests for rent increases were processed through the Mobilehome Park Rent Review Board during the planning period. The resulting rent increases were maintained pursuant to the ordinance limitations for percentage increases and no appeals were granted.</p>	<p>Carryover as Program “B - Mobilehome Park Rent Control” program.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>6. Housing Rehabilitation Program 3.3.3-4 (1) The Resource Management Agency (Planning, Building and Safety, Code Compliance, and Environmental Health Divisions) will continue to notify and direct affected property owners to the County Executive Office regarding possible grants/loans to resolve health and safety code violations involving housing. To the extent that Federal and State grants and local housing funds are available, the County Executive Office will continue to provide grant assistance to lower-income households for the rehabilitation of housing units that have health and safety code violations.</p>	<p>The County of Ventura is the lead agency in the development of the Regional Consolidated Plan which serves as the official application to HUD for CDBG, HOME, and ESG funds. The 2015-2019 Regional Consolidated Plans was prepared for the Urban County (unincorporated County, Fillmore, Moorpark Ojai, Port Hueneme, and Santa Paula) and participating entitlement jurisdictions (Camarillo, Simi Valley, Thousand Oaks and San Buenaventura) during the 2013-2021 housing element planning period for each local agency. The current 2020-2024 Regional Consolidated Plan includes the City of Oxnard as well as the other jurisdictions listed above.</p> <p>The funding received from the Regional Consolidated Plans is available to the various jurisdictions through a competitive process and many of the resources are distributed to the incorporated cities. The following housing preservation and rehabilitation related activities were distributed to projects located throughout the County, not only in unincorporated areas.</p> <ul style="list-style-type: none"> • Preserve a Home program, which reaches out to owner occupied low and very low income households that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County’s aging affordable housing supply. 31 projects were funded and completed. • Renovation for Our Place Safe Haven Emergency Shelter. The renovations included rebuilding the kitchen, relocating and increasing sleeping quarters, and updates to the façade. • Home repair/rehab and down payment assistance. 10 requests for down payment assistance were received, five of which have been approved and funded. The other five are being currently reviewed for approval. 	<p>Modify and carryover as Program “A”.</p>

County of Ventura

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>7. Housing Rehabilitation Program 3.3.3-4 (2) The Planning Division will continue to maintain the existing “Build It Smart” information and news web site to encourage energy- and resource-efficient building practices. Community Action of Ventura County (CAVC) should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners and renters’ housing units.</p>	<p>The Planning Division continues to encourage energy efficient building practices, but the “Build It Smart” website developed in the mid-2000s was removed during this Housing Element planning period. The County now actively engages in energy conservation, energy education and home energy and safety audits through its Energy Division.</p> <p>The County Energy Division partners with local agencies to promote programs that reduce greenhouse gas emissions and promote energy efficiency. Currently, the Energy Division functions as the</p>	<p>Removed. The County Energy Division is now the lead department spearheading efforts to encourage energy efficient building practices. Rather than a program, the 2021-2029 HE contains policy HE-1.2, which supports County partnerships with regional</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>8. Housing Rehabilitation Program 3.3.3-4 (3) Assemble and/or update informational brochures for the Planning and Building and Safety public counters to inform the public regarding the availability of financial assistance and application procedures for home rehabilitation.</p>	<p>administrator for the Tri-County Regional Energy Network (3C-REN) in concert with the California Public Utility Commission. The 3C-REN offers a variety of programs designed for regional integration and delivery of energy efficiency solutions that pilot innovative ideas to serve the needs of the Ventura, Santa Barbara, and San Luis Obispo region. Their services are outlined here: https://www.3c-ren.org/. Public counters at the County were utilized to display 3C-REN information to potential land-use applicants. The 3C-REN program brings money saving energy updates to homes in Ventura County in the following ways:</p> <ul style="list-style-type: none"> - Provides free consultation to identify energy-saving options for homes; and, - Provides free and discounted solutions such as smart thermostats, light fixtures, heat pump water heaters to residents, or provides tune ups for the equipment that residents already have. <p>Prior to the launch of the 3C-REN program, the County administered the emPower Program that ran from 2014 to 2018. The emPower program offered similar services to the 3C-REN program and provided the following services during the planning period:</p> <ul style="list-style-type: none"> • Countywide Home Energy and Safety Audits (2014-2019): 501 • Countywide Homeowner Workshops and Outreach Events (2014-2020): 340 • Countywide Electronic Exchange and Energy Kit Promotion Participants (2014-2020): 865 • Solarize Ventura Program Participants (2018-2020): 255 	<p>agencies for residential energy conservation opportunities.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>9. Housing Opportunity and Diversity Program 3.3.3-5 (1) The County Executive Office will continue to administer available Federal and State grants and local housing funds in order to facilitate the development of affordable owner-occupied and rental housing for lower-income households (including extremely-low, very-low, and low-income housing), and for those households with identified special needs (farmworkers, senior citizens, mentally ill, handicapped, homeless). The County Executive Office will continue to notify other interested housing agencies and non-profit organizations annually as funding becomes available for lower-income and special needs housing.</p>	<p>Funding received through the Regional Consolidated Plan is available to member jurisdictions through a competitive process. Consistent with the Guidelines for Orderly Development to direct growth to urban areas with adequate utilities and services, most of the funding (\$5.17 million) was distributed to multifamily housing in the incorporated cities: Walnut Street Family Apartments, Moorpark (23 units including 3 for extremely low-income (ELI) households, 16 for very low-income (VLI) households, and 4 for low-income (LI) households); Citricos de Santa Paula, Santa Paula (11 units, 6 ELI and 5 VLI), Ormond Beach Villas, Oxnard (39 units, 18 ELI, 7 VLI and 14 LI), Villages at Westview II, Ventura (49 units, 9 ELI, 19 VLI and 21 LI), San Pedro Affordable Homeownership Development, Port Hueneme (5 LI); Willett Ranch, Ventura (49 ELI units); and Fillmore Terrace, Fillmore (67 units, 19 ELI, 23 VLI and 25 LI). Additionally, CDBG funds were used to help acquire a site in Fillmore for the Mountain View Apartments (76 units, 38 ELI and 38 VLI).</p>	<p>Modify and carryover as Program "A". Additionally, Policy HE-3.2, "Financing Assistance for Housing" was added.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>10. Housing Opportunity and Diversity Program 3.3.3-5 (2) The County will look for opportunities and consider applying for State and Federal monies that support extremely-low, very-low, and low-income housing construction and rehabilitation. Funding opportunities will be promoted to the development community by regularly updating and maintaining information on the County’s web page. The County will prioritize funding considerations for projects that serve extremely-low income housing construction.</p>	<p>Approximately 259k in CDBG money was granted to the Saticoy Sanitary District for sewer upgrades to serve the unincorporated area of Saticoy, which is a designated disadvantaged community.</p> <p>The County contributed general funds to the production of affordable housing through the following programs:</p> <p>In July 2020, a commitment was made of \$300,000 over three years to the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition and pre-development funding to developers of affordable housing. The Housing Trust Fund Ventura County can match this funding dollar for dollar under HCD’s Local Housing Trust Fund program. These funds may be used county-wide.</p> <ul style="list-style-type: none"> In 2015, the County Board of Supervisors set aside \$1 million in general funds toward the development of farmworker housing. This funding will contribute to the creation of approximately 78 new units dedicated to the farmworker population within the cities of Oxnard, Santa Paula and Ventura. 	

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2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>11. Housing Opportunity and Diversity Program 3.3.3-5 (3) The County will encourage and continue to support the Area Housing Authority with administering subsidies to assist eligible lower-income households in renting affordable housing.</p>	<p>The Area Housing Authority of the County of Ventura (AHA) provides Housing Choice Vouchers to the cities of Fillmore, Moorpark, Ojai and the unincorporated areas of the County. The AHA also provides assistance to cities outside the Entitlement Area including Camarillo, Thousand Oaks and Simi Valley. In the unincorporated County, the AHA distributed 127 vouchers and approximately \$153,000 in Housing Assistance Payment during the planning period.</p>	<p>Modify and carryover as Policy HE-5.3, "Housing Choice Vouchers."</p>

12. Housing Opportunity and Diversity Program 3.3.3-5 (4)

The County will encourage and continue to support appropriate non-profit organizations (e.g., Community Action of Ventura County and Project Understanding) in their efforts to provide loans and/or grants to lower-income individuals and families who are either homeless or “at risk of becoming homeless”.

Some of the County accomplishments during the 2014-2021 planning period are summarized as follows:

- The County provides staff to the Ventura County Continuum of Care Board and serves as the administrative entity for the management of State Emergency Solutions Grant Program (ESG) contracts and California Emergency Solutions and Housing contracts, which provides services for homeless persons throughout the county.
- Housing and homelessness prevention support services were provided to residents at Rancho Sespe Farmworker Housing Complex (98 units, 165 people) in the unincorporated area of the County.
- In December of 2020, the County invested \$3.5 million in Coronavirus Relief Funds as match for State Homekey funds to purchase a 70-room motel in the City of Oxnard to provide non-congregate shelter for homeless persons at highest risk of COVID. The property will ultimately convert to permanent housing for persons experiencing homelessness.
- The County has provided non-congregate shelter (Project Roomkey) for 450 high-risk senior and medically vulnerable homeless population from March -December 2020.
- The City of Ventura opened the first publicly funded emergency shelter/navigation center in Feb 2020 on County owned property. The County contributed \$1.2 million in matching capital costs and is supporting ongoing operations with an annual matching contribution of \$650,000.
- Commitment by the County to provide matching capital and operations funds to cities who open permanent emergency shelters in their jurisdictions.
- The County Human Services Agency operates RAIN Transitional Living Center in the unincorporated county serving up to 65 households with transitional housing placements including families, single adults, transitional aged youth and persons experiencing domestic violence.
- In partnership with Ventura County Continuum of Care, \$1,821,442 in State Homeless Housing Assistance and Prevention Program (HHAP) funding was allocated for new programs by including 1) supportive services provided to residents living within new supportive housing units; 2) family

Modify and carryover as a Policy HE-3.2, “Financing Assistance for Housing”.

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2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
	<p>emergency shelter response by providing financial assistance leasing apartment units to provide short term shelter to families with children; and 3) implementing Host Home program for Transitional Aged Youth with Interface Children & Family Services (Programs to begin in late 2020/early 2021).</p> <ul style="list-style-type: none"> The County Board of Supervisors continues to fund Homeless Prevention and Rapid Re-Housing programs annually including special allocations related to fire recovery and pandemic assistance. 	
<p>13. Housing Opportunity and Diversity Program 3.3.3-5 (5)</p> <p>The County will continue to support the Continuum of Care efforts to prevent and end homelessness by the following efforts:</p> <ul style="list-style-type: none"> Annually survey the number of homeless persons in the County; Seek feasible and effective strategies to prevent homelessness and house homeless persons and families; Research the funding sources available to deal with homelessness; and Participate on the Interagency Council on Homelessness to implement the 10-year strategy to End Homelessness for Ventura County 	<p>Implementation of Program Nos. 13 and 14 are addressed through the Countywide MOU on Homelessness. Since 2014, 8 of 11 jurisdictions (including the County) have signed onto this agreement that commits VC jurisdictions to consult and collaborate with the Continuum of Care on funding homeless assistance and housing programs; commit to having vacancies filled through the Pathways to Home organization for coordinated entry system, and to fund and participate in collecting and reporting data into the Homeless Management Information System.</p> <p>During the planning period, coordination with other local agencies provided:</p> <ul style="list-style-type: none"> 7,756 persons served, including 6,510 single adult households and 1,246 families with children; 4,745 persons assisted with permanent housing placements including rental assistance, supportive housing and other linkages. 	<p>Modify and carryover as Policy HE - 3.7, "Preventing and Ending Homelessness".</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>14. Housing Opportunity and Diversity Program 3.3.3-5 (6) The County Executive Office will continue to actively participate in the Ventura County Continuum of Care and with each of the cities within Ventura County to facilitate the implementation of the Ventura County Plan to Prevent and End Homelessness.</p>	<ul style="list-style-type: none"> 849 persons assisted with temporary placements including emergency shelter, motel vouchers, transitional housing and temporary placements with family/friends. 	
<p>15. Housing Opportunity and Diversity Program 3.3.3-5 (7) The Planning Division will encourage and support the development of lower-income housing for extremely low-income, very low-income and low-income households on the Residential High Density (RHD) zoned parcels by continuing to facilitate the expedited, non-discretionary processing of residential development applications.</p>	<p>No RHD applications were receive during the 2014-2021 planning period.</p>	<p>Remove and replace with a new program to meet new state law requirements for default density sites (RHD zoned sites) carried over to the 6th cycle Housing Element Sites Inventory as Program H, "RHD Zone Amendments."</p> <p>Additionally, by implementing Program D, "Infrastructure Constraints", more development opportunities for these RHD zoned sites are anticipated during the 2021-2029 Housing Element planning period.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>16. Housing Opportunity and Diversity Program 3.3.3-5 (8) The Planning Division, in consultation with farmworker housing organizations, will evaluate development standards applicable to discretionary farmworker complexes and, if warranted to facilitate farmworker complexes, will adopt new or amend existing development standards.</p>	<p>Planning Division staff completed outreach to farmworker housing advocates and community stakeholders in 2020 to develop concepts for amending the existing regulations. A zoning ordinance amendment is in process, scheduled for completion in Summer 2021.</p>	<p>Remove. This program will be completed in Summer 2021.</p>
<p>17. Housing Opportunity and Diversity Program 3.3.3-5 (9) The Planning Division will pursue the following action to promote the construction of second dwelling units for lower-income households:</p> <ul style="list-style-type: none"> • Seek funding for a program that would solicit, assemble and distribute pre-approved building plans for accessory dwelling units • As regulations change, update informational brochures and/or website information that describe the process for obtaining permits for accessory dwelling units. 	<p>In 2018, the County of Ventura Resource Management Agency developed standardized building plans for three different sized accessory dwelling units and farmworker/animal caretaker dwelling units. These building plans are available to the public at no cost. Additionally, the Non-Coastal and Coastal Zoning ordinances were updated in 2018 to meet new State laws regulating accessory dwelling units. Another update to the two ordinances is currently in process to meet State laws on accessory dwelling units that went into effect in 2020. It's expected that these ordinances will be updated prior to the start of the new housing element planning period in October 2021.</p>	<p>Remove, program completed.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>18. Housing Opportunity and Diversity Program 3.3.3-5 (10)</p> <p>The Planning Division will prepare and bring forward for the Board of Supervisor’s consideration amendments to the Non-Coastal and Coastal Zoning Ordinances that would require residential development projects of 10 or more dwelling units to provide lower-income residential units.</p>	<p>Although included as a program in the adopted 2014 Housing Element, this project was put on hold due to pending litigation on inclusionary housing requirements in the State Supreme Court. In September 2017, the State Legislature adopted AB 1505 allowing local jurisdictions to adopt inclusionary housing ordinances that could apply to both new rental and for-sale housing units. Planning staff placed this project on hold in order to direct staff resources to other housing-related tasks. This included coordination with SCAG on the RHNA process and required data analysis, evaluation of new State housing laws that went into effect in 2019 and 2020 for future ordinance amendments, and drafting of the Housing Element in order to maintain the state-mandated adoption schedule.</p>	<p>Modify and carryover as Program K, “Inclusionary Housing and Housing Impact Mitigation Fee Assessment”.</p>
<p>19. Housing Opportunity and Diversity Program 3.3.3-5 (11)</p> <p>The Planning Division will evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing countywide.</p>	<p>Preservation of senior citizen housing was addressed through the creation of a Senior Mobilehome Park Overlay Zone, which was adopted by the Board of Supervisors in 2019.</p>	<p>This program has been completed and replaced with Program “P”, which proposes to maintain senior occupancy of the designated senior mobilehome parks.</p>
<p>20. Housing Opportunity and Diversity Program 3.3.3-5 (12)</p> <p>The Planning Division will continue to monitor State legislation regarding housing and will submit budgetary proposals to the Board of Supervisors as necessary to amend the County General Plan and Zoning Ordinance to ensure consistency with State law.</p>	<p>Some of the housing laws that have been implemented or are in the process of implementation since 2014 include the following:</p> <ul style="list-style-type: none"> - Employee Housing Act and Farmworker Housing Act for 2019 (AB 1783) - Accessory dwelling unit laws (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670) 	<p>Carryover as Program J, “Compliance with State law”.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>21. Housing Equality Program 3.3.3-6 The County will continue to fund, along with the cities, the Fair Housing Program to provide counseling and referral, affirmative action, and publications relative to fair housing laws, and tenant-landlord rights (ongoing).</p>	<p>The County Executive Office has maintained an annual contract with the Housing Rights Center throughout the planning period to support all residents in the unincorporated county and the cities to promote, encourage, and support equal opportunity in the housing market and enforce laws and regulations prohibiting discrimination.</p>	<p>Modify and carryover as Program L, “Fair Housing Program”.</p>
<p>22. Population and Housing Section update Program 3.3.7 (1) The Planning Division, with the help of other public and private organizations, will continue to monitor Countywide construction and demolitions and estimate population trends. The Planning Division will also periodically assess the progress in attaining the County’s housing goals, policies, and programs. Housing factors that should be monitored and estimated include:</p> <ul style="list-style-type: none"> • Housing construction and demolition by dwelling unit type and affordability category. • Housing tenure and vacancy rates. • Population increases and distribution. • Employment generation and housing demand of proposed projects. • Number of homeless persons and their distribution. • Land available for the construction of lower- and moderate-income housing and farmworker housing. • Evaluation of General Plan housing goals, policies and programs annually as required by the Government Code (ongoing). 	<p>Many of the housing factors listed in this program have been monitored during the planning period through the following state mandated reports and analyses:</p> <ul style="list-style-type: none"> - Regional Consolidated Plan - General Plan Annual Progress Report - Housing Element Annual Progress Report - Point in Time Homeless Count Report - Regional Transportation Plan/Sustainable Communities Strategy Local Input Process - 2040 General Plan update, including Background Report with available land inventory. 	<p>Remove. Population and dwelling unit forecasts are conducted by SCAG as part of the Regional Transportation Plan (Connect SoCal) planning process. New Program “I” directs County staff to participate in regional planning efforts led by SCAG.</p>

2013-2021 Housing Element Programs	Result and Evaluation	Remove, Modify or Carryover to 2021-2029 Housing Element
<p>23. Population and Housing Section update Program 3.3.7 (2) The Planning Division will periodically prepare an update to the Population and Housing Section of the General Plan as required by State law, to reflect the results of the periodic reassessment of the County's housing needs, objectives, and implementation programs (ongoing).</p>	<p>During the planning period, population and dwelling unit forecasts were updated every eight years as part of the Housing Element update process and as part of a periodic general plan update process:</p> <ul style="list-style-type: none"> • The General Plan was updated and adopted in September 2020 • The Housing Element is scheduled to be adopted in October 2021 	
<p>24. Employment and Commerce/Industry Program 3.4.3-3 The Planning Division will develop and process a Housing Impact Mitigation Fee ordinance for the Board of Supervisors' consideration. Any fees collected from agricultural-related development should be set aside for only farmworker housing.</p>	<p>The early years of the planning period prioritized staff resources on the completion of the Accessory Dwelling Unit Ordinance, and the Senior Mobilehome Park Overlay Zone ordinance. By mid-term of the planning period, Planning staff placed the Housing Impact Mitigation Fee project on hold in order to direct staff resources to coordination with SCAG on the RHNA process and required data analysis, evaluation of new State housing laws that went into effect in 2019 and 2020 for future ordinance amendments, and commencing the 6th Cycle Housing Element Update in order to maintain the adoption schedule in 2021.</p>	<p>Modify and carryover as Program K, "Inclusionary Housing and Housing Impact Mitigation Fee Assessment".</p>