

Housing Element - 2021-2029

January 2022



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1. Introduction

A. Community Context

Incorporated in 1866, San Buenaventura (Ventura) is a coastal community of approximately 106,000 residents located in western Ventura County. Much of Ventura is surrounded by unincorporated areas of the County. Nearby cities include Oxnard to the south, Santa Paula to the east, and Ojai to the north.

Ventura's population grew most dramatically during the 1950s and 1960s, and has slowed since 1970. The number of City residents increased by 27 percent in the 1970s and 24 percent in the 1980s, in contrast to 76 percent and 99 percent in the 1950s and 1960s, respectively. According to the 2010 Census, the City's population was 106,433, representing an increase of five percent since 2000. From 2010 to 2021 the City's population declined by one percent to 105,415, according to the State Department of Finance.

A variety of housing types are available in Ventura, including single-family homes, townhomes, apartments, condominium developments, and mobile homes. Of the approximately 44,000¹ units in the City, 67 percent are considered single-family homes, 28 percent are multi-family units, and 5 percent are mobile homes, RV, boats and trailers. Homeownership rate was about 54 percent as of 2019, indicating a significant portion of the single-family stock is used as rental.

Housing affordability continues to be an important issue in Ventura County, with a significant number of households in the region experienced housing cost burden.² The shortage of affordable housing typically affects lower income renters and first-time homebuyers most severely. Approximately 56 percent of the renter-households and 28 percent of owner-households experienced housing cost burden. However, housing cost burden disproportionately impact lower income households. Specifically, 77 percent the extremely low income households (earning 30 percent of Area Median Income) had housing cost burden.

The housing stock in Ventura is generally in good condition. However, there are older properties that exhibit signs of deferred maintenance and require varying degrees of repairs. With the elimination of redevelopment, the City has limited financial capacity to provide rehabilitation assistance.

B. Role of the Housing Element

Every jurisdiction in California must adopt a General Plan, including a Housing Element. While jurisdictions must review and revise elements of their General Plan regularly, State law is much more specific in regard to the Housing Element. Most General Plan elements typically cover a minimum ten-year planning horizon, but the Housing Element is mandated to be updated according to the statutory update cycle, currently set at eight years.

Pursuant to State law, the geographic area covered by the Housing Element encompasses only the current City limits. Unincorporated areas within the City's planning area are addressed in the Ventura County Housing Element.

This Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of

¹ California Department of Finance (2021, Report E-5).

² Spending 30% or more of income on housing costs, including utility payments.

affordable housing; 4) removing governmental and other constraints to housing investment; and 5) affirmatively furthering fair housing.

The City's Housing Element consists of two major components:

- A Housing Plan describing how the City intends to address its housing needs during this planning period (2021-2029), including housing goals, policies and programs
- A Technical Background Report consisting of a detailed housing needs assessment, an analysis of constraints to housing production and affordability, an assessment of the land, financial, and administrative resources available to address Ventura's needs; and an evaluation of the City's progress in implementing the housing programs established in the certified 2013-2021 Housing Element

C. Public Participation

Opportunities for residents to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address Ventura's housing needs. This update to the Housing Element has provided residents and other interested parties opportunities for review and comment.

The City's Housing Element outreach was integrated into the General Plan Update (GPU) Outreach Process that began in November 2020 when the City launched a community survey. The City developed a General Plan Update Public Engagement Plan to engage Ventura residents and stakeholders. To achieve the Engagement Plan goals to engage Ventura residents and stakeholders, the City hosted many events and activities. These activities were designed to allow the public to participate in a way that was easy, user friendly, and accessible to everyone. Some of the key activities used throughout the process were:

- Project website with information and updates (<https://www.planventura.com/>)
- Safe, in-person and virtual public workshops and open houses, for citywide topics and individual neighborhoods
- Educational videos and events with guest speakers on specific topics of interest
- Community surveys (November 2020)
- Development of a General Plan Advisory Committee (established in February 2021) to help guide the process, with the first workshop being held in on April 29, 2021
- City Council, board and commission study sessions to share what the future could look like and gather feedback from decision-makers

One of the greatest challenges of community engagement, especially during COVID-19, is diversity and involvement from those who aren't typically engaged in city planning efforts. This is especially true for low-income and minority households, homebound seniors, youth, and young parents. To achieve the greatest level of participation, the City of Ventura:

- Ensured all materials were bilingual for our residents who are not fluent in English and used guidelines from the California Web Accessibility standards for ADA compliance.
- Leveraged digital communications channels to inform residents throughout the process such as social media, electronic newsletters, and website.
- Partnered with community groups including churches, community councils and not-for profit organizations to increase engagement and build relationships

- Attended meetings and public events and community events, either virtually or in-person to encourage participation.
- Distributed printed materials such as flyers, surveys and fact sheets to organizations serving different segments of the community at key locations such as food banks, supermarkets, unemployment offices and coffee shops.

Activities specially related to housing are listed below.

1. City Council Study Session

The City Council conducted a study session on November 16, 2020 to kick-off the Housing Element update. The study session provided a legislative and regulative context for the update and a projected timeline for the update. [Link: Study Session #1 Summary](#)

2. Stakeholder Interviews

On May 20, 2021, the City conducted two focus group meetings with community stakeholders and affordable housing providers. The agencies and organizations participated in the meetings included:

- CAUSE
- City of Ventura Housing Authority
- City of Ventura, Safe and Clean
- Homes for All
- Housing developers
- People Self-Help Housing
- United Way
- Ventura County Housing Trust Fund
- Vulnerable Populations Housing Advocacy Network

3. General Plan Advisory Community (GPAC) Meetings

On June 15, 2021, the City conducted an Education Forum before the GPAC to discuss the Housing Element. During the Forum, the public was presented an overview of existing housing conditions in Ventura and Housing Element requirements and update process. The public was given the opportunity to provide input and ask questions. Link: [GPAC Meeting #4 Summary](#)

On June 29, 2021, the GPAC met again to discuss potential housing sites for new development, housing programs. Link: [GPAC Meeting #5 Summary](#)

4. Joint Planning Commission and City Council Meeting

On August 2, the City conducted a Joint Planning Commission and City Council to review the preliminary Draft Housing Element. Link: [YouTube recording](#)

5. Adoption Hearings

On January 12, 2022 the Planning Commission of the City of Ventura held a duly noticed public hearing and forwarded a recommendation to adopt the 2021- 2029 Housing Element.

On January 31, 2022, the City Council held a noticed public hearing on the 2021-2029 Housing Element and adopted the 2021-2029 Housing Element with some changes, which have been incorporated into this document.

6. Key Themes of Comments Received

Over the course of the Housing Element development, the City has received comments from the community that generally follow several key themes. These comments are summarized below without any attempt to reconcile any conflicts of opinions (if any) or substantiate any claims or issues.

- **Housing Affordability:** Limited housing growth in the past decades has resulted in a shortage of housing and market pressure. Increases in housing costs have outpaced increases in wages and many Ventura residents are priced out of the market. Displacement issues are a particular concern, when workers from Los Angeles County are moving to Ventura County in search of lower cost housing compared to Los Angeles. Housing affordability affects not only the lower and moderate income households, but also those with middle income.
- **Housing Types:** The City needs a diverse inventory of housing with different income types, including the “missing middle” types (moderate densities).
- **Homelessness:** The City has seen an increase in homelessness and the homeless population is getting older.
- **Special Needs:** There is an increase in mental illness, particularly among seniors. Supportive housing and services are needed. In addition, special needs groups in Ventura also include veterans, farmworkers, and emancipated youth.
- **Employment Growth:** The City is experiencing employment growth that focuses on the hospitality and agricultural sectors. Both sectors offer low wage jobs, further exacerbating the affordability gap issue with rising housing costs.
- **Constraints to Housing Development:** The biggest challenge is development review and approval process. The lack of land zoned for multi-family housing and community opposition to density are also identified as constraints.
- **Lack of Funding:** Low Income Housing Tax Credits (LIHTC) are competitive. The City needs to develop new sources of funding for housing to help gap finance affordable housing development by nonprofit developers.
- **Recommendations:** Affordable housing overlay, modifications to the inclusionary housing programs, fee reductions, and use of City-owned land for affordable housing are some of the suggestions to facilitate affordable housing.

The City also received a letter from Homes for All, a broad coalition of Ventura residents, community organizations, and housing providers, providing 11 recommendations to be incorporated into the City of Ventura 2021 - 2029 Housing Element. The City incorporated all 11 recommendations into its Housing Plan.

1. **Affordable Housing Overlay (AHZO):** Homes for All provided the City with a list of parcels and propose that they be designated as AHZO parcels included and be added to the City’s new housing element vacant and underutilized land inventory. The City reviewed the list of parcels

and included those that had the most potential for development during the planning period (See Appendix B). The City also included an Affordable Housing Overlay Program (Program 23) to explore incentives for affordable housing, as well as Program 18 to encourage infill development, and Program 23 to identify city- and publicly owned properties to facilitate affordable housing development.

2. Inclusionary Housing Ordinance update: Homes for All requested to expand the City of Ventura's current inclusionary housing policy to be citywide and include new for sale and new rental projects and that the update be completed by December 2021. While the City could not accommodate an expedited timeline to adopt changes to the ordinance, it has committed to expanding the policy as requested by the end of February 2022 (Program 10).
3. Identify sites located in Ventura's high or highest resource areas and include these sites within the AHZO program. While the City did not include the AHZO exactly as outlined by Homes for All, it has included some of the proposed sites in its sites inventory. Also, about 410 of the City's lower income units (41 sites) are located in the City's high and highest resource areas.
4. Fee deferral. Homes for all recommended the reduction, deferral, or waiving of development fees including impact fees for 100% affordable housing projects that include units designated for extremely low-income and very low-income households. The City has incorporated this recommendation in Program 28 to establish a fee deferrable and partial fee waiver program by 2022.
5. Farmworker housing. Homes for all recommended that the City participate in the County's Farmworker Housing Study. The City will participate in the study and consider providing funding as part of Program 19.
6. Direct asset support for affordable housing. According to Homes for All, the City can directly support the production of Affordable Housing through City owned land donations and providing more funding for affordable housing. The City will actively explore other funding mechanisms for affordable housing as outlined in Program 13.
7. Tenant protections. Homes for All proposed stronger tenant protection programs such as a rent stabilization program and a Just Cause Eviction protection ordinance. The City will Require developers to implement an affirmative marketing plan for inclusionary housing units and consider tenant protection policies by the end of 2023 (Program 31).
8. By-right Affordable Multifamily ordinance. Homes for All recommended that the City add a new housing element program that would create a zoning code amendment to adopt a By-Right Affordable Housing Ordinance. The By-Right Affordable Housing ordinance would permit affordable residential uses by-right in zones that permit large multifamily housing that would apply to very low or low-income housing development. By the end of 2022, the City will consider extending the by-right approval to any 100 percent affordable projects, including those on sites not qualifying under AB 1397 (i.e., not considered a reuse or a rezone site) (Program 15).
9. Streamlining and Matrix Report recommendations. Homes for All recommended adopting the "Permanent" Streamlining Ordinance and continued implementation of the Matrix Report, to add measures that help Affordable Multifamily Projects navigate the entitlement process quickly, efficiently, and without subjective discretionary approval. The Matrix Report was a consultant report adopted by City Council in 2019 that outlined 57 recommendations for the City to improve the development review process. As part of its Streamlined Processing Procedures

Program (Program 28), the City will develop written procedures (or utilize the State's template application form) for SB 35 affordable housing approval by the July 2022.

10. Annual Housing Element Workshop Program. Homes for All recommended that the City conduct an annual workshop with affordable housing advocates, affordable housing builders, and market-rate builders to discuss the City's annual progress in implementing the adopted Housing Element. The City already presents its Annual Progress Reports (APRs) before City Council, but will also host a Housing Element Workshop for residents and stakeholders on a bi-annual basis, depending on funding (Program 24).
11. Study regarding the impact of short-term vacation rentals on affordable housing. The City will Conduct the study in 2022 (Program 33).

D. Relationship to the General Plan

The 2021-2029 Housing Element is being updated along with a comprehensive update to Ventura's General Plan. Due to the statutory deadline of the Housing Element (October 15, 2021, with a 120-day grace period), the Housing Element update is on an accelerated track. This 2021-2029 Housing Element is consistent with the current 2005 General Plan regarding land use and development standards, with recommendations for rezoning to expand housing development opportunities that could be folded into the overall General Plan update. The City will ensure consistency between the Housing Element and the other General Plan elements as part of the comprehensive General Plan update.

Senate Bill 1087 of 2005 requires cities to provide a copy of their Housing Element to local water and sewer providers, and also requires that these agencies provide priority hookups for development projects with lower income housing. Draft copies of the Housing Element will be provided to these agencies immediately upon adoption.

2. Housing Plan

This Housing Plan sets forth the City's goals and policies with respect to housing, and establishes a comprehensive eight-year program strategy for the 2021-2029 planning period.

A. Goals and Policies

The following Housing Element goals and policies have been developed in response to the community's identified housing needs, and reflect policy direction from the 2005 General Plan.

Housing Conservation

Goal 1 Maintain and improve the quality of existing housing and residential neighborhoods in Ventura.

- Policy 1.1 Encourage homeowners and landlords to maintain properties in sound condition through the City's residential rehabilitation assistance programs and code enforcement/neighborhood preservation efforts.
- Policy 1.2 Cooperate with housing providers in the acquisition, rehabilitation, and maintenance of residential properties as long-term affordable housing.
- Policy 1.3 Support the provision of rental assistance to lower income households, including those with extremely low incomes, and encourage property owners to list units with the City Housing Authority.
- Policy 1.4 Preserve the affordability of mobile homes through the Rent Stabilization Ordinance.
- Policy 1.5 Preserve the existing stock of affordable housing through the implementation of City regulations, ongoing monitoring, as well as financial and other forms of assistance.

Production of Housing

Goal 2 Facilitate the provision of a range of housing types to meet the diverse needs of the community.

- Policy 2.1 Provide high quality housing for current and future residents at all income levels. Promote housing that is developed with sustainable building practices.
- Policy 2.2 Expand housing opportunities for the City's workforce.
- Policy 2.3 Expand homeownership opportunities for lower and moderate income households.
- Policy 2.4 Provide financial and regulatory incentives to housing developers for the construction of housing to meet identified needs.
- Policy 2.5 Facilitate the provision of quality rental housing that offers a range of unit sizes to accommodate the diverse housing needs of the community.
- Policy 2.6 Support a variety of housing types to address the needs of agricultural workers, including affordable rentals, single room occupancy hotels (SROs), and group housing for migrant laborers.
- Policy 2.7 Facilitate the provision of housing to address Ventura's growing senior population, including design that supports "aging in place," senior housing with supportive services, assisted living facilities, and accessory dwelling units.

- Policy 2.8 Encourage the provision of housing adaptable to the disabled through integration of universal design features in new development.
- Policy 2.9 Encourage the provision of supportive housing for persons with mental illness to address the severe shortage of housing for this special needs population.
- Policy 2.10 Support efforts by non-profits and public agencies to expand transitional housing and create year-round emergency housing in Ventura, including support of grant applications and identification of suitable sites.
- Policy 2.11 Update and implement the inclusionary housing ordinance as a means of integrating affordable units within new residential development.
- Policy 2.12 Facilitate the provision of accessory dwelling units as a means of providing affordable rental housing in existing neighborhoods.
- Policy 2.13 Encourage the production of housing that meets the needs of all economic segments, including extremely low, lower, moderate, and above moderate income households, to achieve a balanced community.
- Policy 2.14 Promote and facilitate non-traditional housing types and options, including co-housing, assisted living facilities, live-work spaces, transitional housing, emergency shelters, farm employee housing, and artist lofts.
- Policy 2.15 Annually monitor the City's progress in meeting its housing needs for all income levels.

Provision of Adequate Housing Sites

Goal 3 Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing need.

- Policy 3.1 Biannually maintain an up-to-date inventory of vacant and underutilized parcels and make the inventory available, along with development incentives, to interested developers.
- Policy 3.2 Expedite permit processing for infill projects.
- Policy 3.3 Encourage efficient utilization of the City's limited land resources by encouraging development at the upper end of the permitted Zoning Code/General Plan density.
- Policy 3.4 Establish citywide objective standards for housing, while considering form-based codes citywide to accommodate infill and mixed use development contextually.
- Policy 3.5 Explore residential reuse opportunities on obsolete commercial properties, such as older motels and underutilized historic structures.
- Policy 3.6 Consider use of publicly owned land, such as public parking lots, for housing or economic development purposes.
- Policy 3.7 Identify opportunities for housing development, redevelopment or adaptive reuse that supports other community goals such as neighborhood improvement, recreation opportunities, and the preservation of sensitive lands and neighborhood character.
- Policy 3.8 Facilitate the development of mixed-use projects in appropriate areas, including stand-alone residential developments (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use).

Policy 3.9 Promote higher density housing as part of mixed-use developments in Downtown and along major corridors.

Removal of Governmental Constraints

Goal 4 Mitigate or remove any potential governmental constraints to housing production and affordability.

Policy 4.1 Implement procedure and process improvements to make the development review process as streamlined and efficient as possible.

Policy 4.2 Provide flexibility in development standards for all projects that provide affordable housing, including but not limited to new models and approaches to providing affordable housing, such as co-housing, live/work units and assisted living facilities.

Policy 4.3 Consider regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, such as “by-right” processing and fee deferrals for housing projects with affordable units.

Policy 4.4 Provide the City Council with annual reviews of Housing Element implementation as part of the City’s Annual General Plan Status Report.

Affirmatively Furthering Fair Housing

Goal 5 Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 5.1 Enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing in compliance with State and Federal fair housing laws.

Policy 5.2 Support organizations that offer tenant/landlord, fair housing and mediation services to Ventura residents.

Policy 5.3 Promote housing that meets the special needs of large families, elderly persons, veterans, emancipated youth, agricultural workers, the disabled, and homeless.

Policy 5.4 Enforce notification requirements and ensure applicable relocation assistance is provided for any person displaced due to demolition, reuse, condominium conversion, or rehabilitation as a result of code enforcement. Provide supplemental relocation assistance to lower income persons, where feasible.

Policy 5.5 Implement a place-based strategy for neighborhood improvements by directing City-controlled housing and community development funds towards projects and programs that address the needs of extremely low and lower income households to address access of resources and opportunities.

B. Programs

The goals and policies outlined in the prior section address Ventura’s identified housing needs and are implemented through a series of housing programs offered primarily through the City’s Community Development Department, Successor Housing Agency to the Former Redevelopment Agency of the City of San Buenaventura (Successor Housing Agency), and the City’s Housing Authority. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City’s Housing Plan for addressing the community’s housing needs is described according to the following five issue areas.

- Housing Conservation
- Production of Housing
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Affirmatively Furthering Fair Housing

The housing programs presented on the following pages include existing programs as well as various revised and proposed new programs that have been added to address the City’s unmet housing needs.

Conservation of the Existing Supply of Housing

Conserving and improving the housing stock is an important goal for the City of Ventura. Well over half of Ventura’s housing stock is 30 years or older, the age when most homes begin to have major rehabilitation needs. The City supports neighborhood preservation and upgrading through provisions of housing repair assistance and code enforcement.

1. Housing Conservation Program

The City administers housing conservation through the Housing Code Enforcement Program and Building Records Disclosure Report (BRDR). Under the Housing Code Enforcement Program code enforcement/neighborhood preservation staff investigates violations of health, safety, and property maintenance standards for the purpose of preserving and maintaining the livability and quality of neighborhoods. The Building Records Disclosure Report (BRDR) program provides full disclosure of permitted building activity prior to transfer of property.

During the 5th cycle Housing Element, the City also implemented a Second Unit Amnesty Permit program for unpermitted second units between 2013 and 2014. During the implementation period of the Amnesty program, 109 second units were permitted.

Making repairs and maintaining older structures is made more complicated by the City’s 40-year threshold for historic preservation.

Eight-Year Objectives:

- 1.1 Continue to implement the Housing Code Enforcement Program.
- 1.2 Continue to implement the Building Records Disclosure Report (BRDR) program.
- 1.3 Consider a new Amnesty Program for ADUs in 2023 to determine the extent of existing unpermitted units and develop and implement a program in 2024.
- 1.4 Change the threshold for historic consideration to 50-years, and make the process for maintaining and repairing older structures as simple for the owner as possible. This is scheduled

to occur following the adoption of the new General Plan and a revised historic preservation ordinance, which is targeted for completion by July 2024.

- 1.5 Study local amendments to the State Building Code in the next code update and address any potential constraints.

Funding Sources: General Funds

Responsible Agencies: Community Development

2. Section 8 Rental Assistance

The Section 8 rental assistance program extends rental subsidies to extremely low and very low income households, including families, seniors, veterans, the disabled, and formerly unhoused. The Section 8 program generally offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30 percent of household income). The program allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost (at an amount that is no more than 40 percent of their income). As of December 2020, approximately 1,550 Ventura households received Section 8 assistance through the Housing Authority. The number of Section 8 vouchers being used at any one time changes regularly based on available funding from HUD, fair market rents, and other considerations.

Eight-Year Objectives:

- 2.1 Continue to advocate for the Housing Authority’s Section 8 rental assistance program and will encourage rental property owners to list available units through the program.
- 2.2 Expand outreach and education on the State’s new Source of Income protection (SB 329 and SB 222) that recognizes public assistance as a legitimate source of income for housing cost payments.

Funding Sources: HUD Section 8 funds

Responsible Agencies: Housing Authority

3. Preservation of Assisted Housing

State law requires jurisdictions to include in their housing elements a program to preserve publicly-assisted low income housing projects at risk of conversion to market-rate uses. During the ten-year (2021-2031) period as required by State law, an estimated 130 publicly assisted rental housing units may be at risk of conversion.

Based on the preservation and replacement cost analysis, the best option to preserve the at-risk units appears to be the purchase of affordability covenants, or transfer of ownership to a non-profit or public agency. Both options are contingent upon the willingness of the owner, and would likely require the participation of the Successor Housing Agency of the City of San Buenaventura and potential use of set-aside funds and/or preservation funds available through the State. Local financial and administrative resources potentially available to assist in preservation of these at-risk units are identified in the Housing Element Technical Background Report. This program will also benefit extremely low income households.

Eight-Year Objectives:

The City will take the following actions to preserve long-term affordability of affordable housing units at risk of conversion to market-rate units:

- 3.1 Allocate resources to monitor at-risk units by contacting property owners regarding their long-term plan for the properties at least three years prior to potential expiration. New state law requires the property owners notify tenants of their intent to opt out of low income use three years, one year, and then six months prior to conversion.
- 3.2 Create funding sources to pursue options to purchase affordability covenants on all or a portion of units at risk of conversion to market-rate.
- 3.3 Provide information regarding tenant rights and conversion procedures should an owner decide to convert his/her property to non-low-income use.
- 3.4 Offer tenants information regarding Section 8 rental subsidies and other available assistance through City and County agencies as well as non-profit organizations.
- 3.5 Research feasibility of a First Right of Return Registry to allow displaced tenants to return to affordable housing units when available.

Funding Sources: State and Federal funds as available

Responsible Agencies: Community Development; Housing Authority

4. Mobile Home Park Rent Stabilization Ordinance

Recognizing that mobile homes provide affordable housing for many seniors and lower income families (including some with extremely low incomes), the City has enacted the Rent Stabilization Ordinance to ensure their continued affordability. The City’s Mobile Home Park Rent Stabilization Ordinance covers 1,850 rentable spaces. Subject to certain exceptions for extraordinary capital improvement expenditures, mobile home parks may only apply for rent increases once annually. The formula for calculating rent increases is complex, but the average increase is capped at five percent per year, excluding capital improvements. The ordinance has been successful in maintaining the affordability of mobile homes, particularly for seniors, who comprise the majority of the City’s mobile home park residents.

Eight-Year Objectives:

- 4.1 Continue to enforce the Rent Stabilization Ordinance for mobile home parks in Ventura.

Funding Sources: None required

Responsible Agencies: Administrative Services

5. Mobile Home Park Preservation

The City has an established Mobile Home Park (MHP) zoning designation. For those parks that have been designated for mobile home park use, a zone change would be required should a property owner desire a change in use. Additionally, with a mobile home park (MHP) zoning designation in place, a park owner seeking closure or change of use would initially be required to justify a zone change to the Planning Commission and City Council, and also comply with City and State regulations governing park closures.

On September 14, 2015, the Ventura City Council adopted Ordinance No. 2015-010, establishing a Seniors Mobile Home Park Overlay zone (MHPS), which applies to eight of Ventura’s 16 Mobile Home Parks.

Eight-Year Objectives:

- 5.1 Continue to preserve the MHP zoning designation and Seniors Mobile Home Park Overlay zone to assure mobile home parks remain a viable part of the City’s housing stock.

Funding Sources: None required

Responsible Agencies: Community Development

6. Mobile Home Rehabilitation Grant Program

The Housing Authority administers the City's Mobile Home Rehabilitation Grant Program. Funded with HUD Community Development Block Grant (CDBG) monies, the program offers loans of up to \$7,500 to low and moderate-income mobile homeowner-occupants in Ventura, some of whom may have extremely low incomes. Each year the owner occupies the mobile home unit following the renovation, 20 percent of the loan is "forgiven," such that after five years of continued owner-occupancy, the loan has fully converted to a grant. Funds may be used to make necessary repairs for health and safety and will include accessibility modifications such as ramps for senior and/or disabled residents.

Eight-Year Objectives:

- 6.1 Continue CDBG funding of Mobile Home Rehabilitation Grant Program, administered on behalf of the City by the Housing Authority. Activities include marketing the program, determining scope of rehab, assigning contractors to perform the rehab work, and process the grant funding.
- 6.2 Market the availability of the funding by providing brochures to local mobile home park associations, distributing them at relevant public meetings, and displaying them at the City's public counters, public libraries, and the senior center. Assist an average of 15 households per year.

Funding Sources: CDBG

Responsible Agencies: Community Development; Housing Authority under contract with City

7. Rental Acquisition and Rehabilitation Program

Under this program, the City assists eligible non-profit organizations or public agencies in acquiring deteriorating and/or problem rental properties. These entities in turn coordinate the rehabilitation, maintenance and management of the project. After rehabilitation, affordability restrictions are placed on the units. This is a means of transforming residential structures in deteriorated condition to longer-term affordable housing for families and/or special needs households.

Eight-Year Objectives:

- 7.1 Continue to seek opportunities for acquisition and rehabilitation of deteriorating rental properties and conversion of non-housing properties in locations that contribute to overall neighborhood revitalization, using funding sources such as HUD and State funding.

Funding Sources: State and Federal funds as available

Responsible Agencies: Community Development

Production of Housing

Ventura implements various programs to encourage a diversity of housing types. Part of this diversity is addressed through the Regional Housing Needs Assessment (RHNA), which encourages the construction of housing for all economic segments in the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their lifestyle. The following programs support the provision of additional housing opportunities in Ventura.

8. Workforce Housing

Approximately 44 percent of Ventura households earn lower incomes (80 percent or less of County median family income). Many of these are working families with wage earners in low-paying occupations, including retail workers, service/hospitality workers, and farm laborers. Because of their limited income, over half of the City's lower income households experience housing cost burden.

The City can work in partnership with both for-profit and non-profit developers, as well as the Housing Authority in providing affordable housing for working families in Ventura. Through techniques such as land assembly and write-downs, regulatory concessions/incentives, and direct financial assistance, the City can take a proactive role in promoting the development of affordable housing necessary to support the local workforce.

Eight-Year Objectives:

- 8.1 Beginning in 2022 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low- and very- low income renters, including large families, agricultural workers, and veterans.
- 8.2 Provide letters of support to funding applications by developers if the proposed projects are consistent with the goals and objectives of this Housing Element, as requested.
- 8.3 As funding permits, provide financial and regulatory incentives (such as land assembly and write-downs, regulatory concessions/ incentives, and direct financial assistance) throughout the planning period to non-profits, private developers, and public agencies to increase the supply of housing affordable to Ventura's lower income workforce.
- 8.4 By the end of 2024, as part of the Zoning Code update to implement the General Plan, explore housing options that can accommodate the City's workforce (see Program 12).

Funding Sources: None required

Responsible Agencies: Community Development

9. Home Buyer Assistance

The City partners with the Ventura County Community Development Collaborative (VCCDC) to promote homeownership through financial coaching, lending, and realty services. VCCDC assists with marketing efforts for the City's Inclusionary Housing units, and also provides homeowner workshops for residents in Ventura's Westside community, a HUD-designated Neighborhood Revitalization Strategy Area.

Eight-Year Objectives:

- 9.1 Expand partnership with Ventura County Community Development Corporation (VCCDC) in promoting homeownership opportunities available through the City's Inclusionary Housing Program, as well as potential financial assistance for prospective homebuyers through VCCDC's CDFI programs.
- 9.2 Annually pursue State funding (such as the CalHome program through the State Department of Housing and Community Development (HCD)) to provide homebuyer assistance to lower and moderate income households.

Funding Sources: None required

Responsible Agencies: Community Development; VCCDC

10. Inclusionary Housing Ordinance

The City's Inclusionary Housing requirements are divided by area: 1) the Affordable Housing Program in the Merged San Buenaventura Redevelopment Project Area, and 2) the Interim Inclusionary Housing Program, which applies to all other areas of the City.

The Affordable Housing Program in the Merged San Buenaventura Redevelopment Project Area contains a 15 percent affordable inclusionary housing requirement for all new housing developments with seven or more units (both ownership and rental housing) in the Merged Project Area.

The Interim Inclusionary Housing Program requires all development projects consisting of 15 or more residential units include income restricted affordable units. Projects containing 60 or more units must provide and designate 15 percent of the total number of units as inclusionary units. Projects containing 59 or fewer units must provide and designate between one and seven inclusionary units (5 percent to 14.9 percent) based on a sliding scale that identifies the number of units required for each unit range specified. Currently, the interim inclusionary housing requirements apply to ownership housing only. The City Council has authorized and funded an update to the inclusionary housing ordinance, which will include applying the requirement to rental housing and establishing an in-lieu fee.

Eight-Year Objectives:

- 10.1 By the end of February 2022, update the Inclusionary Housing Ordinance to enhance its effectiveness in meeting the current and projected housing needs in Ventura.

Funding Sources: State grant (SB 2) and General Funds

Responsible Agencies: Community Development

11. Accessory Dwelling Units (ADUs)

The City last updated its Accessory Dwelling Unit (ADU) ordinance in 2017, which allows ADUs in multiple zones in addition to the R-1 zone and eliminated the minimum lot size requirement. The State has since passed multiple bills to reflex the development standards and requirements for ADUs. The City will amend its ADU ordinance to be consistent with State law and facilitate ADU construction.

Eight-Year Objectives:

- 11.1 By the end of January 2022, amend the ADU Ordinance to comply with State law, addressing comments received from HCD, including zones where ADUs are permitted by right consistent with State law. Achieve at least 50 ADUs over eight years (an average of six units per year), but seek to produce at least 100 ADUs over eight years with the revised ordinance, incentives and increased public awareness of ADU opportunities.
- 11.2 By the end of 2022, develop incentives to facilitate the construction of ADUs. Incentives may include: pre-approved site and floor plans; expedited review; and reduced fees beyond that required by State law.
- 11.3 Beginning in 2022, pursue funding available from the State Department of Housing and Community Development (HCD) to provide assistance to homeowners in constructing ADUs.
- 11.4 In 2022, update the City website on housing resources to promote CalFHA grants (up to \$25,000 per homeowner) to assist in ADU construction. Make program information available at public counters. Other promotional mechanisms may include featuring well-designed ADUs on City website.

11.5 In 2024, monitor the ADU trend to determine if the City is meeting its ADU goals and if increased incentives should be considered.

Funding Sources: General Funds

Responsible Agencies: Community Development

12. Non-Traditional Housing

The City recognizes the changing housing needs of its population, including a growing number of non-family households, aging seniors in need of supportive services, veterans, emancipated youth, and single-parent families in need of childcare and other services. Many of these persons are likely to have extremely low incomes. To address such needs, the City can adopt development standards which facilitate the provision of non-traditional housing to meet the unique needs of residents, including co-housing, assisted living for seniors, and live-work developments.

Co-housing is a type of collaborative housing designed to offer residents an old-fashioned sense of neighborhood. Co-housing communities consist of private single- or multi-family dwelling units owned by the residents with extensive common amenities that may include a common house and recreation areas, as well as common services such as day care and common meals. The communities are designed and managed by the residents who have chosen to live in a close-knit neighborhood.

Assisted living facilities are designed for elderly individuals needing assistance with activities of daily living but desiring to live as independently as possible. Such facilities bridge the gap between independent living and nursing homes, and offer residents help with daily activities such as eating, bathing, dressing, laundry, housekeeping, and assistance with medications. Assisted living can help to meet the housing and supportive services needs of Ventura's growing senior population.

Live-work projects refer to units that contain both living quarters and studio/workshop space, such as artist lofts. In some instances, the business activity occupying the live/work unit may utilize employees in addition to the residents. With the impacts of COVID, many businesses and industries have found the benefits of telecommuting. Many have continued to allow employees to work from home at least for part of the workweek even after California has lifted the Safer at Home Order. Therefore, the definition of live-work units may need to be redefined in the future to adjust to a new paradigm of work environment.

Other non-traditional housing options may include Single-Room Occupancy, micro units, and tiny homes, and adaptive reuse of existing nonresidential structures.

Eight-Year Objectives:

12.1 By the end of 2024, as part of the Zoning Code update to implement the General Plan, develop ministerial zoning provisions and appropriate development standards to facilitate non-traditional housing types, including assisted living for seniors, live/work, SRO, and co-housing. In addition, assess other housing types such as micro units and tiny homes, and establish provisions in the Zoning Code as appropriate.

12.2 By the end of 2023, update Zoning regulations to specify that manufactured homes installed on a permanent foundation and meet Building Code standards are considered a single-family structure and are similarly permitted where single-family homes are permitted.

Funding Sources: General Funds

Responsible Agencies: Community Development

13. Other Housing Funding Options

With the elimination of redevelopment, the City recognizes the importance of pursuing various sources of funding for housing, as well as participation in the Housing Trust Fund Ventura County (HTFVC). HTFVC is designed to assist in the development of affordable housing by leveraging public and private funding. HTFVC aims to become a critical, sustainable and ongoing source of local funding to support the production of new housing for working low and moderate income families and individuals across Ventura County, with a proposed focus on multi-family and special needs housing for households earning 80 percent or below the Area Median Income in Ventura County.

The funds are proposed to be utilized to:

- Create new affordable rental housing
- Create home ownership assistance programs
- Create permanent housing for homeless
- Predevelopment assistance for developers

In addition, the State Department of Housing and Community Development (HCD) administers a range of housing funds for affordable housing. The City may also explore other funding mechanisms for affordable housing, such as a business tax for housing and a parcel tax.

Eight-Year Objectives:

- 13.1 Prioritize continued funding commitments to the Housing Trust Fund Ventura County (HTFVC) in support of increased affordable housing options in the City and County through HTFVC's early development low-cost loans.
- 13.2 Annually explore available funding sources at the State and Federal levels. Pursue funding to implement the City's 10-Year Strategy to End Homelessness and housing programs set forth in this Housing Element. Target households are those with extremely low incomes and special needs.
- 13.3 Actively explore other funding mechanisms for affordable housing (such as business tax or parcel tax, among others) to address housing needs for lower income households, including those with extremely low income and special needs (i.e., elderly, disabled, homeless, farm workers, large households, and female-headed households).

Funding Sources: General Funds; State and Federal funds as available

Responsible Agencies: Community Development

Provision of Adequate Housing Sites

Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, sizes and prices of housing. The City's General Plan and Zoning Code determine where housing may locate, thereby affecting the supply of land available for residential development.

14. Adequate Sites for RHNA and Monitoring of No Net Loss (SB 166)

For the 6th cycle Housing Element update, the City of Ventura has been allocated a Regional Housing Needs Assessment (RHNA) of 5,312 units. Pursuant to State law, the City must identify adequate sites to accommodate this RHNA for all income levels. Projected ADUs and approved projects offer a total capacity of 1,006 units (143 very low income, 38 low income, 67 moderate income, and 758 above

moderate income units). Therefore, the City has a remaining RHNA 4,306 units (1,044 very low income, 827 low income, 883 moderate income, and 1,552 above moderate income units.)

The current Ventura General Plan offers sufficient land that qualifies for the State requirements to meet this housing need. Based on the current General Plan and objective criteria and local knowledge used to identify available sites with near-term development potential pursuant to State adequate sites standards, combined with pending projects, the City's sites inventory offers capacity for 4,927 units (2,011 lower income, 1,073 moderate income, and 1,843 above moderate income). This capacity is able to fully accommodate the City's remaining RHNA for the 6th cycle without rezoning. However, to offer additional capacity for the near future while the City is exploring additional opportunities as part of the General Plan update, the City has identified additional sites for rezoning at the Pacific View Mall, and along Johnson Drive and Ventura Boulevard. Most of these properties have expressed interest for redevelopment from property owners or developers. These rezone sites will offer a healthy buffer to the City's RHNA.

Furthermore, the City seeks to expand its residential development potential by establishing minimum densities as part of the General Plan update. Another approach to expanding housing opportunities is by allowing four units per lot in residential districts if the property is located within half-mile distance to commercial uses or a major bus line.

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Eight-Year Objectives:

- 14.1 Complete the rezoning within three years of the Housing Element statutory deadline (by October 15, 2024), pursuant to State law (Government Code 65583.2). The rezoned sites will allow ownership and rental housing by right (ministerial) in which at least 20 percent of the units are affordable to lower income households (see Program 15).
- 14.2 By the end of 2022, develop a monitoring procedure pursuant to SB 166 to ensure adequate capacity remains to accommodate the City's remaining RHNA for all income groups, as sites are being developed for residential, nonresidential, or mixed use developments.
- 14.3 Maintain an updated sites inventory on the City's website.
- 14.4 Concurrent with the 2023 adoption of the General Plan update, establish target minimum density for each residential designation. Develop an implementing ordinance that requires projects that do not provide at least 75% (or some other threshold) of the allowable maximum density should have to pay a fee, similar to an in-lieu fee, for the units they are not providing. Funds collected can go toward supporting affordable housing projects. Complete this ordinance by July 2024.
- 14.5 In late 2022, analyze and hold public hearings for allowing four units per lot by right in residential districts that are within a half-mile walking distance to commercial uses or a major bus line. If feasible, prepare design standards and guidelines by the end of 2023.

- 14.6 Continue all Ventura Water programs and new projects, such as VenturaWater Pure and the State Water Interconnection Project, to ensure adequate water supply and wastewater infrastructure for new housing.
- 14.7 The City shall consider rezoning the 6.3 acre property at 6205 Ventura Boulevard to allow 60 units/acre in conjunction with the rezoning of other Housing Element sites by the end of 2022.

Funding Sources: None required

Responsible Agencies: Community Development

15. By-Right Approval of Affordable Housing

Pursuant to AB 1397, the City must provide by-right approval for projects that include 20 percent of the units affordable to lower income households if the projects are located on the following types of RHNA sites:

- Sites that are reuse sites from the previous Housing Element cycle(s); or
- Sites that require rezoning to accommodate the lower income RHNA shortfall if the rezoning occurs after the October 15, 2021 statutory deadline.

The Housing Authority and other affordable housing developers have indicated that a streamlined development review process is essential to meet their annual application deadlines to seek federal and state finance funding, such as tax credits, loans, bonds and grants. These funding cycles have set deadlines and substantial filing information including confirmation that all local permit approvals are complete in order to qualify and compete for funding. To support qualifying affordable housing developers building 100% affordable projects meeting their funding cycle deadlines, the City will explore a streamlined process to reduce the time frame for residential development. Projects with 100 percent affordable units may receive priority projecting standards .

Eight-Year Objectives:

- 15.1 By the end of 2022, amend the Zoning Code to provide by-right (ministerial) approval of projects on reuse and rezone sites that include 20 percent of the units affordable to lower income households, consistent with AB 1397.
- 15.2 By the end of 2022, hold public hearings to provide by-right (ministerial) approval to any housing project that provides at least 20 percent low-income units, including those on sites not qualifying under AB 1397 (i.e., not considered a reuse or a rezone site).

Funding Sources: None required

Responsible Agencies: Community Development

16. Replacement Housing Requirement

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

Eight-Year Objectives:

- 16.1 By the end of 2022, amend the Zoning Ordinance to address replacement requirement pursuant to AB 1397.

Funding Sources: None required

Responsible Agencies: Community Development

17. 10-Year Strategy to End Homelessness

Most recently, the City of Ventura participated through the Ventura County Continuum of Care Alliance on the Ventura County Plan to Prevent and End Homelessness, which was adopted in January 2019. This plan reaffirms the 10 Year Plan to End Homelessness while expanding efforts to help those most in need. With all efforts and programs there are five guiding principles that are to be considered: collaboration & coordination, housing first, strength-based, trauma-informed, and harm reduction. Of the seven strategic priorities the city has made headway within each and will continue to strive for significant outcomes. There are seven main priorities for all Ventura County providers:

- Develop a comprehensive crisis response system
- Increase Affordable Housing Opportunities
- Create and Provide Wrap-Around Services to Keep Households Housed
- Create Opportunities for Homeless Persons/Families to Obtain Sustainable Income
- Community Outreach and Education
- Cross-System Integration
- Capacity Building

The City of Ventura is determined to continue to build upon successes to further reduce the unhoused community. As of the last Point-in-Time Count there were 386 unsheltered residents, down a bit from the year before. This positive movement reveals current programs are working but more needs to be done to make a significant impact.

Eight-Year Objectives:

- 17.1 Implement the Homeless Services and Support Task Force in 2022 utilizing a \$500,000 grant, focusing on outreach into hard-to-reach areas, links to services, and emergency engagement.
- 17.2 Continue to operate various shelters:
 - The Arch – this is a housing first low barrier shelter for up to 55 adults. Exploring expansion in partnership with the County.
 - Foul Weather Shelter - This shelter was created in 2020 to grow shelter capacity on an as needed basis in inclement weather events. The shelter activates between December 1 and March 31 of each year when weather is predicted to be under 40 degrees overnight or a half inch or more of rain is in the forecast.
- 17.3 Continue to offer collaborative support to County’s two Project Roomkey sites – with a capacity of 150 rooms.
- 17.4 Pursue funding sources for Project Homekey development, such as CARES Act and Permanent Local Housing Allocation (PLHA) funds. Efforts are underway to spur more investment in Homekey through negotiations with permanent supportive housing developers and local motels, and dedication of \$1.6M of CARES Act and \$900K pf PHLA funding.
- 17.5 On an annual basis, invite the Ventura County Homeless and Housing Coalition to present a progress report on the 10-Year Strategy to End Homelessness to the Planning Commission.

- 17.6 The Planning Commission shall review the homelessness program and objectives and provide a recommendation for additions or modifications to the City Council by the end of 2024 on how to improve the program and objectives, including coordination with the County of Ventura’s Continuum of Care and their new strategic plan.

Funding Sources: General Funds; State and Federal funds as available

Responsible Agencies: Community Development

18. Infill First Strategy

The “Infill-First” Strategy is articulated in the 2005 General Plan, with the intent of prioritizing infill development instead of sprawl. This strategy has guided the update of the City’s development code, as implemented through the form-base codes of the Saticoy Wells Community, Downtown, Parklands, and UC Hansen Specific Plans, and the Victoria Corridor and Mid-town Corridors Development Codes.

Eight-Year Objectives:

- 18.1 Continue to implement the Infill First strategy.
- 18.2 Establish objective standards for housing development by the end of 2022, considering the use of form-based codes as a standard zoning districts or overlay, to allow the Infill First strategy to apply to lands without the need for costly and time-consuming Specific Plans or special Development Codes.
- 18.3 Increase allowed heights for residential use in the form-based codes such as Downtown and Midtown to be more comparable to the allowable height by right in commercial and industrial districts by the end of 2023.
- 18.4 Facilitate lot consolidations by:
- Amend Municipal Code requirements to process lot line adjustments ministerially provided no other discretionary decisions are needed for the project.
 - Providing flexibility in lot line adjustments, access agreements, etc. to help facilitate infill development.
 - Facilitating communications between interested property owners and developers.
 - As part of the Zoning Code update to implement the General Plan, develop additional incentives to encourage lot consolidation. The target deadline for this objective is July 2024.

Funding Sources: General Funds; State funds as available

Responsible Agencies: Community Development

19. Transitional/Supportive Housing, Emergency Shelters, and Group Care Facilities

Transitional/supportive housing is typically defined as temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing or for youth that are moving out of the foster care system. An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis.

Emergency shelters are permitted by-right in the M-1, M-2, and MPD zones without a Use Permit and allowed with a Use Permit in multi-family residential zones. In addition, the City treats transitional/supportive-housing similar to other residential uses of the same type in the same zone.

However, recent changes in State law necessitates that the City update the Zoning Code to address this housing options for the homeless:

- **Emergency Shelters (AB 139):** Parking standards for emergency shelters should be based solely on staffing level but not higher than other uses in the same zone.
- **Low Barrier Navigation Center (AB 101):** LBNC is required to be permitted by right in areas zoned for mixed-use and nonresidential zones that permit multi-family uses, if the center meets certain requirements. AB 101 defines a 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.”
- **Supportive Housing (AB 2162):** The City is required to permit supportive housing developments of 50 units or less, meeting certain requirements, by right in zones where mixed-use and multi-family development is permitted. Additionally, parking requirements are prohibited for supportive housing developments within one half mile of a transit stop.

The Ventura Zoning Ordinance classifies unlicensed residential care facilities of any size and facilities serving seven or more clients as “Group Care”. Group care facilities are permitted subject to approval of a use permit in all the residential zones, the C-1, C-1A, and C-2 zones, and the transect zones. While the City has not found the use permit process to be constraining given that the required findings are objective, the City will explore mechanisms to facilitate the development of group care facilities.

Eight-Year Objectives:

- 19.1 By the end of 2023, revise provisions to address AB 139, AB 101, and AB 2162 requirements.
- 19.2 Annually pursue funding available at the State and Federal levels to provide transitional and supportive housing, as well as emergency shelters for the homeless and special needs populations.
- 19.3 By the end of 2023, study best practices for group care facilities for seven or more persons and amend the Zoning Code to facilitate the development of such facilities. A potential approach is to permit such facilities as similar uses in the same zone.

Funding Sources: State and Federal funds as available

Responsible Agencies: Community Development; Housing Authority

20. Farm Worker Housing

The vast majority of farm laborers in the greater Ventura area are permanent non-migrant and seasonal laborers, and most are likely to fall within the extremely low income category. As such, the housing needs of most farm workers are most appropriately addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. Ventura County is working toward preparing an updated Farmworker Housing Study.

The City amended the Zoning Regulations to ensure compliance with the Employee Housing Act (Health and Safety Code Section 17021.5 and 17021.6). In terms of housing for the migrant farm worker

population, the City currently permits farm employee housing in the Agricultural (A) zoning district without a use permit. (Farm employee housing may also be occupied by non-migrant workers.) To provide for additional sites for migrant farm worker housing, the City has adopted policies that enable the development of farm worker housing by incorporating this objective in community plans and other coding efforts where agricultural production is within the contextual framework.

The City defines farm employee housing as one or more dwelling units used exclusively for the purpose of housing farm workers and their families employed for agricultural work. However, the site upon which farm employee housing can be developed must be at least 40 acres in area and include an operational agricultural use. Not more than 12 dwelling units or 36 beds shall be constructed or used on a 40-acre site. For sites larger than 40 acres, no more than three dwelling units shall be constructed or used for each ten acres of additional site area. These minimum site sizes for farm worker housing are not consistent with the Employee Housing Act requirements. The requirement for the site to include an operational agricultural use is also inconsistent with State law.

Eight-Year Objectives:

- 20.1 Support Ventura County’s efforts to update their Farmworker Housing Study, including considering providing funding.
- 20.2 Amend the Zoning Code provisions for farm worker housing by the end of 2023 to remove the minimum site sizes and requirement for an operational agricultural use, consistent with the State Employee Housing Act, to encourage developments that offer affordable housing to farm workers and their families.
- 20.3 Annually pursue funding available at the State and Federal levels to provide affordable housing for farmworkers and farmworker families.

Funding Sources: State and Federal funds as available

Responsible Agencies: Community Development; Housing Authority

21. Employee Housing

The Health and Safety Code (Section 17021.5) specifies that employee housing serving six or fewer employees should be treated as a residential use for a single household. The City’s Zoning Code does not address the provision of employee housing not related to farmworkers.

Eight-Year Objectives:

- 21.1 By the end of 2022, revise Zoning Code provisions related to employee housing.

Funding Sources: None required

Responsible Agencies: Community Development

22. Adaptive Reuse Ordinance

The conversion of outmoded buildings can provide the opportunity for new residential uses within a community. Adaptive reuse projects have typically involved old school buildings, hospitals, train stations, and other public buildings; inns and hotels; and warehouses, factories, and other industrial buildings. Hotels and schools have been converted to apartments, and industrial buildings have turned into live/work spaces. Also the new work environment due to impacts of COVID may offer opportunities to convert surplus office space into housing. As a housing strategy, adaptive reuse can introduce housing into non-residential areas, restore buildings to a useful purpose, or provide live/work space at a

reasonable cost. Given that Ventura is home to numerous older and historic structures, an adaptive reuse strategy may have particular applicability.

Eight-Year Objectives:

- 22.1 As part of the comprehensive update to the Zoning Code, which will occur following the adoption of the General Plan update, explore use regulations and development standards to facilitate adaptive reuse, including flexibility from historic standards for the creation of affordable units. The target deadline for this objective is July 2024.

Funding Sources: None required

Responsible Agencies: Community Development

23. Use of City-Owned/Publicly-Owned Land

As a community approaching build-out, the City has few remaining vacant sites. The relative scarcity of vacant land necessitates the use of alternative mechanisms for providing sites for housing. In addition, the City has fiscal challenges to maintaining service levels. One mechanism that can support economic development and housing is considering the use of City-owned or publicly-owned land, such as parking lots, for development. To facilitate infill development that may include housing, the City could enter into Development Agreements to secure long-term fiscal and affordable housing benefits.

Eight-Year Objectives:

- 23.1 Maintain an inventory of City-owned sites that may be utilized for development that could include housing.
- 23.2 By the end of 2023, following the General Plan update, identify specific properties that may be made available for residential development. Such properties may be designated as part of the Affordable Housing Overlay (see Program 24). By 2025, the City will conduct feasibility analysis to determine whether disposition or long-term lease would be the appropriate mechanism to pursue affordable housing on the designated sites.
- 23.3 Maintain contact with other public agencies such as the County and School District for surplus properties that may be disposed for development that could include housing.

Funding Sources: None required

Responsible Agencies: Community Development

24. Affordable Housing Overlay

Affordable Housing Overlay (AHO) is an added layer on top of existing zoning districts that provides incentives for developers to build affordable housing. Overlay zones may include a variety of incentives to developers to include affordable units in their projects, such as:

- Increased density bonus
- Increased allowable height
- Lower parking requirements
- By-right zoning or administrative project approval
- Streamlined permitting
- Allowing housing in locations not zoned for residential uses
- Impact fee deferrals/waivers

The City will continue to support 100% affordable housing as by right on lands that allow residential uses. The City's intent for the Affordable Housing Overlay is to facilitate affordable housing projects that are at a minimum of 30 units per acre (or a higher threshold) as allowed by right on any parcel in areas suitable for residential development.

To address special housing needs, the City will also consider allowing SRO, group housing, transitional and supportive housing, care facilities, and emergency shelters by right if they meet a certain minimum density or beds on any parcel in any land use designation that is in a moderate or higher resource area.

Eight-Year Objectives:

- 24.1 By the end of 2023, adopt an Affordable Housing Overlay with objective design standards and guidelines to facilitate affordable housing. Specific requirements for affordable housing to qualify for the Overlay designation and appropriate incentives will be established. In addition, study the impact of development fees on affordable housing. If feasible, fee deferrals/waivers will be offered as an incentive in the Affordable Housing Overlay.
- 24.2 By the end of 2024, study the feasibility of establishing a similar overlay for special needs housing, whereby SRO, group housing, transitional and supportive housing, care facilities, and emergency shelters will be allowed by right if they meet a certain minimum density or beds on any parcel in any land use designation that is in a moderate or higher resource area. If feasible, adopt a Special Needs Housing Overlay by the end of 2024 with design standards and guidelines.

Funding Sources: None required

Responsible Agencies: Community Development

25. Annual Reporting and Workshops

Annual reports on the General Plan and Housing Element are required to be submitted to the State. Improved implementation of the Housing Element can be achieved by incorporating stakeholder input in the process.

Eight-Year Objectives:

- 25.1 Assign responsibility for the oversight of Housing Element implementation to the Planning Commission, who will make recommendations to the City Council.
- 25.2 Hold an annual overview of Housing Element implementation with the Planning Commission at a public hearing with the intent to receive feedback from key housing interest groups.
- 25.3 Conduct workshops with housing stakeholders to discuss the City's progress in implementing the Housing Element on an annual basis.

Funding Sources: None required

Responsible Agencies: Community Development

Removal of Governmental Constraints

Under State law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate governmental constraints on residential development and facilitate development of housing affordable to lower- and moderate-income households, including families, seniors, and persons with special needs.

26. Land Use Policy and Development Regulations

The City never amended its Local Coastal Plan (LCP) for the 2005 General Plan. As such, except for the Downtown Specific Plan area, the 1989 General Plan applies to the Coastal Zone. The City is in the process of updating the General Plan. The City will update its Local Coastal Plan with the General Plan update, and seek Coastal Commission certification. Furthermore, the City currently has different zoning regulations for the Coastal versus inland areas. The City will conduct a comprehensive overhaul of the Zoning Code to implement the General Plan update, establishing modern development regulations that apply citywide to facilitate residential development.

Eight-Year Objectives:

- 26.1 Update the Local Coastal Plan and Zoning Code following the completion of the General Plan update scheduled in 2023, with completion of these efforts by July 2024.
- 26.2 Update the Zoning Code to reduce residential parking standards to align with State density bonus requirements by the end of 2023, and update the Local Coastal Plan by July 2024.

Funding Sources: None required

Responsible Agencies: Community Development

27. Density Bonus Incentives

The City's density bonus provisions were last updated in 2013 to comply with then current state law. The provisions allow a density bonus of up to 35 percent in exchange for providing affordable units. However, state law pertaining to density bonuses has changed significantly since 2013. In 2020, the State legislature adopted AB 2345 which increased the maximum achievable density bonus from 35 percent to 50 percent for projects not comprised exclusively of affordable units. Additionally, AB 1763 was enacted in 2019, which mandated additional incentives for projects that have 100 percent affordable units

Eight-Year Objectives:

- 27.1 By the end of 2023, update the City's Density Bonus Ordinance to be consistent with State law.

Funding Sources: None required

Responsible Agencies: Community Development

28. Streamlined Processing Procedures

The City's General Plan defines the City's growth policy as an *Infill First* strategy directing development to occur in the City's districts, major roadway corridors, and established neighborhood centers, all with a mix of uses near existing and future transit. To implement this growth strategy, the City utilizes form-based codes and continues to develop a streamlined planning and development review process.

As the time spent in the development review process is a major issue for all housing development, the City adopted an emergency streamlining ordinance that redefined the role of the Design Review

Committee (DRC) and Historic Preservation Committee (HPC) to be recommending bodies only. Final actions occur at the Planning Commission (PC) or an Administrative Hearing (AH). City Council adopted the “permanent” streamlining ordinance that will go into effect in January 2022.

Additionally, in the 5th Cycle, per City Council direction, where the City has yet to adopt any Community Plans or Specific Plans, it does a consistency rezone at the time of project filing (at no cost to the applicant) for projects with a residential component in areas where the General Plan land use designation allows housing but existing zoning does not, making sites in such areas available for the production of housing, including affordable housing. The City’s consistency rezone process is not a constraint on development. However, with SB 330, and the need to create citywide objective design standards, this consistency rezone process is no longer appropriate.

Eight-Year Objectives:

- 28.1 By July 2022, develop written procedures (or utilize the State’s template application form) for SB 35 affordable housing approval.
- 28.2 By May 2022, have streamlined processing regulations approved by the Coastal Commission for the Coastal Zone.
- 28.3 By the end of 2022, develop objective design standards pursuant to SB 330, which could be achieved by applying form-based codes citywide. Amend the Local Coastal Program if necessary following the end of 2022 City Council adoption of the standards.

Funding Sources: None required

Responsible Agencies: Community Development

29. Planning and Development Fees

Planning and development fees can add to the cost of affordable housing development. With limited affordable housing funds to subsidize the construction of affordable housing, the City may consider deferral the collection of planning and/or development fees until entitlement or permit issuance. Fee deferrals would have limited long-term fiscal impacts to the City but could enhance the feasibility of affordable housing projects.

The City has utilized fee waivers for affordable housing projects, but fee waiver requires City Council approval. Since housing projects do not otherwise require City Council action, fee waivers become difficult to implement.

Eight-Year Objectives:

- 29.1 By the adoption of the FY 2022-23 budget, establish a fee deferral program for affordable housing projects.
- 29.2 By the adoption of the FY 2022-23 budget, establish a partial fee waiver program for all-affordable housing projects that can be granted by the Community Development Director.
- 29.3 Develop an expedited plan check process for all affordable multifamily projects by the end of 2022.

Funding Sources: General Funds

Responsible Agencies: Community Development

Affirmatively Furthering Fair Housing

To adequately meet the housing needs of all segments of the community, the City will affirmatively further fair housing through strategies that focus on outreach and enforcement, access to opportunities, anti-displacement, place-based strategy for improvement, and new housing in high resource areas.

30. Fair Housing Program

The City contracts with the Housing Rights Center (HRC) for the provision of fair housing resources in order to prevent or eliminate discriminatory housing practices, and to comply with both federal and State fair housing laws. The Housing Rights Center offers a variety of services promoting fair housing, including counseling and investigative services for instances of housing discrimination, public education and outreach sessions for community groups, and housing discrimination prevention program. An extensive list of meaningful actions based on the AFFH analysis is found in Appendix C of the Technical Background Report.

Eight-Year Objectives:

- 30.1 Continue allocating Community Development Block Grant (CDBG) funding of Housing Rights Center for purposes of promoting fair housing practices, providing educational information on fair housing to the public through distribution of fair housing brochures, provision of fair housing seminars and workshops, and provision of free counseling services for landlords and tenants. Conduct at least two workshops in the City annually, with one workshop located in Ventura's Westside Neighborhood Revitalization Area.
- 30.2 Ensure outreach and education materials are provided in multiple languages consistent with the City's demographic profile.
- 30.3 Focus outreach activities in the targeted neighborhoods where there is a concentration of disproportionate housing needs and displacement risk.

Funding Sources: CDBG

Responsible Agencies: Community Development; Housing Rights Center

31. Westside Neighborhood Revitalization Strategy Area

The City will continue to implement place-based improvement strategies in the Westside Neighborhood Revitalization Strategy Area (NRSA) using CDBG funds.

Eight-Year Objectives:

- 31.1 Conduct recertification of the Westside Neighborhood Revitalization Strategy Area (NRSA) every five years in conjunction with development of the HUD-required Five-Year Consolidated Plan. Updates should target current needs for housing and community development activities in this area with a concentration of disproportionate housing needs.
- 31.2 Pursue additional funding from the State and federal programs for large-scale public improvement projects and for addressing environmental issues in the area.

Funding Sources: CDBG

Responsible Agencies: Community Development

32. Tenant Protection

Lower income households displaced by development assisted with federal funds are required to adhere to the relocation and displacement requirements under the Uniform Relocation Act. However, private development has placed economic pressures in the housing market, resulting in displacement of existing residents, especially for renters who have few affordable options to remain in the community.

The City may consider tenant protection mechanisms such as first right of return to and local housing preference policy for affordable units created through the City's Inclusionary Housing Program.

Eight-Year Objectives:

- 32.1 Require developers to implement an affirmative marketing plan for inclusionary housing units.
- 32.2 Hold public hearings with the Planning Commission to review options for Tenant Protection policies to counter the effects of economic displacement in early 2023, with Commission recommendations forwarded to the City Council by July 2023.

Funding Sources: None required

Responsible Agencies: Community Development

33. Vacation Rentals

The City of Ventura is a desirable location for vacation, given its coastal location, presence of historical and cultural resources, and proximity to other vacation hot spots such as Santa Barbara. Vacation rentals have the potential to remove housing units from the permanent rental housing market for Ventura residents. The City will conduct a study on the impacts of vacation rentals on the City's housing market and establish appropriate mitigation policies.

Eight-Year Objectives:

- 33.1 In 2022, conduct a study on the nature and extent of vacation rentals in the City and how they may impact the local rental housing market. If appropriate, adopt policies to mitigate the impacts of vacation rentals on affordable housing.

Funding Sources: None required

Responsible Agencies: Community Development

C. Quantified Objectives

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

	Income Category					Totals
	Ex. Low	Very Low	Low	Moderate	Above Moderate	
RHNA	1,187		865	950	2,310	5,312
New Construction	1,187		865	950	2,310	5,312
Rehabilitation	40	40	40	0	0	120
Assisted Units at Risk	65		65	0	0	130
Project Roomkey	150	0	0	0	0	150
Project Homekey	12	16	0	0	0	28