

# **HOUSING ELEMENT**

**CITY OF SAN BUENAVENTURA**

**PUBLIC REVIEW DRAFT  
JULY 30, 2008**



# 1. INTRODUCTION

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## A. Community Context

Incorporated in 1866, San Buenaventura (Ventura) is a coastal community of over 100,000 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 been steadily slowing down since 1970. The Census documents the City's 2000 population as 100,916, representing a 9% growth over the decade, in contrast to 24% growth during the 1980s and 27% growth in the 1970s. This noticeable drop in population growth during the 1990s reflects the economic recession of the early to mid-1990s, the decreasing amount of vacant land available for development, and City policies for managed growth. From 2000 to 2007 the City's population grew to 107,490, an increase of about 7%, which is comparable to the growth rate of the 1990s.

A variety of housing types are available in Ventura, including single-family homes, townhomes, apartments, condominium developments, and mobile homes. Of the approximately 42,129<sup>1</sup> units in the City, 64% are single-family homes, 30% are multi-family units, and 6% are mobile homes and trailers. Of the 2,326 new units built in Ventura between 2000 and 2007, about half were single-family detached homes and half were apartments, reflecting a balance of housing types and opportunities. Housing costs are relatively high, as is typical in most coastal communities. The median price of new and existing single-family homes sold in Ventura was about \$525,000 in 2007. Market rents for two-bedroom apartments averaged approximately \$1,400 to \$1,600 per month, with vacancy rates of about 4%.

Housing affordability continues to be an important issue in Ventura County, with a significant number of households in the region overpaying for housing.<sup>2</sup> The shortage of affordable housing typically affects lower-income renters and first-time homebuyers most severely. The City has traditionally promoted housing affordability through home purchase assistance programs, support of non-profit housing providers, and incentives for the production of affordable housing.

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. To facilitate the improvement of housing and neighborhood quality, the City offers various rehabilitation programs. A continuing concern in Ventura is the lack of incentive for landlords to maintain or improve their rental properties because of the strong rental market.

## 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 all elements of their General Plan regularly, State law is much more specific in regard to the Housing Element, requiring an update at least every six

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<sup>1</sup> California Department of Finance (2007)

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

years. Ventura's Housing Element is thus a six-year plan extending from 2008 to 2014, unlike other General Plan elements that typically cover a minimum ten-year planning horizon.

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 affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

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, including housing goals, policies and programs;
- A Technical 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 2004 Housing Element.

### **C. Data Sources**

Various sources of information are used to prepare the Housing Element. Data from the 2000 Census of population and housing is used to a large extent in the Element. Although somewhat dated, the 2000 Census remains the most comprehensive and widely accepted source of demographic information. Other sources are used to supplement Census data, including:

- Population and demographic data published by the State Department of Finance (DOF);
- Labor market data from the California Employment Development Department (EDD);
- Housing market information, such as home sales, rents, and vacancies, from private research organizations and the County tax assessor's files;
- Public and non-profit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system.

### **D. 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. These opportunities included informal workshops as well as public meetings with the Planning Commission and City Council.

The Housing Element update was started with a Planning Commission study session on December 18, 2007. The public meeting provided the Planning Commission with an overview of

what would be addressed in the proposed Housing Element and the path that would be followed in preparing the document. This was an opportunity for the public and City officials to identify important topics that needed to be addressed in the Housing Element update.

On June 23, 2008 the Planning Commission and City Council held a joint public workshop in the City Council Chambers to review the draft Housing Element and receive input on housing concerns that should be addressed in the updated Element. The meeting was noticed in the local newspaper as well as posted on the City's website and through the City's e-vision newsletter which is sent to more than 500 citizens. The meeting was also broadcasted on cable television. Notices of the joint workshop were sent to interested individuals and organizations. Thirteen people spoke at the joint public workshop.

At the direction of the Planning Commission and City Council, a subsequent public stakeholders workshop was held at City Hall on July 9, 2008 to discuss topics raised during the joint public workshop as well as to receive additional stakeholder concerns. Notices of the workshop were sent to interested parties in addition to religious and non-profit organizations. Over thirty people attended the meeting including representatives from the League of Women Voters, Farmworker Housing, and members of the Social Service Task Force. A summary of the topics discussed and staff responses are provided in Appendix C of the Housing Element Technical Report.

In response to the joint workshop and stakeholders meeting, several changes were made to the draft Housing Element including: 1) a program amendment to address the siting of emergency shelters by requiring the Municipal Code to be brought into compliance with SB2 within one year, 2) a program amendment to require an annual update of the City's vacant and underutilized sites map, and 3) a new program to link the Housing Element with the 10-Year Strategy to End Homelessness.

The fourth public meeting on the draft Housing Element was held before the Planning Commission and City Council in joint session on August 4, 2008. The meeting was noticed on the City's website. Notices were sent to those who participated in the June 23, 2008 joint workshop and the July 9, 2008 stakeholders workshop as well as sent to the \_\_\_\_\_ . The joint meeting was televised on the local cable television station. \_\_\_\_\_ people spoke at the joint meeting.

After concept approval, the draft Housing Element was sent to the State Department of Housing and Community Development (HCD) for review and comment. After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council. All Planning Commission and City Council hearings were televised on the City's public access station.

The 2008 Housing Element update process included the following opportunities for public involvement:

- December 18, 2007 Planning Commission study session
- June 23, 2008 City Council/Planning Commission joint hearing
- July 9, 2008 Public/Stakeholder Workshop
- August 4, 2008 City Council/Planning Commission joint hearing
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The updated Housing Element addresses changes that have occurred since the preparation of the 2004 Housing Element and has been reviewed at public hearings before the Planning Commission and City Council.

### **E. Relationship to the General Plan**

The 2008 Housing Element is one of ten elements of Ventura's General Plan. The Housing Element builds upon the other General Plan Elements and is considered consistent with the policies set forth in those elements.

The City will ensure consistency between the Housing Element and the other General Plan elements through the review of all future amendments to ensure that policies and programs work in harmony to support the City's broad goals and objectives. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between various elements.

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 developments with lower-income housing. Draft copies of the Housing Element were provided to \_\_\_\_\_, and the final Housing Element was provided to these agencies immediately upon adoption.

## 2. HOUSING PLAN

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This Housing Plan sets forth the City’s goals and policies with respect to housing, and establishes a comprehensive six-year program strategy for the 2008-2014 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 citizen involvement in addressing the maintenance and improvement of the housing stock and neighborhood quality.
- Policy 1.2 Continue to preserve and maintain the City’s historical and architecturally significant buildings and neighborhoods.
- Policy 1.3 Encourage homeowners and landlords to maintain properties in sound condition through the City’s residential rehabilitation assistance programs and code enforcement efforts.
- Policy 1.4 Cooperate with housing providers in the acquisition, rehabilitation, and maintenance of residential properties as long-term affordable housing.
- Policy 1.5 Permit the conversion of apartments to condominiums only when such conversion would not adversely affect the overall supply and availability of rental units, particularly units occupied by lower- and moderate-income households.
- Policy 1.6 Continue to support the provision of rental assistance to lower-income households, and encourage property owners to list units with the Housing Authority.
- Policy 1.7 Continue to preserve the affordability of mobile homes through the Rent Stabilization Ordinance. Support the acquisition and ownership of mobile home parks by non-profit housing providers and resident organizations.
- Policy 1.8 Preserve the existing stock of affordable housing, including mobile homes, 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 under modern sustainable community standards.
- Policy 2.2 Provide expanded housing opportunities for the City’s workforce. Promote the City’s affordable housing programs with employers in Ventura.
- Policy 2.3 Continue to offer and promote homeownership assistance programs to lower- and moderate-income households to purchase both new and existing housing. Pursue participation in other homeownership programs available in the private market and seek additional funding sources that could assist moderate-income households.
- Policy 2.4 Continue to provide financial and regulatory incentives to non-profits, private housing developers, and public agencies for the construction of housing to meet identified needs.
- Policy 2.5 Support the provision of quality rental housing with three or more bedrooms to accommodate large families, and encourage room additions in the existing housing stock to address household overcrowding.
- Policy 2.6 Support a variety of housing types to address the needs of agricultural workers, including affordable rentals, mobile home parks, 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 second units.
- Policy 2.8 Encourage the provision of housing adaptable to the physically disabled through integration of universal design features in new development, and compliance with Title 24 of the California Health and Safety Code.
- 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 Continue to implement the inclusionary housing ordinance as a means of integrating affordable units within new residential development:  
1) Require affordable units to be provided on or off-site, with allowance

for payment of an in-lieu fee at the discretion of the City; 2) Evaluate the financial impact of inclusionary requirements on development, and assess incentive-based alternative strategies for provision of affordable housing.

- Policy 2.12 Facilitate the provision of second units as a means of providing affordable rental housing in existing neighborhoods. Ensure compatibility with the primary unit and surrounding neighborhood.
- 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 Direct City-controlled housing funds towards projects and programs that address the needs of extremely low and lower-income households.
- Policy 2.16 Prioritize affordable housing opportunities and assistance for public service employees.
- Policy 2.17 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 the regional housing needs.**

- Policy 3.1 Maintain an up-to-date inventory of vacant and underutilized parcels and provide to interested developers in conjunction with information on available development incentives. Within redevelopment project areas, provide assistance in land assembly in support of affordable housing development.
- Policy 3.2 Implement smart growth principles by providing incentives for quality infill projects that utilize existing infrastructure such as expediting permit processing.
- 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 Utilize the Downtown Specific Plan and form-based codes as a tool 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 Pursue use of publicly owned land, such as public parking lots, for development of affordable housing.
- Policy 3.7 Identify opportunities for housing development or redevelopment 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 commercial 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 along parts of Thompson Boulevard and Main Street in Midtown Ventura, as well as other areas such as Westside, Downtown and East Ventura.
- Policy 3.10 Promote mixed-use developments on the Westside of Ventura.
- Policy 3.11 Ensure that adequate sites are available for housing executives in order to enhance the City’s ability to attract businesses with higher paying jobs.

**Removal of Governmental Constraints**

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

- Policy 4.1 Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.
- Policy 4.2 Seek out new incentives for the production of affordable units that include streamlined permit processing and reduced fees.
- Policy 4.3 Continue to implement the Task Force Committee’s recommendations for process improvements to make the planning process more efficient.
- Policy 4.4 Continue to provide the City Council with annual reviews of the Housing Approval Program (HAP) that seeks to streamline processing times, while maintaining adequate levels of public review.
- Policy 4.5 Provide flexibility in development standards to accommodate new models and approaches to providing affordable housing, such as co-housing, live/work units and assisted living facilities.

## Equal Housing Opportunity

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

- Policy 5.1 Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical or mental disability, or other such factors.
- Policy 5.2 Continue to support organizations that offers 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, agricultural workers, and the disabled.
- Policy 5.4 Continue to 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.

## 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, Redevelopment Agency, and 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
- Promotion of Equal Housing Opportunity

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. The program summary (Chart 1(a)) included at the end of this section specifies for each program the following: six-year objective(s), funding source(s), and agency responsible for implementation of the program. Chart 1(b) further provides the City's quantified assistance goals by income groups.

## 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.

The preservation of the existing affordable housing stock is also critical. As of 2008, Ventura has approximately 565 rental units with affordability restrictions or covenants, and another 716 public housing units owned and managed by the Housing Authority of the City of Ventura. In addition, approximately 1,189 Ventura households are recipients of Section 8 rental assistance through the Housing Authority. The City will continue to strive to preserve these affordable units and rental housing vouchers to meet the housing needs of lower-income households.

### **1. Housing Preservation Loan Program**

The Housing Authority administers the Housing Preservation Loan Program (HPP) on behalf of the City to assist lower-income homeowners in repairing or upgrading their owner-occupied units. The program offers assistance to owners of single-family homes and multi-family properties of up to four units (with assistance only to the owner-occupied unit). The maximum loan amount is \$25,000 with an interest rate of 3%. The repayment period is 15 years. Homeowners may receive assistance for the following repairs: plumbing/sewer, electrical, re-roofing, painting, windows and doors, termite damage repair, structural repairs, and kitchen and bathroom remodeling. Room additions are typically not covered by the program. However, assistance may be available if severe overcrowding is found to be evident. The City also offers \$15,000 grants to assist homes that require lead-based paint abatement.

**Six-year Objective:** The City's goal is to assist 30 households through the Housing Preservation Loan Program and through lead-based paint abatement grants. To market the availability of the program, the City will make brochures available at all relevant public meetings, the planning counter, public libraries, and the senior center.

### **2. Housing Code Enforcement Program**

The City currently administers the Housing Code Enforcement Program in order to preserve and maintain the livability and quality of neighborhoods in Ventura. Under this program, code enforcement staff investigates violations of health, safety, and property maintenance standards. When violations are identified or cited, staff encourages eligible property owners to seek assistance through the Housing Preservation Loan Program.

**Six-year Objective:** The City will continue to implement the Housing Code Enforcement Program with the potential implementation of a rental inspection program and resale inspection program. Code Enforcement staff expects to perform initial inspections on approximately 8,000 residential rental units. It is anticipated that approximately 4,800 enforcement cases will be processed in the six-year period.

### **3. Condominium Conversion Ordinance**

As a means to preserve the rental housing stock, the City has in place a Condominium Conversion Ordinance. The Ordinance requires findings that a proposed conversion would not adversely affect the supply and availability of rental housing in Ventura or a specific area of the City. It further requires that if the vacancy rate is below 5%, new rental units must be

constructed by the applicant to equal or exceed the number of units proposed to be converted. The developer is also required to pay relocation assistance to displaced residents.

**Six-year Objective:** The City will continue to enforce the condominium conversion ordinance.

#### 4. Section 8 Rental Assistance

The Section 8 rental assistance program extends rental subsidies to very-low-income households, including families, seniors, and the disabled. 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% 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% of their income). As of 2008, approximately 1,189 Ventura households received Section 8 assistance through the Housing Authority of the City of Ventura. Given the continued need for rental assistance, the City supports and encourages the Housing Authority to seek additional subsidy funding, if offered by HUD.

**Six-year Objective:** The City will continue to participate in the Section 8 rental assistance program administered through the Housing Authority and will encourage rental property owners to list available units through the program.

#### 5. 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. As of 2008, the City has a combination of 565 assisted or regulated rental units in its jurisdiction. Of these projects, five have affordable units, which are determined to be at risk of conversion to market-rate, housing during the planning period: Garden Estates (26 units), Ventura Terrace (97 units), Casa de Anza (14 units), Weston Colony (33 units) and 664 Riverside (2-units) Apartments.

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 Ventura Redevelopment Agency 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 Report.

**Six-year Objectives:** The City will take the following actions to preserve long-term affordability in Garden Estates, Ventura Terrace, Casa de Anza, Weston Colony, and 664 Riverside:

- Monitor the at-risk units by contacting property owners regarding their long-term plan for the properties at least one year prior to potential expiration.
- Depending on owner intent, pursue options to purchase affordability covenants on all or a portion of units
- Coordinate the conversion of Ventura Terrace with the Los Angeles field office of HUD to ensure the appropriate opt-out steps are taken.

- Provide financial and/or technical assistance to non-profit and/or public agencies organizations interested in purchasing and maintaining the properties should the owners be interested in selling. Pursue State preservation funding such as Proposition 1C, as appropriate.
- Conduct tenant notification by:
  - Notifying tenants at least one year prior to potential conversion to market-rate housing.
  - Providing information regarding tenant rights and conversion procedures should an owner decide to convert his/her property to non-low-income use.
  - Offering tenants information regarding Section 8 rental subsidies and other available assistance through City and County agencies as well as non-profit organizations.

## **6. Mobile Home Park Rent Stabilization Ordinance**

Ventura is home to approximately 2,600 mobile homes, accounting for 6% of the housing stock. Recognizing that mobile homes provide affordable housing for many seniors and lower-income families, the City has enacted the Rent Stabilization Ordinance to ensure their continued affordability. The City's Mobile Home Park Rent Stabilization Ordinance covers 1,880 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 5% 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.

**Six-year Objective:** The City will continue to enforce the Rent Stabilization Ordinance for mobile home parks in Ventura.

## **7. 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.

**Six-year Objective:** The City will continue to preserve the MHP zoning designation to assure mobile home parks remain a viable part of the City's housing stock.

## **8. Mobile Home Park Resident Ownership Program**

The State Department of Housing and Community Development offers the Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. This program offers short-term and long-term loans, which may be used for the purchase (conversion), rehabilitation, or relocation of a mobile home park. The loans available include: short-term

conversion loans at 3% simple annual interest for up to 3 years and long-term blanket loans at 3% simple annual interest for up to 30 years. In addition, long-term individual loans are offered at 3% simple annual interest to low-income residents of a mobile home park that has been converted, to ensure housing affordability when the resident buys a space in the park. The City has utilized HOME funds in the past to assist residents in acquiring the Country Estates Mobile Home Park.

**Six-year Objective:** The City will provide information on the MPROP program to interested mobile home park tenants, as well as contacts at non-profit organizations active in mobile home park purchase. Where parks are deemed economically viable, the City will support applications for funding through MPROP, and will assist park purchase with local resources as available.

### **9. Mobile Home Rehabilitation Grant Program**

The Housing Authority of the City of San Buenaventura administers the City's Mobile Home Rehabilitation Grant Program. Funded with HUD Community Development Block Grant (CDBG) funds, the program offers grants of up to \$5,000 to low and moderate-income mobile home residents in Ventura. Each year the owner occupies the mobile home unit, 20% of the funding is "forgiven," such that after five years of continued owner-occupancy, the funding has fully converted to a grant. Funds may be used to make necessary repairs for health and safety and will include modifications for access to senior or disabled residents.

**Six-year Objective:** The City's goal is to assist 10-20 households per year (approximately 60-120 over a six year period) through the Mobile Home Rehabilitation Grant Program. In administering the program, the Housing Authority markets the availability of the funding by providing brochures to all relevant public meetings, the City's planning counter and Economic Development and Revitalization division, public libraries, and the senior center.

### **10. 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. In the past, the City has utilized the acquisition/rehabilitation approach on a limited, project-by-project basis. With a potential project on the Westside, the City is utilizing acquisition/rehabilitation as part of an overall strategy for neighborhood revitalization.

**Six-year Objective:** The City will continue to seek opportunities for rehabilitation of deteriorating rental properties in locations that contribute to overall neighborhood revitalization. The City anticipates the rehabilitation of 25 housing units (15 single family and 10 mobile homes) in accordance with the FY 2008-2009 HUD Annual Action Plan.

## **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.

### **11. Workforce and Downtown Housing**

Approximately 39% of Ventura households earn lower incomes (80% or less of County median family income). Many of these are working families with wage earners in low paying occupations, including retail workers, service workers, and farm laborers. Because of their limited income, over half of the city's lower-income households overpay for housing.

The City can work in partnership with both for-profit and non-profit developers, as well as the Housing Authority of the City of Ventura 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.

**Six-year Objective:** The City will provide financial and regulatory incentives to non-profits, private developers, and public agencies to increase the supply of housing affordable to Ventura's lower-income workforce. The City will target a portion of local financial resources, including redevelopment set-aside funds, towards projects that meet the needs of very low- and low-income renters, including large families and agricultural workers.

### **12. For-Sale Housing Assistance**

Given the high home prices in Ventura, homeownership is difficult to achieve for low-income households and even middle class professionals, such as teachers, police officers, firefighters, and nurses. To expand affordable homeownership opportunities in Ventura, the City will work with both for-profit and non-profit home developers and public agencies in securing outside funding to provide a portion of newly developed for-sale units for low- and moderate-income households. Proposition 1C provides some funding for homeownership assistance programs offered through the State Department of Housing and Community Development (HCD) and the California Housing Finance Agency. The City will, in turn, assist these households in purchasing the designated affordable units through its resources, such as the Homebuyer Assistance Program (described in Program #14). To maintain the affordability of these units, resale restrictions will be established through affordability covenants.

Where appropriate, the City will also partner with non-profit housing developers, or others identified under the Administrative Resources section of the Technical Report. These organizations are well known for developing ownership housing for lower-income households, including farm workers and their families. Typically, public agencies assist such developers in identifying and acquiring the land on which the homes can be built.

**Six-year Objective:** The City will seek partnerships with both for-profit and non-profit home developers and public agencies in securing State Proposition 1C and other sources of funding assistance to provide a portion of newly developed units for low- and moderate-income households, with a goal of developing at least one mixed income for-sale housing project during the remainder of this planning period. The City will also assist low-income households in purchasing the units through the Homebuyer Assistance Program.

### 13. Homebuyer Assistance Program

Together, the Housing Authority of the City of Ventura and Cabrillo Economic Development Corporation administer the City’s Homebuyer Assistance Program, which offers low-interest, deferred payment loans of up to \$80,000 for lower-income (80% of County median income or lower) first-time homebuyers. The loan funds may be used as a “silent second” on the purchase of a new or resale home. As of early 2004, the maximum appraised value of the home was \$290,318. Some closing costs may be paid if a renter is purchasing the unit that they live in. Qualified homebuyers may apply for loans from a participating lender in Ventura.

Given the high cost of housing in the greater Ventura area, the City’s ability to grant first-time homebuyer loans has been constrained. Nonetheless, the City will seek to assist 1 or 2 households on an annual basis. Achievement of this goal will necessitate the re-evaluation of program guidelines, as well as pursuit of outside funding sources to augment current HOME funds.

**Six-year Objectives:** The City will evaluate program guidelines and outside funding opportunities, with the goal of assisting as many households as feasible during the six-year planning period. The City will advertise availability of the program by distributing brochures at all relevant public meetings, the planning counter, public library, and senior/ community center.

### 14. Inclusionary Housing Ordinance

Inclusionary zoning is a tool that can be used to integrate affordable units within market-rate residential developments. To address affordable housing needs, numerous communities in California have adopted inclusionary housing ordinances that require an established percentage of units within a market-rate development to be price-restricted as affordable units for very low, low, and moderate-income households.

In 2006 the City adopted an interim inclusionary housing ordinance to require a percentage of units within new market-rate developments be price-restricted units for very low, low, and/or moderate-income households. Development projects consisting of 15 or more residential units, located in any portion of the City's Planning Area other than the Merged Redevelopment Project Area must provide and designate inclusionary units restricted to occupancy by moderate-, low-, or very low-income households, as shown in table below. For purposes of calculating the number of inclusionary units required, any additional units under the City Density Bonus Ordinance are not be counted in determining the required number of inclusionary units.

Total number of units	Number of Inclusionary Units Required
15 -- 20	1
21 -- 26	2
27 -- 33	3
34 -- 39	4
40 -- 46	5
47 -- 53	6
54 -- 59	7

Six-year Objective: The City will continue to implement the interim inclusionary ordinance and monitor its effectiveness throughout the planning period.

## 15. Second Units

A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. The City amended its Zoning Code in 2004 to permit second units by-right in the R-1 and R-P-D zone consistent with AB 1866. Furthermore, the DTSP's T4.1 zone allows "carriage houses" (equivalent to second unit) by right. Approximately 40 new second units have been approved in Ventura since the ordinance was amended in 2004.

Second units offer several benefits. They offer affordable rental housing for seniors, college students, and single persons that typically rent for less than apartments of comparable size. In addition, the primary homeowner receives supplemental income, which can help many modest income and elderly homeowners remain in or afford their homes. Second units can also be integrated into new single-family subdivisions and provide a cost-effective way of addressing inclusionary housing requirements (see Program #16).

Recognizing these benefits, the City will continue to facilitate the construction of new second units through regulatory concessions or incentives.

**Six-year Objectives:** Facilitate development of at least 11 new second units annually.

## 16. 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, and single-parent families in need of child care and other services. 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 and 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. Co-housing communities currently exist throughout California in a variety of settings and cities, including Berkeley, Davis, Oakland, Pasadena, and Santa Barbara.

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. However, at least one of the full-time workers of the live/work unit must reside in the unit, and the residential area cannot be rented separately from the working space. Live-work units are frequently created through the adaptive reuse of non-residential structures, but may also be developed as a new building designed for such use.

**Six-year Objective:** The City will revise the Zoning Code through form based coding efforts to provide tailored development standards to facilitate the development of non-traditional housing types, including co-housing, assisted living facilities, and live-work units.

**17. Housing Assistance for Public Service Employees**

The shortage of affordable housing has impacted the City’s ability to maintain its public service workforce. To address this issue, the City has partnered with the Ventura County Community Development Corporation (VCCDC) to pilot the city’s Employer Assisted Housing Program (EAHP) to qualified homebuyers who wish to purchase their home in the City of Ventura. The EAHP is a public/private financial partnership designed to assist City employees attain homeownership. The objective is to offset the high cost of homeownership in the City of Ventura by increasing the purchase power to employees.

**Six-year Objective:** Continue to implement and monitor the effectiveness of the Employee Housing Assistance Program.

**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.

**18. 10-Year Strategy to End Homeless**

The City of Ventura is an active participant and major financial contributor to the 10-year Strategy to End Homelessness prepared by the Ventura County Homeless and Housing Coalition in June 2007. The Strategy includes 22 recommendations including the creation of 150 additional shelter beds, 75 additional transitional housing units (225-300 beds) and at least 275 beds or units of permanent supportive housing for chronic homeless persons during the first five (5) years of implementation of the strategy. The Strategy represents the primary program to address homeless for both the City and County of Ventura and the goals, policies and programs of this Housing Element are intended to be in agreement.

**Six-year Objectives:** Continue to fund and support the 10-Year Strategy to End Homelessness. The City will actively participate in the Interagency Council on Homelessness for Ventura County as set forth in Recommendation #19 of the Strategy. As stated in Recommendation #19 the Interagency Council will be charged with coordinating and evaluating policies concerning all of the recommendations and related activities within the Strategy. The City will also work closely with the Ventura County Homeless and Housing Coalition, an advisory body to the Interagency Council on Homeless which has been coordinating the county’s continuum of care system for

homeless persons since 1996. On an annual basis, a progress report on the 10-Year Strategy to End Homelessness will be prepared by the Ventura County Homeless and Housing Coalition and presented to the City Council. Where appropriate, recommendations from the annual progress reports will be incorporated into the next update of the Housing Element.

## **19. Infill First Strategy**

The “Infill-First” Strategy was articulated in the 2005 General Plan. This strategy is intended to guide the update of the City’s development code. The form-base code of the DTSP and the Mid-town Corridors Development Code are two specific accomplishments to date. Additionally, Policy 3.1 of the Housing Element recommends that the City maintain an up-to-date inventory of vacant and underutilized parcels and provide to interested developers in conjunction with information on available development incentives.

**Six-year Objectives:** Continue to implement the Infill First strategy. Utilize the Redevelopment Agency’s assistance in site assembly, and the City’s flexibility to encourage lot consolidation (lot line adjustments, access agreements, etc) to help facilitate infill development.

On an annual basis, beginning in August 2009, prepare an updated inventory of vacant and underutilized parcels to be made available to developers, public agencies, and non-profit organizations/corporations interested in building affordable housing. The parcel inventory shall be accompanied by a map showing all vacant and underutilized parcels categorized by density. Additionally, the updated inventory map shall identify all sites of one acre or greater in size which have the potential to be developed at a density of at least 30 dwelling units per acre, including sites subject to form-based codes which have no specified maximum density. At the discretion of the Community Development Director, the map may also show other sites (both residential and non-residential) of at least one acre in size that may be considered for rezoning to residential use of at least 30 dwelling units per acre for the purpose of building low cost housing.

## **20. Transitional Housing and Emergency Shelters**

Transitional 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. The Continuum of Care Gaps Analysis shows a significant unmet need for shelter beds both Countywide and in the City.

The City permits group residential uses, including transitional housing facilities, in multi-family districts, subject to a use permit. Emergency shelters, defined as a community service use in Ventura are also permitted in multi-family zones, subject to a use permit. Various facilities serving the homeless are located in Ventura, including (but not limited to) the Salvation Army Transitional Living Center, the Coalition Against Household Violence emergency shelter, and Our Place. Recently on a biennial basis, the Ventura Armory has served as a winter warming shelter, alternating with the Oxnard- Armory in alternate years.

Senate Bill 2 of 2007 strengthened planning requirements for emergency shelters and transitional housing. Compliance with SB 2 requires: 1) at least one zone to be identified to permit emergency shelters without a conditional use permit or other discretionary action or, 2) a

demonstration that the need for emergency shelters can be accommodated in existing shelters or through a multi-jurisdictional agreement.

Six-year Objectives: The City will amend the zoning code within one year of Housing Element adoption in compliance with SB 2, to allow emergency shelters by right in all zoning designations in the City and subject to performance standards. The City will continue to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness.

## 21. Farm Worker Housing

The vast majority of farm laborers in the greater Ventura area are permanent non-migrant and seasonal laborers. 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. This Housing Element proposes a program (#12 Workforce Housing) to increase the supply of affordable housing for lower-income workers, including permanent farm laborers. Under this program, the City will provide financial and regulatory incentives to non-profits, private developers, and public agencies to support affordable housing development.

In terms of housing for the migrant farm worker population, the City currently permits farm employee housing in the Agricultural (A) zoning district, subject to a use permit. (Farm employee housing may also be occupied by non-migrant workers.) 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. The site upon which farm employee housing can be developed must be at least 40 acres in area and include an operational agricultural use. The maximum number of units that can be built on a 40-acre site is 12 units. For sites larger than 40 acres, a maximum of three units can be developed for each 10 acres of additional site area.

Because extensive residential development in the Agricultural Zone conflicts with continued agricultural use and given that no significant need exists for migrant housing, the previous program to amend the Agricultural Zone to reduce the 40-acre minimum requirement to one-acre has been replaced with the following alternative program.

To provide for additional sites for migrant farm worker housing, the City will, through its upcoming community planning efforts, address the need and geographic desirability for farm worker housing. Providing farm employee housing within the vicinity of agriculture and where complementary use types exist is in accordance with the City's historic commitment to "smart growth," which fosters walkable communities along with the preservation of open space and farmland (General Plan p. 3-1). Therefore, in order to provide for farm worker housing that is consistent with the 2005 General Plan, the City, as part of this Housing Element update, will adopt policies that enable the development of farm worker housing by incorporating this objective in the Saticoy & Wells Community Plan and other specific plan coding efforts where agricultural production is within the contextual framework.

**Six-year Objective:** Enable the development of farm worker housing by adopting policies in the Saticoy & Wells Community Plan and future specific plans where agricultural production is within the community's contextual framework.

**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. 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. The City has already assisted the conversion of an older building to “Casa de Anza,” which now houses a community library and 14 units of affordable housing on the City’s Westside. The City currently allows for mixed-use development in the downtown and provides for housing as a permitted use in certain commercial zones, which can help to encourage adaptive reuse. The City recently approved the rehabilitation of the historic Elks Lodge in downtown which will provide for commercial retail, office uses, a theatre, and residential. The City can adopt an adaptive reuse ordinance to further articulate modified development standards and building codes to facilitate additional adaptive reuse projects. When public buildings are involved, the City may assist by expediting the property transfer and supporting the rehabilitation process with loans, grants, and/or rent subsidies where needed. The City may also support organizations/developers seeking historical tax credits and related funding sources for adaptive reuse.

**Six-year Objective:** The City will develop an adaptive reuse ordinance with tailored development standards and building codes.

**23. Use of City-Owned/Publicly-Owned Land for Affordable Housing**

As a community approaching build-out, the City has few remaining vacant sites for new residential development. The relative scarcity of vacant land necessitates the use of alternative mechanisms for providing sites for housing. One such mechanism is the use of City-owned or publicly-owned land, such as parking lots, for affordable housing. To facilitate infill and affordable housing development, the City could lease appropriate City-owned properties on a long-term basis to housing developers in exchange for a long-term commitment to maintain the units (or a portion of the units) as affordable housing. As part of the Downtown Housing Strategy, the Redevelopment Agency has identified Agency owned sites, as well as other opportunity sites for potential development with affordable and mixed income housing in the Downtown.

**Six-year Objectives:** The City will maintain an inventory of Agency-owned sites, as well as Downtown development opportunity sites. In conjunction with award of projects associated with the Agency’s Affordable Housing Request For Proposal, provide assistance with site assembly and land write-downs to selected developers in exchange for the provision of affordable units.

**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 government constraints on residential development and facilitate development of housing affordable to lower- and moderate-income households, including families, seniors, and persons with special needs.

### **24. Affordable Housing Program**

The City currently has in-place an Affordable Housing Program, which was adopted in 1988 and aims to encourage private housing developers to provide affordable housing. Under this program, various incentives are offered, such as density bonuses or equivalent incentives, and development agreements for 100% affordable housing projects.

Since adoption of the City's program in 1988, several changes have been made to State density bonus law (most recently under SB 1818 of 2004) that are not currently reflected in the City's program. In order to provide a clear picture to developers, the local implementing ordinance should articulate the types of regulatory concessions the jurisdiction is willing to offer. The City's Affordable Housing Program will be amended for consistency with State density bonus law within one year of Housing Element adoption.

**Six-year Objectives:** Amend the density bonus provisions of the Affordable Housing Program consistent with State law, within one year of Housing Element adoption. The City will proactively advertise the updated Program through creation of a brochure geared towards developers, and the addition of information on the City's website.

### **25. Streamlined Processing Procedures**

In areas where development pressures are the greatest, the City is pursuing developing form-based codes to streamline the planning and development review process. The Downtown and Midtown Corridors have a form-based code. Form-based codes are currently being drafted for numerous specific plans and community plan areas. Form-based code gives clear and precise standards upfront, minimizing discretionary review that causes processing delays. For housing projects, a joint meeting, rather than sequential meetings between advisory- and decision-making bodies, saves processing time. In addition, many process improvements have been accomplished per the DRC/PC/HPC task force recommendations. Those include: giving the Planning Commission final approval authority for subdivision maps; joint DRC/PC hearings; and joint PC/CC hearings.

**Six-year Objectives:** The City will continue to implement recommendations of the Land Development, Management and Operations Review Study to streamline processing times, and report to Council on an annual basis.

### **Promotion of Equal Housing Opportunity**

To adequately meet the housing needs of all segments of the community, the Housing Plan must include programs that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical or mental disability.

**26. Fair Housing Program**

The City contracts with the Housing Authority of the City of Ventura to provide tenant/landlord services and the Housing Rights Center for fair housing services. 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.

Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance and improvement of housing for persons with disabilities and take measures to remove the constraints. As part of this Housing Element, Ventura has conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing. In addition, the Ventura County Analysis of Impediments to Fair Housing Choice similarly evaluated the City’s accessibility policies, and concluded the City’s codes provide for handicapped accessibility.

**Six-year Objectives:** The City will continue to promote fair housing practices, and provide educational information on fair housing to the public through distribution of fair housing brochures. The City will continue to contract with the Housing Authority to respond to tenant/landlord inquiries for the residents of Ventura. The City will also continue to contract with the Housing Rights Center and make fair housing services available to residents and landlords.

As a means of providing accessible housing to persons with disabilities, the City will:

- Continue to make reasonable accommodations through its zoning, building code and permit processing procedures for residential accessibility improvements
- Continue to implement American with Disabilities Act requirements for provision of accessible units in multi-family development
- Provide accessible units in projects receiving state or federal funds
- Provide rehabilitation grants to income qualified households for access improvements
- Promote Universal Design in conjunction with new development, as described below

**27. Universal Design**

The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Universal design feature examples include:

- Entrances without steps that make it easier for persons of all ages to enter the home.
- Wider doors that enhance interior circulation and accommodate strollers and wheelchairs.
- Lever door handles that are easier to use, especially by parents with an infant or a person with arthritis.
- Single-lever controls on kitchen and bathroom fixtures.
- Light switches and electrical outlets that are located at a height more convenient and accessible to both youngsters and the elderly.

Universal design features cost less when incorporated into new homes at the time of construction rather than retrofitted at a later date.

**Six-year Objectives:** The City will continue to work with major homebuilders to provide options for universal design features in new construction, and to encourage discussion of design options with home purchasers prior to unit construction.

**Chart 1(a): Housing Program Implementation Summary**

Housing Program	Program Goal	Six -Year Objective	Funding Source	Responsible Agency	Time-Frame
<b>Housing Conservation</b>					
1. Housing Preservation Loan Program	Provide financial assistance for home repairs.	Assist 30 households.	CDBG & City Funds	Community Development; Housing Authority under contract with City	2008-2014
2. Housing Code Enforcement Program	Ensure ongoing maintenance & improvement of the housing stock.	Continue program. Process 4,800 cases.	CDBG	Inspection Services; Community Development; Housing Authority under contract with City	2008-2014
3. Condominium Conversion Ordinance	Preserve the rental housing stock.	Continue program.	General Funds	Community Development	Ongoing
4. Section 8 Rental Assistance	Extend rental subsidies to very low-income households.	Continue program. Encourage property owners to list available units.	HUD	Housing Authority	Ongoing
5. Preservation of Assisted Housing	Preserve affordability in the Garden Estates, Ventura Terrace, Casa de Anza, Weston Colony and 664 River Side Apartments	Monitor at-risk units through contact one year prior to expiration; pursue options to purchase affordability covenants on all or portion of units; provide financial &/or technical assistance to non-profit organizations interested in purchasing properties; pursue State Prop 1C funds as appropriate; conduct tenant notification.	General Funds; HOME; Set-aside Funds; State & Federal sources	Community Development; Redevelopment Agency; Housing Authority under contract with City	Contact owners in 2010. Depending on owner intent, proceed with actions accordingly.
6. Mobile Home Park Rent Stabilization Ordinance	Preserve the affordability of mobile homes.	Continue program.	None	Administrative Services	Ongoing
7. Mobile Home Park Preservation	Preserve viable mobile home parks.	Continue MHP designation to maintain viable mobile home parks.	General Funds	Community Development	Ongoing
8. Mobile Home Park Resident Ownership Program	Assist tenants & non-profits in acquiring ownership of mobile home parks.	Provide program information; support funding applications.	General Funds	Community Development	Ongoing

Housing Program	Program Goal	Six-Year Objective	Funding Source	Responsible Agency	Time-Frame
9. Mobile Home Rehabilitation Grant Program	Provide assistance to mobile home owners for repairs.	Assist 10-20 households per year (60-120 over six-year period).	CDBG & City Funds	Community Development; Housing Authority under contract with City	2008-2014
10. Rental Acquisition & Rehabilitation Program	Acquire & rehabilitate deteriorating rental properties & incorporate affordability covenants.	Rehabilitate 25 housing units (15 single family and 10 mobile homes) per year (depending on funding).	HOME; CHDO Reserve Funds	Community Development; Redevelopment Agency	2008-2014
<b>Production of Housing</b>					
11. Workforce & Downtown Housing	Increase supply of affordable housing for the workforce.	Provide financial & regulatory incentives to increase the supply of housing affordable to Ventura's lower-income workforce.	HOME; Set-aside Funds; CDBG; MRB; City-owned land	Community Development; Redevelopment Agency	Ongoing
12. For-Sale Housing Assistance	Expand home ownership opportunities.	Partner with home developers and public agencies in securing State Proposition 1C and other sources of funding, with a goal of developing at least one mixed income for-sale housing project during the remainder of the planning period. Provide home-ownership assistance through the Homebuyer Assistance Program.	State Prop 1C Funds; HOME; Set-aside Funds	Community Development; Redevelopment Agency	Apply for State funding by 2009, develop project by 2010
13. Homebuyer Assistance Program	Expand home ownership opportunities.	Evaluate program guidelines and outside funding opportunities. Assist 1-2 households on an annual basis; advertise program.	HOME; CDBG; Set-aside Funds	Community Development; Redevelopment Agency; Housing Authority under contract with City	2008-2014
14. Inclusionary Housing Ordinance	Integrate affordable housing within market-rate developments.	Continue to implement the interim inclusionary ordinance and monitor its effectiveness throughout planning period.	General Funds	Community Development	2008-2014
15. Second Units	Facilitate development of second units.	Facilitate development of at least 11 second units annually.	General Funds	Community Development	2008-2014
16. Non-Traditional Housing	Promote non-traditional or alternative housing types to meet community needs.	Revise Zoning Code to facilitate non-traditional housing types.	General Funds	Community Development	2008-2014

Housing Program	Program Goal	Six -Year Objective	Funding Source	Responsible Agency	Time-Frame
17. Housing Assistance for Public Service Employees	Prioritize housing assistance for public service workers.	Continue to implement and monitor the effectiveness of the Employee Housing Assistance Program	None	Community Development	Ongoing
<b>Provision of Adequate Housing Sites</b>					
18. 10-Year Strategy to End Homelessness	Provide a regional and comprehensive solution to the problem of homelessness	Continue to fund Strategy; prepare annual progress report for Council review; assess need for future program revisions in housing element.	General Funds	Community Development	2009-2014
19. Infill First Strategy	Facilitate development on infill parcels.	Continue to implement Infill-First Strategy. Utilize RDA assistance in site assembly. Prepare up-to-date inventory of vacant and underutilized parcels on annual basis.	General Funds	Community Development	Ongoing
20. Transitional Housing & Emergency Shelters	Provide adequate sites for homeless & at-risk homeless population. Support establishment of regional Homeless Service Center in City.	Amend zoning code in compliance with SB 2 to allow emergency shelters in all zones without a Conditional Use Permit and subject to performance standards.	General Funds; CDBG; MRB; State EHAP (Prop1C)	Community Services, Community Development, and Social Service Task Force	2009
21. Farm Worker Housing	Identify adequate sites for farm-worker housing.	Adopt policies in Saticoy Community Plan and future specific plans to enable development of farm worker housing.	General Fund	Community Development	2008-2014
22. Adaptive Reuse Ordinance	Offer new housing opportunities by reusing historic structures.	Develop & adopt an adaptive reuse ordinance.	General Funds	Community Development; Redevelopment Agency	2010
23. Use of City-Owned Land for Affordable Housing	Provide additional sites for the development of affordable housing.	Disseminate inventory of Agency-owned sites & Downtown development opportunity sites among development community. Provide assistance with site assembly & land write-downs to selected developers in exchange for the provision of affordable units.	General Funds; CDBG; HOME; Set-aside Funds; MRB	Community Development; Redevelopment Agency	Ongoing

Housing Program	Program Goal	Six -Year Objective	Funding Source	Responsible Agency	Time-Frame
<b>Removal of Government Constraints</b>					
24. Affordable Housing Program	Provide incentives to facilitate affordable housing development.	Amend density bonus program to maintain consistency with State law; evaluate making other adjustments.	General Funds	Community Development	2009
25. Streamlined Processing Procedures	Simplify processing procedures & reduce delays.	Continue to implement recommendations of Operations Review Study to streamline processing times, & report to Council on an annual basis.	General Funds	Community Development	Ongoing
<b>Equal Housing Opportunity</b>					
26. Fair Housing Program	Promote fair housing practices.	Continue to contract with Housing Authority to response to tenant/landlord inquires. Advertise availability of services. Promote accessible housing through reasonable accommodation, implementation of ADA, provision of accessibility grants, and universal design.	CDBG	Community Development;; Housing Authority under contract with City	Ongoing
27. Universal Design	Encourage design features that enhance accessibility & safety.	Work with home builders to offer universal design options prior to construction.	General Funds	Community Development	Ongoing

**C. Quantified Objectives**

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in Chart 1(b).

**Chart 1(b) Quantified Objectives – 2008-2014 – City of Ventura**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
New Construction*	424	425	703	816	1,643	4,011
Rehabilitation	0	110	90	70	0	380
<b>Conservation</b>						
- Section 8 Units	915	238	36	0	0	1,189
- Assisted Units at Risk	39	47	31	55	0	172
*Quantified objective for new construction is for the period 1/1/2006-6/30/2014 per the RHNA						

New construction objectives are based on RHNA goals for the period 1/1/2006 – 6/30/2014. Attainment of new construction objectives is subject to housing market conditions beyond the City's ability to control. Rehabilitation objectives are based on the housing rehabilitation programs for the 2008-2014 housing cycle. Conservation objectives are based on: 1) households currently receiving Section 8 assistance, and 2) City objectives for preserving assisted units at risk of converting to market rate housing during the 2008-2014 housing cycle.